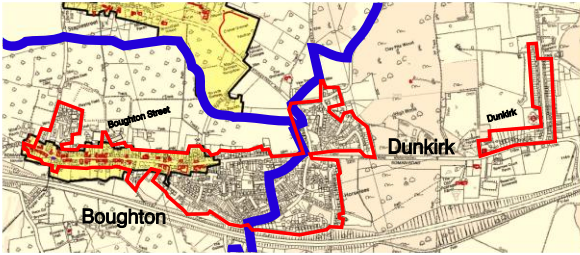


Boughton & Dunkirk Neighbourhood Plan

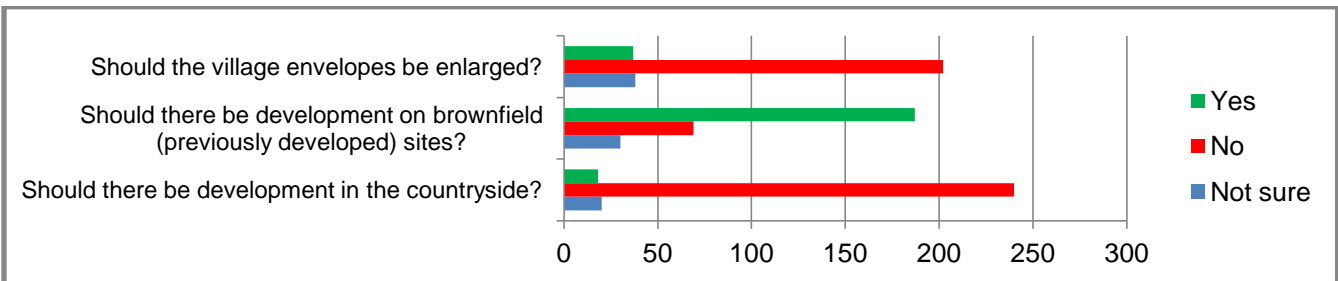
YOUR COMMUNITY – YOUR FUTURE

Q1 This question is about potential **residential** development and where you feel it should or should not occur. **Please tick all that apply:**



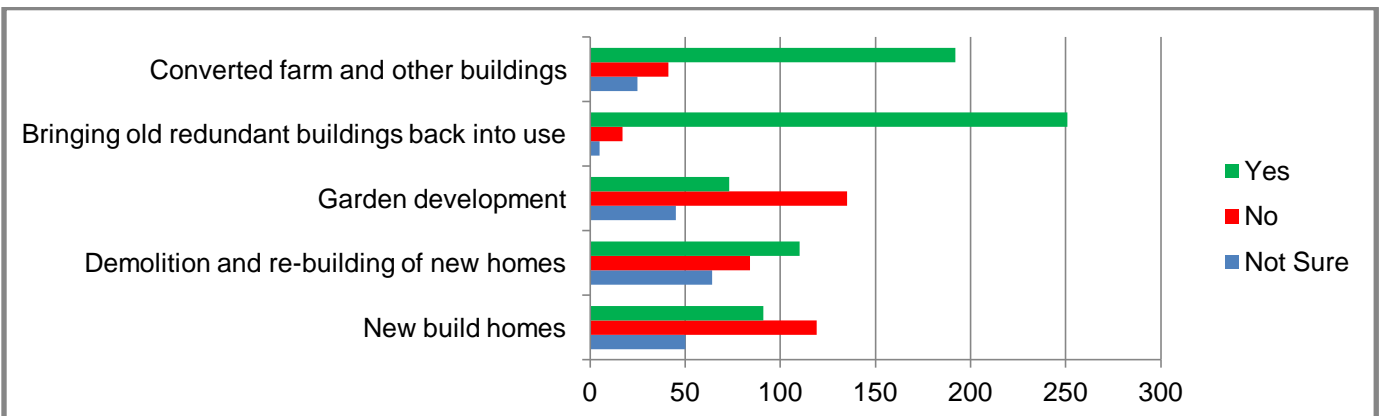
The map shows the area with the village envelopes (in red). These are the generally accepted areas for development. Outside the envelopes developments are possible but only in exceptional circumstances.

	YES	NO	NOT SURE
Should the village envelopes be enlarged?	37	202	38
Should there be development on brownfield (previously developed) sites?	187	69	30
Should there be development in the countryside?	18	240	20



Would you like to see a bias towards any of the following:

	YES	NO	NOT SURE
Converted farm and other buildings	192	41	25
Bringing old redundant buildings back into use	251	17	5
Garden development	73	135	45
Demolition and re-building of new homes	110	84	64
New build homes	91	119	50



Are there any other comments or suggestions that you would like to make about possible **residential** developments and where they should or should not occur

Should the village envelope be enlarged

There are numerous opportunities for “infill” without “cramping” the village

The current boundaries are reasonable. The village is in a truly beautiful area of Kent and we should protect this by sensitive development in siting and nature

They should not occur in Boughton and Dunkirk. Let the people who want to move into new homes here STAY WHERE THEY ARE. It won't harm them but development would harm us and our village

Map should have been at least A4, so that you could actually see the village envelopes!

