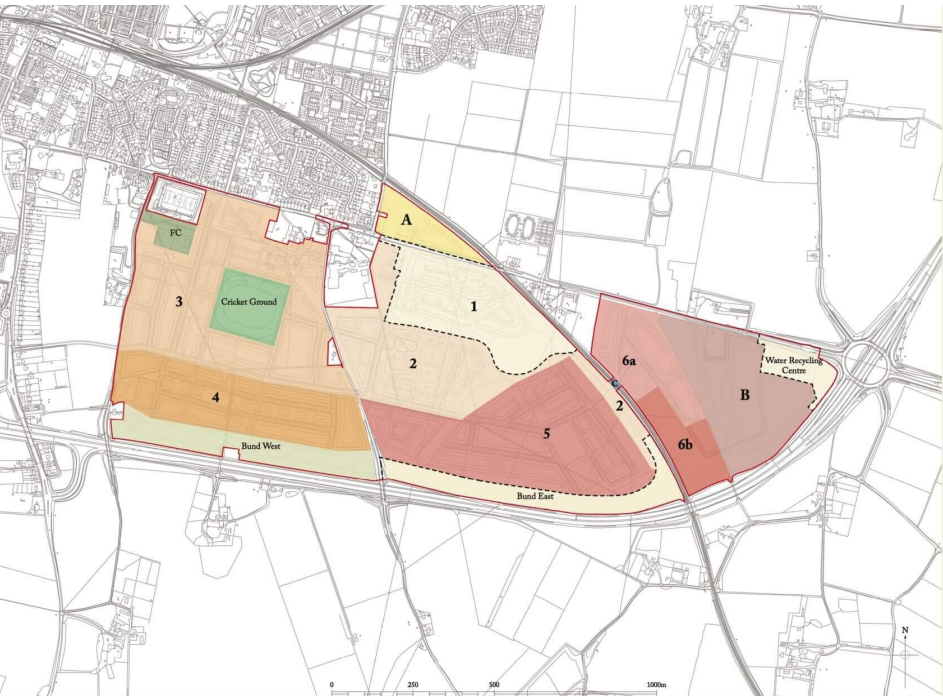


See the [Duchy South East Faversham Master Plan](#) with FAQs for a summary. We offer guidance on how to respond on the [Swale planning portal](#) (Ref. 23/505533/EIHYB) using material planning considerations.

“Construction will consist of six phases, with the final phase anticipated to be completed by 2044. We expect *South East Faversham* to deliver 120 – 150 homes per year up until completion.” (*Duchy Masterplan*)



Timeline	
	Start
Phase 1 including Water Recycling Centre and Bund East	2027
Phase 2	2030
Phase 3	2030
Phase 4	2036
Phase 5	2040
Phase 6a	2042
Phase 6b	2042
Site A	2029
Site B	2027
Cricket Ground	2027
Football Club	2027
Bund West	2031
C - Pedestrian/Cycle Bridge	TBC with Swale/Network Rail

Summary of consultation feedback from Duchy public engagement in Nov 2022:

People Liked

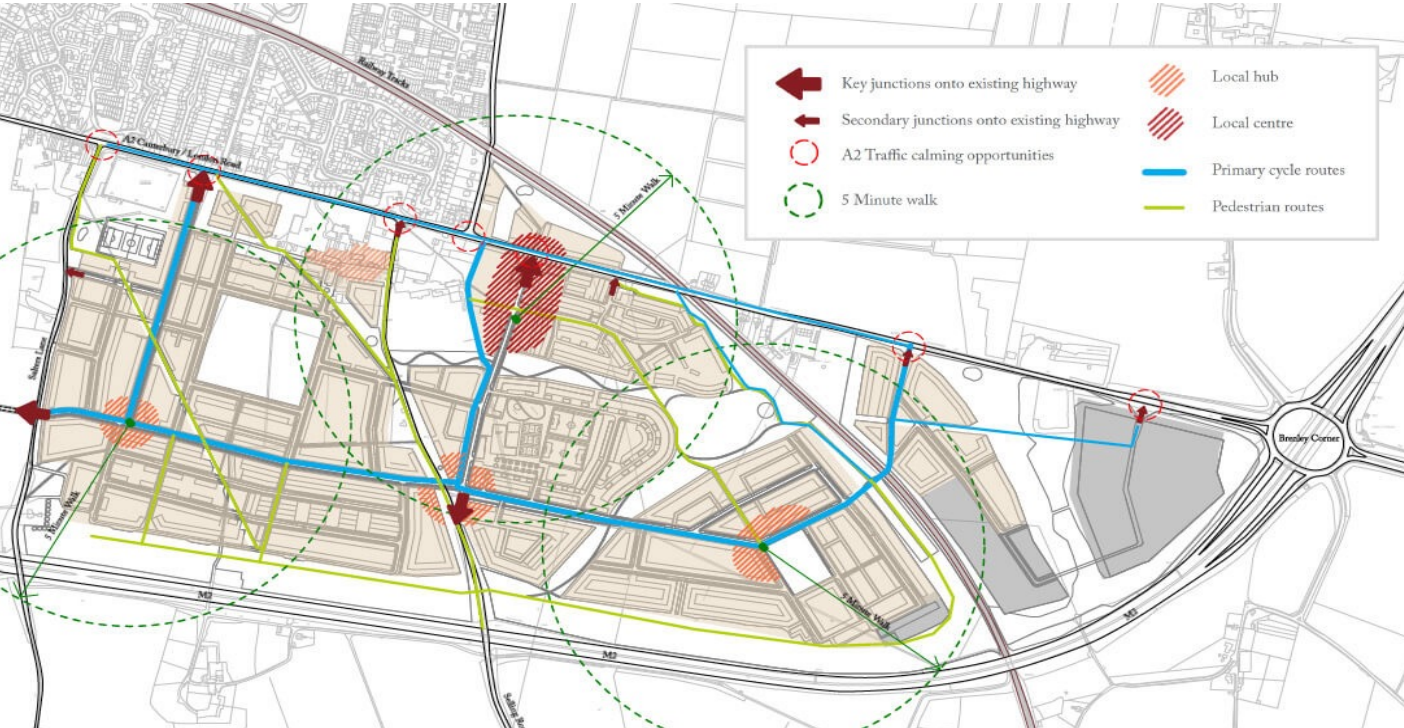
- General design
- Environment considerations
- Green space
- Quality of new homes
- Our track record

People's Concerns

- Traffic
- Impact on character
- Impact on agricultural land
- Impact of new residents
- Impact on house prices

“Swale Borough Council identified South East Faversham as the most suitable site for Faversham’s future growth. The area largely comprises the following agricultural land categories:

- Grade 1 **58%** (now known as **Best Most Versatile**)
 - Grade 2 12%
 - Grade 3a and 3b 19%.”
- (*Duchy of Cornwall Masterplan 2024*)



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 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 TPOs / important trees
- 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)