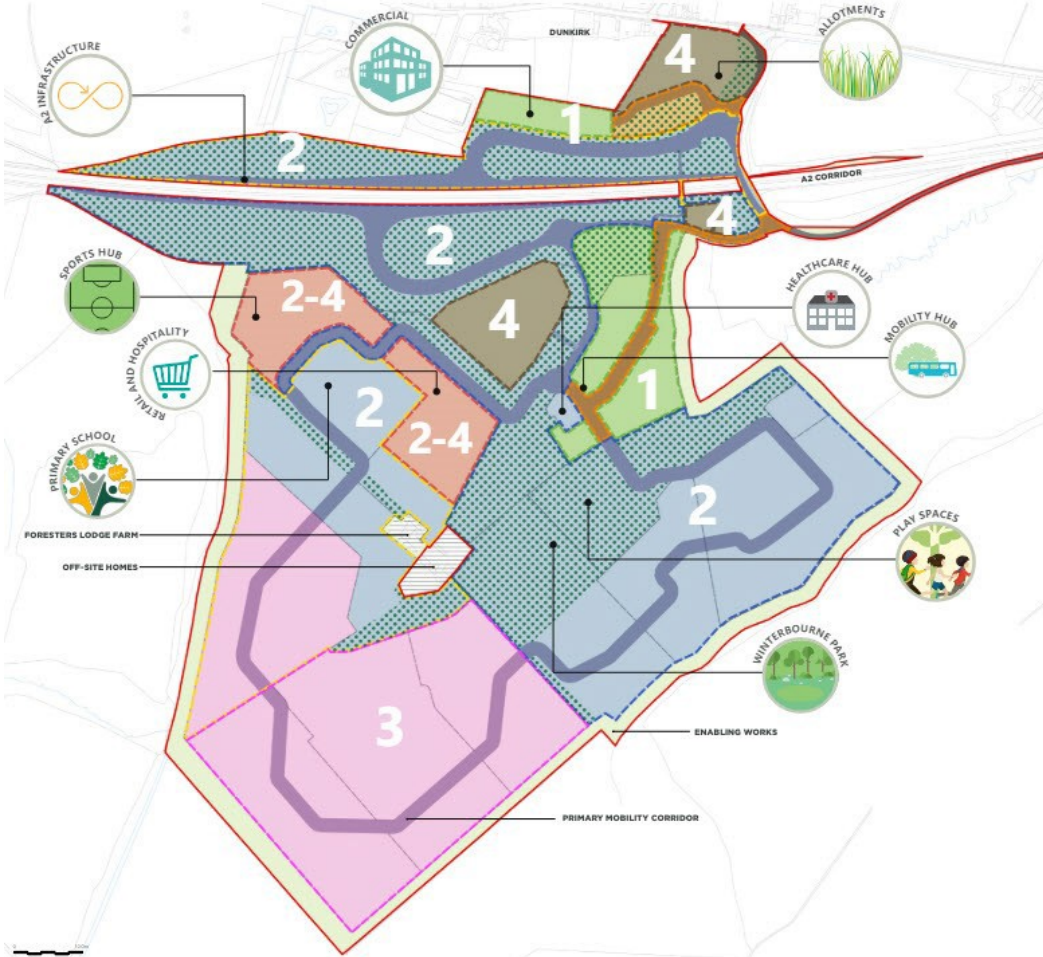


Winterbourne Fields Planning Application - 24/502123/EIOUT

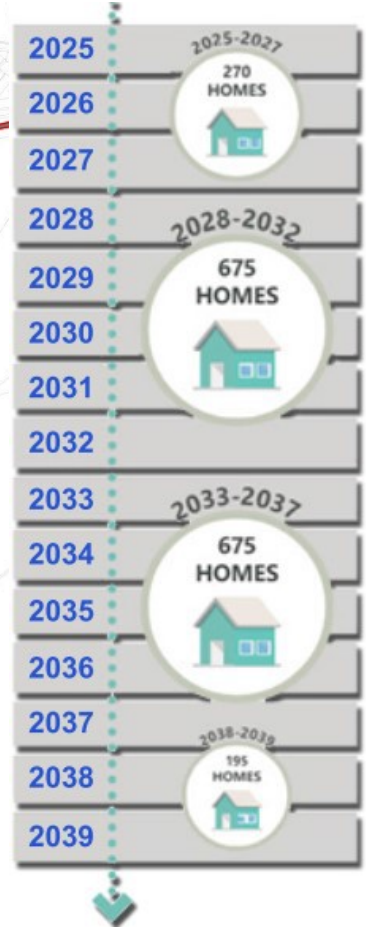
We offer guidance on responding, via the planning portal at: pa.midkent.gov.uk using ref: 24/502123/EIOUT relating to the Land North and South of the A2 Boughton By-pass at Dunkirk Kent ME13 9LG using material planning considerations.