The envelope should include land to the North of Canterbury Rd (London Rd) from Canterbury Rd to the Bypass excluding woodland

Envelope should include Hernhill

Populations will increase – so better we control size of envelope now, rather, than have it thrust upon use. We should not dismiss the idea of the two village envelopes being joined

The Dunkirk village envelope could be increased by extending to the bypass. There are several businesses in this area and several houses could provide the mixture

I am “not sure” about the village envelope being enlarged because the map above is very small scale and hardly discernable for poor eyesight. We in Boughton have already had enough of “new build” houses crammed into the garden areas. The only people left to benefit are the builders

On brownfield (previously developed) sites

Small scale development OK on brownfield sites

New homes, if built, should hopefully be on brownfield sites

In some cases

If parking etc is already there

Development in the countryside

Not on any public parkland

Only in small pockets or isolated homes

If necessary well evaluated (kept to a minimum)

Would you like a bias towards any of the following:

Converted farm and other buildings

Care and sensitivity when converting farm buildings in truly rural settings

Bringing old redundant buildings back into use

Small scale development OK on redundant buildings

Yes , but only if it does not require an enlargement of the village envelope

Garden development

I don't know what this means

There is nothing wrong with garden development per se, but it should be governed by how close the new build would be to existing houses. We should not crowd our housing together and we should not reduce gardens to a situation where there is very little outside space for occupants to enjoy

Demolish old or redundant buildings and build new homes

A single property should not be able to be purchased, then many other dwellings built on the site

I guess the above – demolition and rebuilding of new homes means demolition of a single dwelling and rebuilding multiple homes on same site, totally against this as parking, road use and amenities are never taken into consideration

Only if they're not bigger

Yes , but only if it does not require an enlargement of the village envelope

New build homes

Possibly the building of cheaper more affordable homes to prevent the area becoming too 'exclusive' and to give somewhere for people who grew up in the area the chance to stay.

Any new builds in moderation and of sympathetic design

Should not occur in Colonel's Lane area as already several new builds opposite entrance to Field End Place and it is having an adverse effect on existing residents as too many cars being parked on road and blocking access

Within the envelopes only

New build homes only as infill and not as large estates and not as garden development, especially with poor access

Yes , but only if it does not require an enlargement of the village envelope

Single builds or small cul de sac builds (6 houses) nothing large as this should stay a village

New builds should be affordable for young couples who wish to stay in the villages

New build homes are necessary, but great caution should be exercised where loss of green field and natural areas are concerned.

General

We need to maintain the semi-rural environment or the village will turn into a small town. Of the current planning permissions approved or still under consideration, we need a clear traffic management proposal. I live in Fernleigh Close and the only way out of the village by car is via Stoney Road. If this road is blocked by construction traffic in the morning there is no alternative. So all construction deliveries will need to be, say, after the school run otherwise it will be chaos. We have the proposed Manor House Development off Staple Street with the entrance via Berkely Close, this will test the community.

Possible development behind bungalows in Courtenay Road

Not in the countryside – rural open spaces need protecting

We have one shop, one doctor, too many cars, not enough parking places. One over- crowded school

No more development without facilities ie school

I don't think there should be any new developments it will spoil and overpopulate the village. Re-development or improving of existing properties may be OK, but not brand new from scratch

Don't build where RAF mast is. Only put something local residents can use and their children

Building new homes that local young people can afford

No greenfield sites south of A2

We cannot have any development if you do not improve capacity at Boughton and Dunkirk Primary School

I moved into this area because I liked the way it was. Development will mean over using unsuitable roads and destroying its character

There is not enough info on garden, demolition, new build to give informed opinion. I do not want to see a development of executive housing, affordable housing is what is needed

The land and the countryside in E. Swale should be carefully protected. There should be careful control to ensure that Sittingbourne, Teynham, Faversham, Boughton and Canterbury are kept apart as discrete environments with clean green barriers between them

Keep greenfield sites green

Boughton Street already struggles traffic wise, so we should not build any new homes which would increase traffic using the main road

New structures should be designed with the local aesthetic in mind and not mass produced clones of the residential estates built over the last 50 years

To be kept in keeping with current styles and space not to overcrowd. A few new complexes of homes would be nice but not a whole estate.

Under bridge at Hickman's Green - New Oast Bull Lane - Next to the Swedish Houses

Not enough amenities in the area to support bigger population. Nowhere to park. Not enough WATER. Subsidence in the area. Too much litter in the area.

Any development needs to consider safety of pedestrians and drivers through the street, as it is already quite hazardous to both. The Street is very narrow in parts eg possible entry and exit for the Garden Hotel

Residential development should not be permitted as Boughton / Dunkirk villages are small rural areas. The infrastructure is maxed out already. The school are over-subscribed, the roads are narrow, dangerous and over-populated outing road users at risk. The natural environment and habitats would be destroyed. There is a history of subsidence and drainage issues, which would be exacerbated with any new development.

