

# Boughton and Dunkirk Neighbourhood Plan

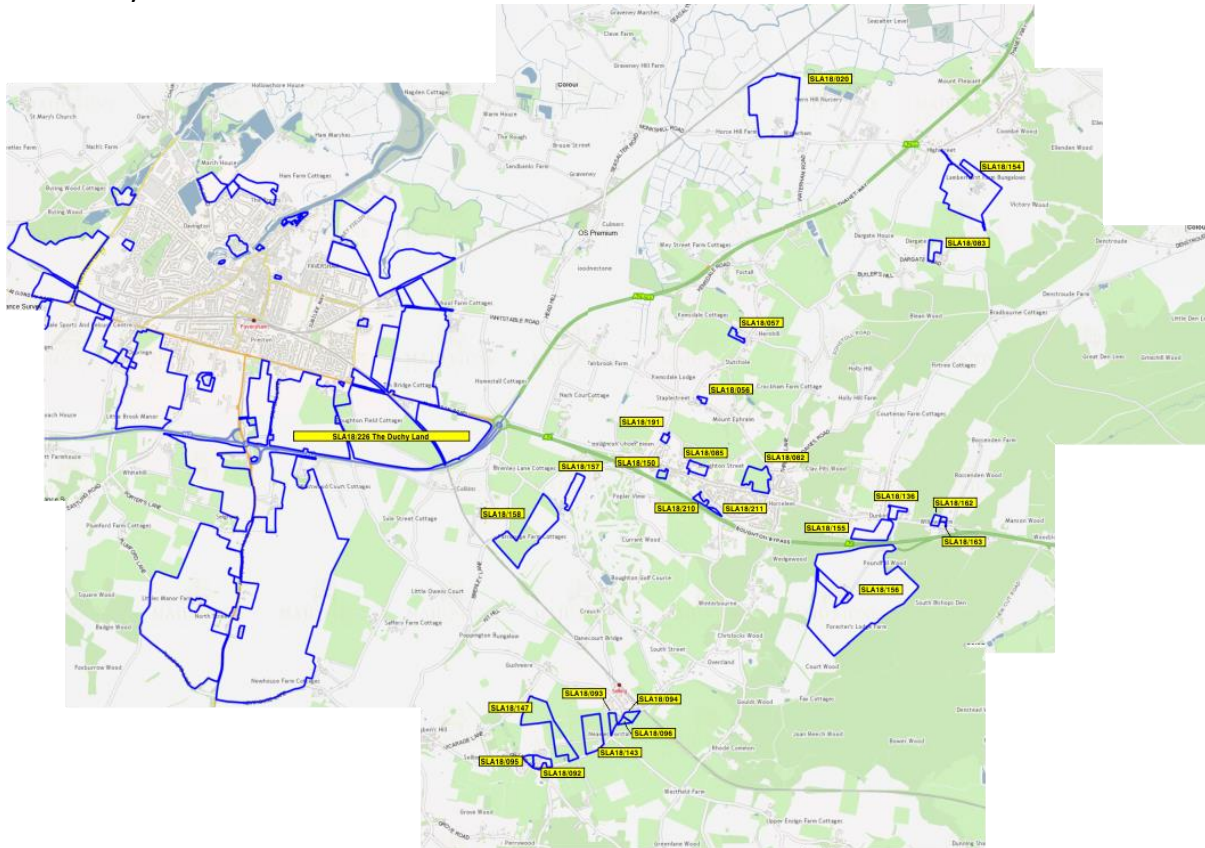
## Background Document BD14 - Swale SHLAA and impact on NP

This update is based on the Swale Borough Council (SBC) Final SHLAA documents and as submitted to the Local Plan Panel in October 2020. It is due to be ratified December 2020 by SBC cabinet.

Land submitted to SHLAA process for Boughton and Dunkirk is shown with officers comments and others in Boughton and Courtenay Ward + Faversham that would have some effect on the NP area (especially traffic at Brenley Corner) are shown at the end of this update.

Suitable and deliverable – S/D

Below is a map from SBC showing the sites in Faversham and those affecting Boughton and Courtenay Ward.