The Site is located adjacent to Dunkirk village and is currently predominantly agricultural land extending to 88.62ha in total, and is bisected by the A2, creating two parcels of land. Parcel A to the North and Parcel B to the South

Phasing



Timeline



LEGEND

- Enabling highways works
- Ancient Woodland buffer
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phases 2 - 4 (Village Centre)
- Public open space

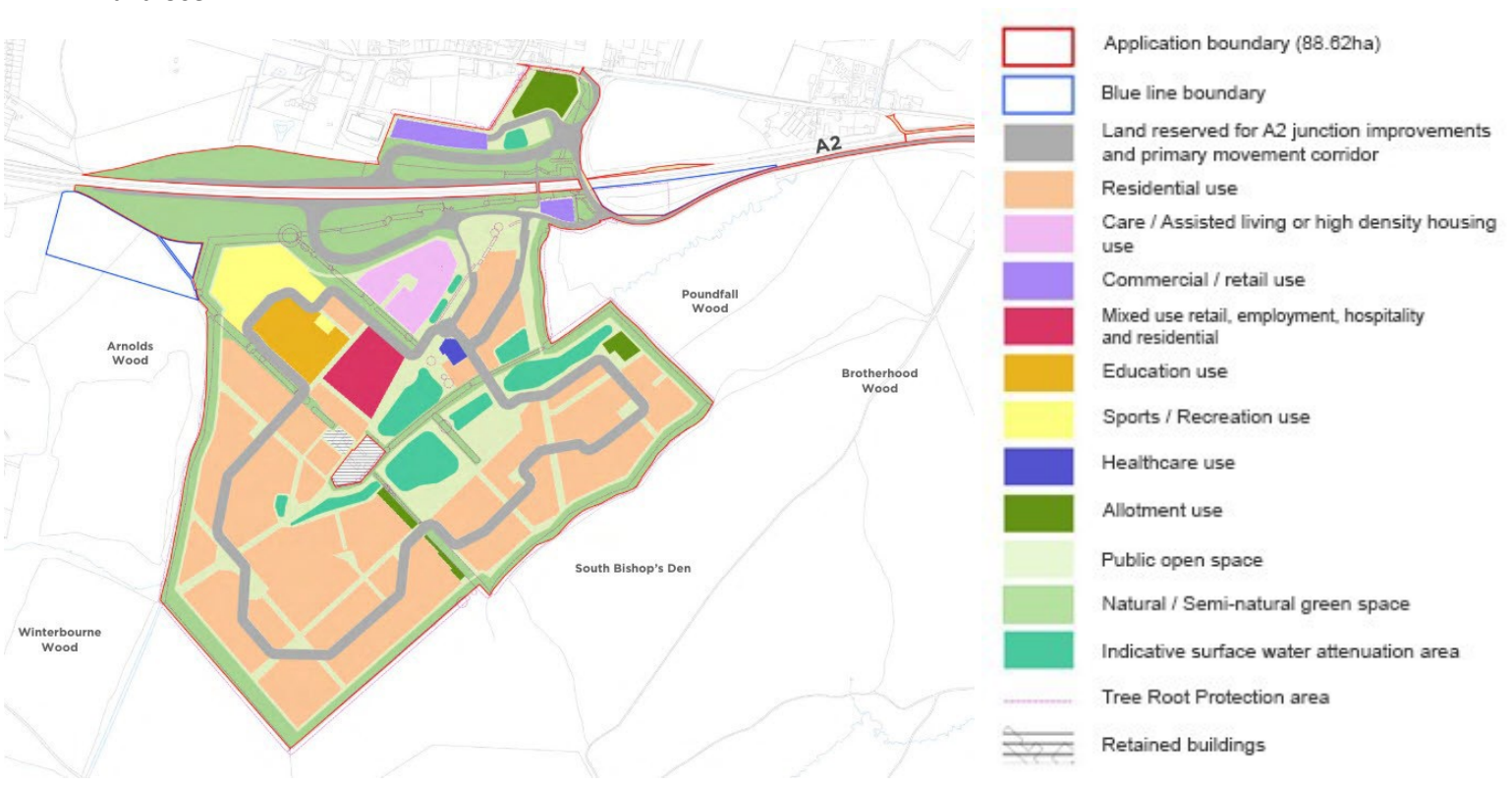
Location



Masterplan



Land Use



What can you include in your response?

You should focus on the material planning issues as these influence the decision-making process. Generally greater weight is attached to issues raised which are supported by evidence such as that contained within the National Planning Policy Framework (NPPF), the Swale Borough Council Local Plan and the 'made' Boughton and Dunkirk Neighbourhood Plan rather than solely by assertion.

What is a material planning consideration?

A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission). The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property could not be a material consideration.

What weight can be given to a material consideration?

The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.



Some material considerations include:

- Loss of privacy / overlooking
- Loss of light / overshadowing
- Adequacy of parking
- Highway safety
- Traffic generation
- Vehicular access
- Noise, dust, fumes / light pollution
- Effect on a listed building
- Effect on a conservation area
- Effect on Tree Preservation Orders
- Nature conservation
- Intrusion into the open countryside
- Risk of flooding
- Archaeology
- Design, appearance, materials
- Layout, scale, dominance, density of build
- Landscaping
- Government policy
- Access for disabled person
- Previous planning decisions (inc. appeals)
- Proposals in the development plan
- Hazardous materials / ground contamination



These are NOT material considerations

- Loss of a private view
- Effect on the value of your home
- Who the applicant is / their background / personal circumstances
- Loss of trade to a competitor/ increased competition
- Strength / volume of local opposition
- Boundary disputes
- Personal morals or views about the applicant
- Breach of a restrictive covenant
- Level of profit a developer might make
- Matters controlled under building regulations or other non- planning laws (e.g. structural stability, fire precautions)