

Boughton & Dunkirk Neighbourhood Plan

YOUR COMMUNITY – YOUR FUTURE

Please indicate, with as much detail as possible

Residential	
Commercial	
Community Use	
Green Space	
Areas that should NOT be developed	
Areas you feel COULD be developed	

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

Are there sites which, in your opinion, could be considered for inclusion in our development plan? Please also use this question if you feel there are areas where there should **not** be any development. Please indicate, with as much detail as possible

Residential

Old Dunkirk School

Only brown fields should be considered residential development.

The old school

Yes

Small development

None

Local shop not just in next village

NONE

Should not be more dense

We don't need any more homes - in Gardens!

No Development

None

The former Garden Hotel

NOT

No development

Expansion towards the golf club would be OK

Yes

NONE

Yes

No more in the Street.....it is too busy

Possible infill in Bull Lane and Colonel's Lane

Village centre

Absolutely no more building

Nowhere that would destroy views

Meadow Cottages Staple Street. **NO ACCESS VIA BERKELY CLOSE**

No keep it as a village

Poplar View rec ground

Yes, but not too large or too many

Small amount

Bottom Boughton Hill off Horselees Rd

The Street, Boughton

A limited amount of housing of which more is needed

Courtenay Rd Pylon field. This is a large area, but could be selectively used. Not mass usage

Only between Boughton and the A2

Poplar View Bull Lane

Top of the hill left hand side land past Courtenay Road

Garden Hotel

Not on farm land

Some small areas for development into attractive village home!

The Garden Hotel to be used for sheltered housing

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. Land sitting beside Courtenay House and Dunkirk farm and school

The Garden Hotel – flats

Between High Street and A2

Garden Hotel in the High Street

Infill development where appropriate

Yes but controlled

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

NOT SURE

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

Yes but only social housing

Yes

Always needs, but must be controlled

Brown field sites only or derelict land

Land at the rear of Dunkirk School could be developed

West of Courtenay Rd, behind existing houses

Bull Lane and Colonel's Lane

Yes

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

Limited and appropriate in scale

No, small and safe is beautiful

No development

Adequate, only consider brownfield

Courtenay House, London road

Yes

Infrastructure not sustainable, roads not suitable, drainage poor etc etc

No

Limited

No

Build in Dunkirk

One or two houses in Dunkirk

Possibly the land adjacent to the recreation ground at Bull Lane

Limit development

Considered for inclusion

Old Dunkirk School House

Bull Lane between Oasts and back of Charltons

Expansion of residential areas where it does not compromise countryside – perhaps along Courtenay Road, for instance

Commercial

NONE

Yes Only light industrial

No development

Garden Hotel and gardens should be developed

None

The vacant Garden Hotel on the Street

N/A

NONE

We have enough

No Development

None

NOT

No development

Only if they were close to the motorway

Should encourage independent shops

Between last house in Dunkirk and Garage complex

No

Local businesses need improvement

NONE except Garden Restaurant to be developed, in Boughton High Street

Absolutely no more building

Small industry / cottage industry in empty shop

Gate Hill area close to A2 By pass
 The old hotel / tearoom on Street
 Garden Hotel needs development
 No
 On a small scale
 No
 Only a very small amount which does not impinge on the village and is preferably of benefit to residents
 Courtenay Rd Pylon field. This is a large area, but could be selectively used. Not mass usage
 Former Farming World Site
 No
 Garden Hotel
 No development
 Not on green sites
 There's a lack of commerce in the village, Shops / coffee shop
 Any old commercial areas yes
 Not within village
 Builders Yard to be turned into allotments
 None
 More commercial developments on the right as you go along the slip road to join the A2 – opposite car show rooms
 Between High Street and A2
 Garden Hotel in the High Street
 Yes but controlled
 NOT SURE
 Yes need local jobs
 X
 Brown field sites only or derelict land
 No commercial development
 No commercial use radar site
 Radar site to be kept as it is
 Small scale extension at Hickman's green & Dunkirk
 In support of local jobs and community only
 No more commercial as village life is precious
 No development
 Hotel / restaurant site at the West End of the Street
 Perhaps, within the main street – existing premises
 RAF site, Courtenay Road
 No – village infrastructure cannot cope. Exception would be **small** local concerns which do not require excessive building / staff travelling from outside the area
 Infrastructure not sustainable, roads not suitable, drainage poor etc etc
 No

More commercial would be ideal

No

Bring back small shops in the village

Former Garden Hotel. The Street, Boughton – should be developed as falling into an unsightly state of disrepair

No

Site of Dunkirk School could be made use of for small business but not for housing

NO MORE – Woods garage already taken over all neighbouring road space

Some form of truck stop facilities around Brenley

No

No development

Considered for inclusion

Redundant “Garden Hotel” and old newsagent (now closed) on The Street

No

Expansion of commercial areas where it does not compromise countryside

Community use

What need???

