

Have your say on planning applications

Effective 3rd February 2025, new comments will no longer display your name and address. However, any comments made prior to this date will continue to include these details.

For further information on our privacy policy please use the following link:

[Swale Borough Council](#)

Following receipt of an application, we undertake a period of publicity. Comments are sent to the Local Planning Authority (LPA). You do not have to live near a proposed site to have your say. Anyone can submit:

- objections and concerns
- support for the proposal
- general comments about the proposal

Publicising applications

It is a requirement that the LPA:

- send written notification to properties adjoining the proposed site or
- post a site notice near to, or on the proposed site or
- publish in a newspaper

If more proposals are made on the same site, we will contact previous commenters within a reasonable period.

What you can comment on

We are required to consider all material planning matters and relevant planning policies including:

- national policy
- local plan policies and approved supplementary planning document
- development plan documents

Comments received will be noted, but only planning issues can be considered. This includes:

- overshadowing or loss of light or privacy
- parking provision, additional traffic, or danger to highway safety
- noise, smells or disturbances
- impact on or loss of wildlife, trees, other important landscape features
- design, visual appearance and proposed materials
- effect on listed buildings and on the character of a conservation area
- layout and density of proposed buildings
- flooding

What we cannot consider

We cannot consider anything that includes:

- matters controlled by building regulations or other non-planning laws such as structural stability, fire precautions and environmental health
- private rights and issues between neighbours such as land ownership disputes or rights of way, property damage, covenants and private agreements
- loss of value to a property
- possible problems associated with building work such as working hours, noise, dust or construction vehicles
- private interests of objectors and competition between rival companies
- personal issues or circumstances relating to an applicant or business
- loss of a view

Acceptable comments

We can only consider comments that include:

- a date
- your name and address
- the application number and site address

We will not consider or publish comments that:

- are anonymous
- are racist, offensive, or inappropriate
- contain photos of people, personal details
- include video recordings
- are marked confidential

You may give your comments to your local councillor who can give them to us on your behalf.

Comment deadlines

Submission deadlines are published on the site notice and in written notifications. It will also be in the 'important dates' section of the planning website.

Send us a comment

All comments must be in writing. You can create an account on our [planning website](#) to:

- find details of current and historic applications
- register your interest on any site, road or defined area
- receive updates on any changes or new applications in your chosen areas
- submit your comments

You can also send us your comments by email planningcomments@midkent.gov.uk or by post:

Mid Kent Planning Support
Maidstone House
King Street
Maidstone
ME15 6JQ

What happens after you submit a comment

If your comment is submitted online or by email, you will get an automatically generated acknowledgement. Postal comments will not be acknowledged.

It is not possible to respond personally to all comments, but they will be summarised in the officer's report. All relevant matters will be addressed in the appraisal.

Taking account of your comments

Most outcomes are decided by planning officers and are known as delegated decisions. Other decisions are made by the Planning Committee of elected Council Members. The case officer for each application will prepare a report that:

- explains what the application includes
- summarises the comments received
- addresses material planning matters and policies

All arguments will be considered before deciding. Planning control will aim to protect public interest rather than the interests of an individual.

If you have commented on an application that will be decided by the Planning Committee, we will tell you:

- the date and time of the meeting
- where it will take place
- details about your opportunity to speak

We cannot give more than five working days of notice.

Changes to applications before a decision is made

There is no statutory requirement for publicity and consultation if a change is made to an application. The LPA will decide if this is necessary if:

- objections raised in the original consultation are substantial
- the proposed changes are significant
- the changes are more harmful than the original plans
- earlier comments already covered the proposed changes

We will decide who will be included and any response timeframe. We will balance the need for publicity against the need for efficient decision-making.

Application decisions

The target date for a decision can be found on the planning website in the 'important dates' section. This date may be extended.

Due to the number of applications, we cannot notify you when a decision is made. Decisions are supported by the case officer report and a decision notice. You can find them in the 'documents' section on our planning website.

Changes to approved plans

An applicant may ask for small changes to an approved plan. We will publicise these changes if necessary. Requests for change and the decision will be displayed on our planning website.

Decision appeals

Appeals against planning decisions are submitted to the Planning Inspectorate. We will tell you about an appeal if your property adjoins the original application site, or if you submitted comments. We will advise about the:

- appeal details
- process to be followed
- timetable for a decision

All comments received before the application decision was made will be sent to the Planning Inspectorate.