Reference	Address	Parish	Yield	Comment
SLA18/082	Land North of The Street/Canterbury Road	Boughton	0	Unsuitable
SLA18/085	Land Rear of 142-146, The Street	Boughton	60	S/D
SLA18/150	The Former Garden Hotel (no 169), The Street	Boughton	30	S/D
SLA18/157	Wellbrook Farm (Site A)	Boughton	0	Unsuitable
SLA18/158	Wellbrook Farm (Site B)	Boughton	0	Unsuitable
SLA18/191	Bull Lane	Boughton	16	S/D
SLA18/210	Land off Colonel's Lane	Boughton	15	S/D
SLA18/211	Land South of Colonel's Lane	Boughton	6	S/D
SLA18/226	South East Faversham "The Duchy Land"	Faversham, Boughton, Selling	2500	Suitable delivery subject to further transport studies

Please note that 191, 210 and 211 are carried forward from the current Bearing Fruits made plan.

Reference	Address	Parish	Yield	Comment
SLA18/136	Land North of Canterbury Road	Dunkirk	0(77)	Unsuitable
<b>SLA18/155</b>	<b>Land off Canterbury Road</b>	Dunkirk	0	Unsuitable
<b>SLA18/156</b>	<b>Foresters Lodge Farm</b>	Dunkirk	0	Unsuitable
SLA18/162	Bossenden Farm Frontage Land	Dunkirk	0	Unsuitable
SLA18/163	Oakside Park, London Road	Dunkirk	0	Unsuitable

**155 and 156 form what has been called “Winterbourne Fields”**

**1750 proposed.**

Reference	Address	Parish	Yield	Comment
SLA18/062	39 Abbey Fields	Faversham	175	S/D
SLA18/065	Land East of Abbey Farm	Faversham	1300	S/D
SLA18/068	Land at Perry Court Farmhouse, Brogdale Road	Faversham	45	S/D
SLA18/077	Land at Ham Road	Faversham	100	S/D
SLA18/078	Lady Dane Farm Buildings, Love Lane	Faversham	30	S/D
SLA18/081	Land at London Road and Western Link	Faversham	55	S/D
SLA18/107	Land East of Faversham Ind Est, Graveney Road	Faversham	50	S/D
SLA18/108	Land at Brett House, Bysing Wood Road	Faversham	35	S/D
SLA18/114	Land at Brent Road	Faversham	120	S/D
SLA18/135	Land at Graveney Road, East of Faversham	Faversham	240	S/D
SLA18/149	Land at Oare Gravel Works, Ham Road	Faversham	180	S/D
SLA18/167	Land West of Western Link	Faversham	600	S/D
SLA18/169	97-103 Ashford Road	Faversham	20	S/D
SLA18/174	Land at Ham Farm, Ham Road	Faversham	35	S/D
SLA18/178	Preston Fields, Canterbury Road	Faversham	250	S/D
SLA18/192	Faversham Police Stn, Church Rd	Faversham	<b>12</b>	<b>S/UN deliverable</b>
SLA18/194	Bysingwood Primary School, Hazebrouck Road	Faversham	15	S/D
SLA18/203	Provender Mill, New Creek Road	Faversham	25	Unsuitable
SLA18/235	Land at Perry Court Farm	Faversham	60	S/D

Reference	Address	Parish	Yield	Comment
SLA18/020	Monkshill Farm, Monkshill Road	Hernhill	0	Unsuitable
SLA18/083	Land off Dargate Road, Dargate	Hernhill	0	Unsuitable
SLA18/154	Land at Lamberhurst Farm, Dargate	Hernhill	300	S/D

Reference	Address	Parish	Yield	Comment
SLA18/134	Stocks Paddock	Sheldwich	10	Unsuitable
SLA18/223	Land at Ashford Road, North Street, Sheldwich	Sheldwich, Fav, Ospringe & Selling	4500	Not suitable

Reference	Address	Parish	Yield	Comment
SLA18/092	Land West of Norham Farm, Selling Road	Selling	20	Unsuitable
<b>SLA18/093</b>	<b>Land Adjacent Monica Close</b>	Selling	25-30	<b>Unsuitable</b>
<b>SLA18/094</b>	<b>Land East of Selling Road</b>	Selling	20	<b>Unsuitable</b>
SLA18/095	Norham Farm, Selling Road	Selling	50-50	Unsuitable
<b>SLA18/096</b>	<b>Land East of Selling Road (2)</b>	Selling	20	<b>Unsuitable</b>
SLA18/147	Land at Forstal Farm (west), Selling Road	Selling	60	Unsuitable
SLA18/148	Land at Forstal Farm (east), Selling Road	Selling	30	Unsuitable

**Red text ruled out by officers but allocated by LPP members.**

One site that was excluded from our allocation is now a possibility in SBC's developing Local Plan. That site is SLA18/085 Land Rear of 142-146 The Street, Boughton with a potential yield of 60 and said to be suitable and deliverable.