Dunkirk Primary School or through Boughton Village Hall need to be turned into sporting facilities for our young in the village. At the moment you have to travel to Canterbury or Faversham for any facility. Can introduce table tennis facilities or basketball, they are low maintenance sports.

Yes

Yes

No development

None

Build a shop, playground

NONE

We have enough

Yes to Development

Keep environments clear of developments

NOT

Not either Village Hall / recreation Ground

Yes

NONE

Woodland @ Dunkirk, farmland at Boughton

Absolutely no more building

Café in village

The old hotel / tearoom on Street Plus more could be made of the Village Hall

Garden Hotel needs development

Yes

Yes

Already have venues for this

There is sufficient

Boughton Green Village Hall

Perhaps on or around the recreation ground

Village Hall grounds more ANTI- vandalism measures

Within villages

Many community use areas already

Garden Hotel in the High Street

Yes

NOT SURE

Winterbourne Quarry

No

Put swings, slides etc – provide children’s play area in Courtenay Road

Yes – village hall already good

Two village halls are sufficient

Brown field sites only or derelict land

Stables on London Road, Dunkirk could have housing and Village Green

Play area South Street Old Hut

Around Boughton Village Hall / rec

No development

Use of Village Hall for youngsters / older people

We probably have enough though not necessarily developed enough

Infrastructure not sustainable, roads not suitable, drainage poor etc etc

No

I think we have enough

Yes

Sufficient Community Buildings

No as we have enough development

Considered for inclusion

Redundant “Garden Hotel” – sports centre etc

Possibly Bull Lane between oasts at back of Charltons

Very little need for this within Dunkirk. Boughton may have a slightly different issue

Green space

Yes

Green spaces looked after

No development

None

No keep green space (nature)

No development

No greenfield sites south of A2

NONE

Should not be included
Yes to Development
As much as possible
NOT
No development
Not to be developed
Yes
Leave countryside to its natural beauty
NO BUILDING. Wildlife needs it.
The village green off Bull Lane
Absolutely no more building
Boughton has sufficient recreation green spaces
A tennis court would be a welcome addition
No ample leave alone
Yes
Yes within developments
No development at all
Poplar View Rec and other green spaces should be maintained
The area around the South Street hut could be improved
Chain Home Station, Dunkirk
Preserve countryside as much as possible
Left alone
No development
Not these areas
None
Keep it green
Expand wherever possible
No
NOT SURE
Winterbourne Quarry
No green fields or agricultural land unless replacing existing buildings
Yes
Should not be used for development
No not enough of it
No development of green spaces
Green space is important to me
Most important to keep as it is
Keep green
No development
No
Yes

Yes

Should be left as green space

NO

No

Not much left in Boughton. Once gone its gone with the wild life and the air quality

No

Should not be included

Considered for inclusion

No generally

No – please leave naturalised green spaces for the wildlife – flora and fauna

Areas that should NOT be developed

ANY part of the recreation ground

Outside village envelopes

Leave the village as they are thank you. Not 'needed' so forget about it

Farm land and green belts

Should be kept for future generations to enjoy

Places where children play

Greenfield sites and farmland

No. Do not develop the countryside

Green spaces, countryside, woodland, rural areas

Green Belt

Nowhere near the school or playing field

RAF Mast ground

No further developments on rural land

Conservation areas

ALL

Existing beautiful meadows and woodlands

Should not be included

Residential

No clearance of woodlands

NOT

Any countryside

Woods

Green

Conservation areas

Boughton / Dunkirk

Green space

Green. Not at all

Village park

Green space and existing developed areas in Boughton and Dunkirk - 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.

Green field site

Hop gardens, farmland

ALL

Land in conservation area

Boughton Park Area

Countryside / farmland

Areas outside the village envelope

Green belt

Green Space

Winterbourne Quarry

Leave all farm land alone

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

Existing green space and community sites

Agricultural and green space

Single fields bought from farm land

Winterbourne Quarry

No development between Oast houses and Charltons

Any existing farmland

The present green spaces and recreation grounds in the village

Colonel's Lane / Horselees Rd

The countryside; agricultural land

All local

Productive farmland

Green sites, woodlands

Green space

The green belt between Horselees Rd and Dunkirk Church

Conservation areas and sand pits at Oversland

Green areas within village

Areas within narrow roads

Farming land should not be developed on except in exceptional circumstances

Village green, playing fields, farmland

No woods should be removed for homes. I think the woods at the back of the school should be left for the birds at Dunkirk