Do not use green field sites

I think we should each planning request individually and see if it meets the community feel etc

The roads in the village terrible and too busy now. No parking. Most weekends village is at a stand still

Kept to a minimum as its only outsiders who can afford to buy these developments and then largely they are unconcerned with the village

Any further residential development must consider parking needs and impact upon traffic flow

Discussion with landowners (farmers etc) about land they are not making full use of, with potential to develop housing

They should not occur anywhere in the current countryside which would destroy agricultural possibilities and valued views

Countryside areas to be last resort for development. It is important that Boughton does not lose its village theme. Any new development should consider this

Develop sites on London Road and Courtenay Road to take advantage of Bus Route. Keep development of the countryside to a minimum

Residential development should be for local residents only – not weekenders

The village is rapidly becoming crowded and we do not have the facilities to cope with any more people, or traffic through the village. Also the school is not able to cope!!

Better control and 'policing' of development plans and the finishing of proposed development; ref Underground home by Boughton Golf Course

Please avoid residential development in the Street Boughton, unless there is off-street parking included in the development

Boughton and Dunkirk are sandwiched between Canterbury and Faversham and any plans should bear that in mind. Any proposed development would have to consider confined area particularly of Boughton

This is the Garden of England. The countryside a precious asset and should not be built on. If we lose it then it is lost for good

No up North – too many people in the South no infrastructure

These should not occur on green field site say need to include new build and expansion of village envelop according to the needs of the community to enable sustainable growth

There needs to be a balance of development

Certainly not any development between Horselees Rd and former Dunkirk Church

Centred around High Street only – shop sprawl

Not in green area within village - No new building within village

Houses built to date (last 10 years) Have not had sufficient off road car parking resulting in clogged roads impossible for emergency services access

The Dunkirk curtilage does not allow for any new development even when land in between two houses not listed and not in a conservation area. This is absurd when there are so many people needing homes

Not in conservation areas

All work should be carried out sympathetically as ours is a village, not a town or a city

The garden land adjacent to Courtenay House to remain as garden land and to remain in keeping with the natural surroundings providing an appropriate shield between an apartment block and single storey dwellings

Empty Hotel in village must be developed or re-opened

There should be no further residential developments other than “converted farm and other buildings” and “bringing old redundant buildings back into use”

New builds to be a last resort. Protect historic buildings and their environs

Along Courtenay Road towards Dargate. Not ancient woodland – already protected

In keeping and the style of the area and for the need not profit

Yes we need more social housing and more housing for single / couples with kids

The categories above are not individually totally exclusive of each other eg a converted farm building could / is also bringing a redundant building back into use

Courtenay Road is a nice quiet road and would like it stay that way, no more residential developments

They should not occur anywhere in Dunkirk

Consider present sewerage and power capacities

Although more homes are needed I don't want to see the villages becoming much larger. Concentrate on infill and only slight expansion

Where there are bungalows only bungalows should be developed. Houses in the same context!

Land at the rear of Dunkirk School could be developed

Allow local residents more say in what happens around them

Push to get development started where planning permission has been passed ie Old Garden Hotel site in the Street

Residential developments should **not** occur in an already over-crowded area

The old recreation ground at Poplar view

Only small scale developments close to the village core and where access is feasible

No development South of bypass or at Dunkirk

No further development served by Staplestreet Road / Dawes Road

The whole point of living in a village / the countryside is that it is not densely populated – hence the attraction

There should be NO additional residential development without a corresponding increase in amenities and streets

Greater environmental consideration and impact on local amenities such as schools (subscription levels)

Any new property should have off road parking for 2 cars

No large estates. Pockets of new build only

Up to all the above only if they include their own parking facilities so avoiding any further yellow lines

I feel that Boughton and Dunkirk are just right in the amount of residential properties otherwise it will not be a beautiful countryside abode, but a place of cement and concrete not green fields etc

Don't know the area well – maybe building on land in colonel's Lane, if suitable (by Swedish House development)

Boughton Street is already densely populated with residential properties therefore any further development in this area would put a huge strain on traffic flow through the village and already limited parking for current residents

We feel there is enough residential development in the village

Any new builds should be in keeping with area ie Kent regs red Kent Bricks and strictly adhered to

Have not lived in the area long enough (6yrs) to make a comment

More retirement bungalows situated within reach of village facilities

Where there is already subsidence or tendency to flooding

Recreation ground near Poplar Close

Should not occur where facilities and amenities are already stretched

Should not occur near any period buildings

Dunkirk should have more housing and not just mobile homes and properties to suit. So it doesn't become even more of a dead village

I am not against development per se... What I am against is inappropriately dense (ugly) developments in small areas eg Woodman's Hall, Old Builders Yard – causes all manner of problems

We don't require any more private developments in the village. New development should only be allowed for the improvement of the lives of the local community

To consider Car Parking and facilities / amenities and infrastructure as well as natural environment when developing
No further developments as infrastructure can't support it

Any development should take into account the parking and traffic problems

Some questions are not clear cut it will depend upon the circumstances

More high density housing – flats etc