The SHLAA report states:

**Site Description:** *This rectangular shaped parcel of land sits to the rear of the gardens of the properties on The Street. It is bound to the north by a public right of way that also cuts through the west of the site. To the north and east is open countryside. The site is relatively level, sloping upwards from south to north. Although the site is predominantly open, it does include a number of large barns, other agricultural buildings and caravans.*

**Suitability:** *The site is not subject to any high-level constraints and adjoins the settlement confines of the village of Boughton Street. In terms of access to services, the site is in a relatively sustainable location. The site is considered suitable.*

**Availability:** *The site is in single ownership and has been promoted for development by the landowners. The site is considered available.*

**Achievability:** *Site access would be from The Street and the public right of way that runs north/south at the western boundary of the site. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered achievable.*

**Potential Residential Yield (units):** 60

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

**Timescale for delivery:** 1 to 5 years

**Assessment Outcome:** *Suitable and deliverable*

**However, the Local Plan Panel were NOT asked to include this in their allocations; but it could come forward as a windfall site or just an ordinary application.**

Two sites in Dunkirk, that had been reviewed and discounted by the working group, were found to be UNSUITABLE, and not deliverable.

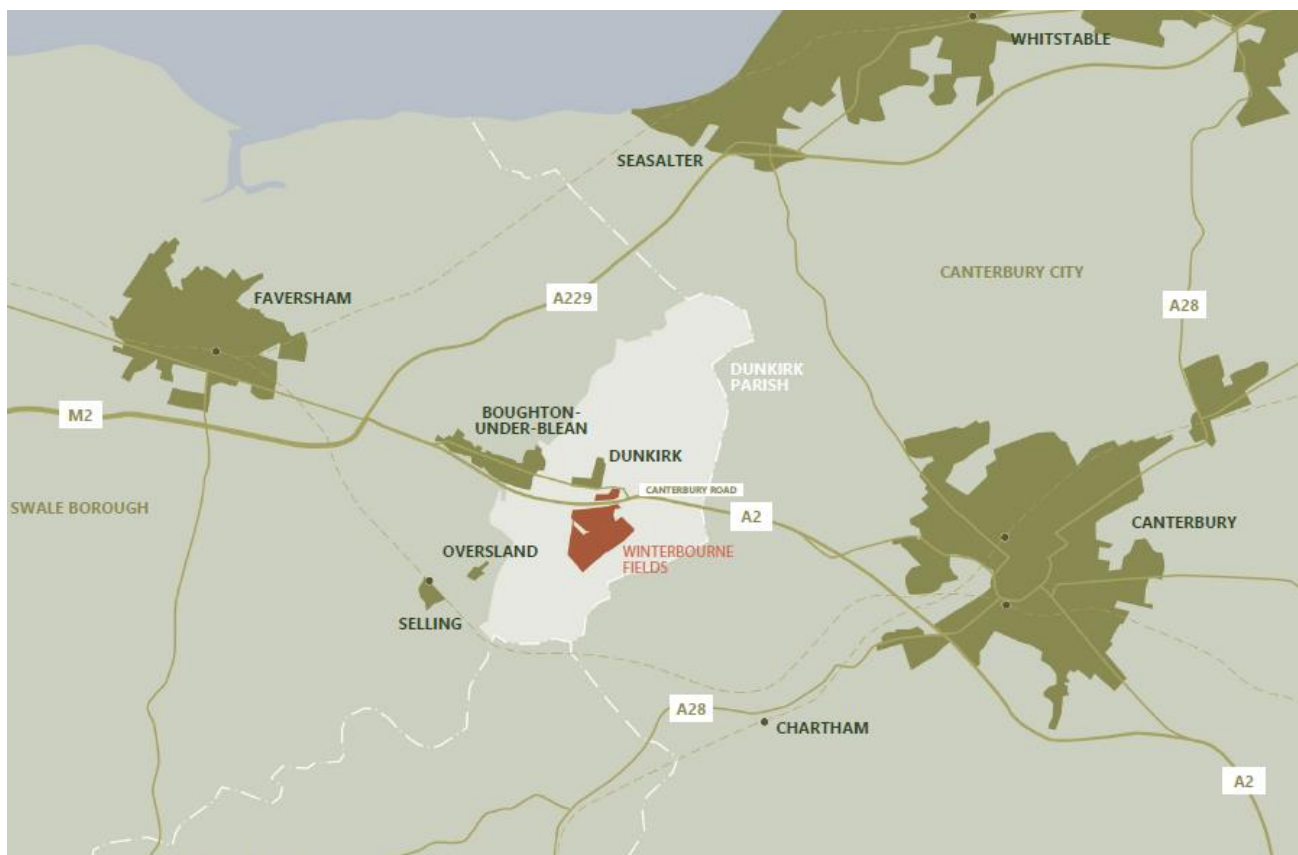
Those sites are jointly known as 'Winterbourne Fields' and there is a badly crafted proposal for 1750 houses and village centre, this being:

SLA18/155 Land off Canterbury Road, Dunkirk and SLA18/156 Foresters Lodge Farm, Dunkirk. Both have a 0 yield and stated to be UNSUITABLE, and therefore not deliverable.