Not in SO CALLED "conservation areas"

No further development should be allowed at "Roots kitchen and bathroom" – this is a so called "Conservation area" which obviously isn't worth a thing

Any "Green" area

Site of M.O.D. Mast – Dunkirk

Bryant's Orchard – Top of the Street, North side
Farm land – it should remain that
Existing wooded area
Development of any kind that detracts from the rural nature of the villages should be rejected
Green spaces
Green space
Woodland
NOT SURE
No housing at Winterbourne Quarry
Along Courtenay Road towards Dargate. Not ancient woodland – already protected
Green space
Bosenden / Blean Woods
Courtenay Road
The Tower site in Courtenay Road
Dunkirk Mast Site
Surrounding woods and countryside
Outside of village envelope
Woodland and farm land
Village greens and playing fields
Radar mast site
RAF radar site
Central village areas
All areas
No development South of bypass or at Dunkirk
No further development served by Staplestreet Road / Dawes Road
Not in countryside
All areas lying on minor outlying roads
Not the recreation ground area
Open spaces such as farmland, orchards etc
Along the main street
All of Boughton and Dunkirk
Farms, fields, orchards – countryside and main street
Manor House
Countryside
Pylon field site and gypsy site
The land between Staplestreet road and Bounds Lane
Anything outside our new village envelope (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)
Orchard / agricultural land – woods
Areas of outstanding natural beauty, SSIs & SSSIs if applicable
The few remaining areas of ancient woodland

Outside of existing housing

Green space

Vine Farm, Stokers Hill

Green space

Woodland either side of Boughton / Dunkirk

Anywhere along The Street Boughton

Should not develop sites where added cars and traffic would cause congestion / over-parking or increased likelihood of subsidence

School fields

Green space

Not on Manor House land Staplestreet

Boughton Street traffic too congested already and utilities already stretched to limit

Not outside existing boundaries

Around Boughton

Any area outside village envelope

Community green space

No more development at Dunkirk especially IND area

Green land

Outside village envelopes

Commercial / industrial

Existing agricultural land / woodland

Areas important for wild flora and fauna. Woodland accessible for public enjoyment

Areas that you feel COULD be developed

Redundant buildings, empty buildings

None

The Old School in Dunkirk

Disused farms not in operation

Wasteland at bottom of Dunkirk Hill if safe to do so

NONE

Not that I can think of

NOT

None as far as I can see

Brown field sites. Large gardens could have annex or small houses built on

Area around the allotments

Not sure

All the land and adjacent to the pylon Dunkirk

Brown

No

None

Courtenay Road, top of Dunkirk Hill

Top of Dunkirk Hill Agri Site could be developed

NONE

Possible car parking area behind Queen's Head

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

Brown field sites, not Farming World

Old buildings and sites not being used

Old buildings

Ministry of Defence area (mast) Dunkirk

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

Infill

Poplar view rec.

Brown field

Farming World / Boughton Green

Poplar View, Bull Lane

Remaining land between Boughton and A2 bypass

Brown sites with road access

The ex-MOD sites – radar station + buildings in Dunkirk

Waste ground

Existing buildings

Infill should be considered

The Garden Hotel, The Street

All gaps between existing houses

The community

Bounds Lane, Bull Lane

Boughton Hill – A2.

Orchards bordering London Rd and Staple Street

Orchards bordering Dawes Rd and Thread Lane

Field / orchard between Horselees Rd. & A2

Brownfield / ex-industrial or commercial Old school Boughton / Dunkirk

NOT SURE

Infill between dwellings

Not on green space too little left

Brown field sites only or derelict land

The North side of the rec in Boughton could create the centre it needs

Infills between houses

Infill

A2 corridor

Central village areas

The old recreation ground at Poplar view Land south of Colonel's Lane and North of Village Street subject to access
Dunkirk School building?

The Garden Hotel in Boughton

No

No

Adequate development

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

Brown filed sites / redundant properties

None

Old buildings

Perhaps sites already developed or between such sites preserving where possible open spaces near current sites (residential)

NO

Behind Gate Inn

Allow residents to build in their own garden

Dunkirk School (there are plans already in place to do this)

Garden Hotel area to be made into a car park

None already enough

Possibly in Dunkirk but small

Now redundant bowls club site behind the village hall

Brown field sites

Green space "Brown field land" along the Gate Hill

General

The community must be engaged at all times. The roads will need updating prior to any proposal to start developing new areas.