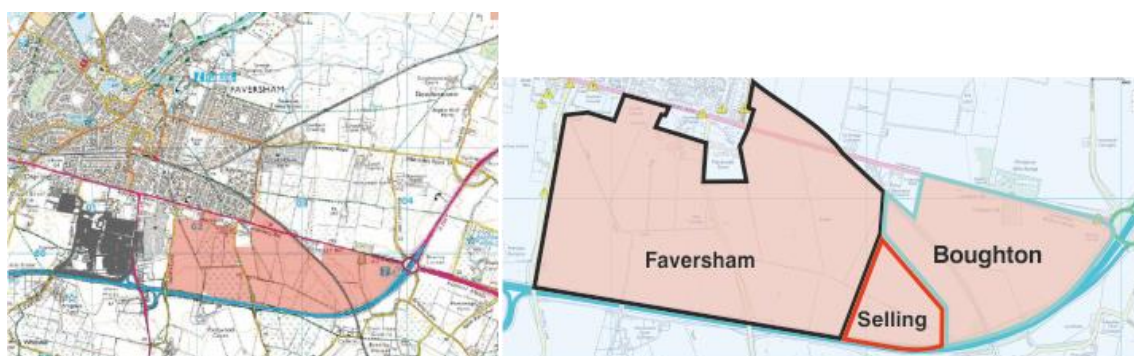
It should be noted that, as well as the current DM24 High landscape value (Kent) designation, the area is now subject to guidance on how Swale Borough Council (SBC) can meet the requirements of the forthcoming Environment Bill, and how these requirements can be incorporated into the emerging Swale Local Plan.

It focuses on the establishment of a Local Nature Recovery Strategy (LNRS) across the Borough and how this can be used to inform the delivery of Biodiversity Net Gain (BNG).

Winterbourne Fields proposals map.



Faversham site that will have a great effect on all Boughton and Courtenay ward, as well as NP area. A site that will have a major effect on our plan is SLA18/226 South East Faversham **“The Duchy Land”** where 63% is in Faversham, 28% is in Boughton & 9% is in Selling, and a yield of 2550 is expected. It will create enormous pressure on the A2, Brenley Corner, M2 and A299 Thanet Way and no doubt ‘rat-runs’ through both parishes. It will also remove the green gaps between settlements that we originally put in this plan.



**Duchy Land by Parish: Faversham - 65% Boughton - 26% Selling - 9%**

It should be noted that there was no consultation by SBC with Boughton under Blean Parish Council or the Neighbourhood Plan Group before they made this an allocated site in the Local Plan Review Regulation 19 2021.

House completions/consented since the original BD14 and Housing section compiled:  
Approved Housing Developments from 2015/6 to Nov 2020.

**DUNKIRK**

SW/13/0569 - 2017 Old Builders Yard, Horselees Road. Out of time/null & void.	(8)
SW/13/1250 and 15/510454 New Bungalow partial completion	3
15/509429 Land adjacent to The Firs, Dunkirk Road South	1
16/505239 Dorothy Cottage, Dunkirk Road South – replaces gypsy pitch	1?
17/502231 Adjacent to 28 Horselees Road, bungalows	2
18/502208 Winterbourne Quarry	4
19/501666 Land to rear of Old Schoolhouse, London Road	6
19/505582 Westgate House Horselees Road. Demolish one build SIX (Winterbourne Fields 1750)	5
	<u>30 – 8? -1 +1</u>
	22

**BOUGHTON**

SW/13/0552 into SW/05/0686	3
15/500686 Longview	8
18/500323 151 The Street	1
18/501797 Bull Lane – Already in 2008 and 2019 Local Plans	(16)
20/504025 148 The Street - Holiday Let	<u>1?</u>
	12 +1?

SBC interactive map of the SHLAA can be viewed at:

<http://services.swale.gov.uk/maps/iShare5.6.WebSwaleLive/atMyCouncil.aspx>

Update on SHLAA position November 2020