Developments on brown field sites and not on greenbelt

Brenley Lane (park and share car park)

Maybe a little shop and take-away as not many residents have cars or are able to travel by bus.

I am a victim of development in a back garden, in an already dense area another over-sized house was shoe horned in. N.B. Sorry – I think the above categories are fuzzy and vague, don't quite understand what is being asked

It's easy to destroy a balanced environment. Boughton, for example, has as much development as it needs and can reasonably take. Look, for example, at Thanet and how it has been despoiled

These questions are futile since they beg a lot of other questions eg would planning consent be given for building on what is loosely called "green space"

No development in the hamlet of Oversland. We not want it to become merged with Neames Forstal, where some development is occurring

Fill empty spaces rather than build more

I have only lived here for 2 weeks so I cannot say which should be developed

Garden House Boughton, The Street, derelict and dangerous

None at all in the Dawes Rd, Stoney Rd, Berkeley Close area. Bottom of Dunkirk old A2 Hill. Subsidence problems and water run off from the hill.

I am very anxious about the re-development of the Garden Hotel / restaurant, The Street, Boughton, specifically expansion of buildings in the gardens, due to impact on traffic flow

VERY concerned about the lack of property available to local families needs. Would like to see more Housing Association Property available for local people young / old / disabled

A concern is that through being used as a business Farming World (brown field land?) could be subject to residential development. This would be a great shame and there are other sites much better suited.

All roads apart from London Road, within Dunkirk are too small to take any commercial development

I object to agricultural land being sold off in small plots for grazing animals which then need 24 hr supervision needing P/P for mobile home which then becomes a house

Are there sites which, in your opinion, could be considered for inclusion in our development plan? Please also use this question if you feel there are areas where there should not be any development.

Please indicate, with as much detail as possible

No developments

We should and need to build many more houses

Keeping development within the envelopes is really important

Land around Chain Home Station and Dunkirk should be protected as a heritage asset.

We have to take in mind road use

Very sadly not enough time to do a thorough walk round and make comments.

All WWII buildings should be preserved, converted to business or residential use but not into a housing estate

Sorry do not know of any so cannot say

Most areas where building has been done does not have good access to A roads this can only cause major frustration

Dunkirk Council is right to stop development on drainage land at the foot of Boughton Hill

Not in gardens / too close to existing Not in greenbelt

Stop allowing individuals to squeeze more properties on their land / gardens. I can think of 3 examples already

Sorry I don't know the background to these questions. Is there a specific demand for ore housing. Is it to cater for young or old. Is there the infrastructure to support more building?

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

The Garden Hotel should be re-furbishes / taken into public ownership

Think Parish Council would consider all development carefully (be guided by this)

We are not sure which areas could be developed but feel it is essential to keep the character of the village in the development plan

When building new houses the view should take a big part in the decision

What is happening about the former Garden Hotel site central Boughton (The Street)?

No further developments. Already overcrowded

All developments should be in keeping with the village look NOT built for profit only remembering the roads and their capacity for MORE traffic

It is a beautiful area where old buildings could be restored if needed but as far as building any new developments this would only contribute to destroying its beauty and cause unwanted traffic

All types to keep the community mixed

None at all

We are relatively new to the area and chose Boughton as it is a relatively small village. Any further development would mean that this charm and character is lost

Courtenay House may need to be developed at some stage but is outside your envelope

Great care must be given to any proposed use of the RAF site, but it is most unsightly at present

Developments of large size are not a good idea as infrastructure ie services do not keep pace with development

When developments take place they need to take account of the tendency for subsidence ie area around what was Clay Pit Road / Stoney Rd etc. Poor drainage, rural roads ie access

Any future developments should be taken on their merits and not by who knows who to get plans through

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

No developments. S.E. England too crowded now!

The Street cannot cope with traffic any increase would cause problems to residents

Any developments should be 'in keeping' – not SQUEEZING in many properties to too small an area

We live in an ancient village and modern development needs to be kept off the Street

I would not like to see any development at all at the top of the hill in Dunkirk, especially the industrial area, due to the problems already created by lorries passing through Boughton. Any development would require new access to the A2

Important not to lose existing woodland / green space surrounding village. Important not to lose historic character of village

Only small areas possible as any concentration of houses would generate a load of traffic detrimental to all of us

As the plan is such a small scale it is difficult to answer these questions

We are frantically trying to balance the need for ore housing against the need to preserve the countryside. The best solution would appear to be to allow some development of already developed areas, whilst avoiding the temptation to over-develop. We need to try to avoid the scenario that one house is allowed in a particular area, so it follows that 50 more in the same area would be desirable. "Peppering" development around would lead to the lowest impact