

# **BOUGHTON AND DUNKIRK NEIGHBOURHOOD PLAN**



**PROVIDING A SUSTAINABLE FUTURE  
FOR BOTH PARISHES TO 2038**

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## 1. Introduction

The task of a Neighbourhood Plan is to set out the development principles and allocation of sites for future building and land use in its area, reflecting the Government's determination to ensure that local communities are closely involved in the decisions that affect them.

This Neighbourhood Plan is submitted by the parish councils of Boughton under Blean and Dunkirk, in Kent, both being qualifying bodies as defined by the Localism Act 2011. The parishes were designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012, Part 2, and Section 6 by Swale Borough Council on 19th September 2013.

The Boughton and Dunkirk Neighbourhood Plan has been developed to establish a vision for the two villages and to help deliver the local communities' aspirations and needs for the life of the plan - up to 2038. Strategically, the message of this Plan is that both the villages feel they are under siege. The pressure comes from two directions – increased traffic and proposed housing developments.

**Traffic:** Our roads were not designed for the amount of vehicle traffic they now bear. We sit at the head of the bottleneck leading to the Channel ports; Brenley Corner is among the nation's blackest of black spots. Given increasing private car usage and the increasing demands of heavy goods vehicles travelling between the continent and the UK, the pressure on the through roads and country lanes and lay-bys can only get worse. The quality of the air we breathe will also be affected.

**Housing:** The potential impact of housing demands is daunting. There are currently proposals for developments totalling 24,000 new houses in our area. One of the biggest planned developments as Faversham expands is proposed by the Duchy of Cornwall for 2,550 new homes. Almost one third of this development lies in Boughton Parish. Along with other proposals around Faversham, this site was not identified in Swale's approved development plan but it will come up for consideration in the Local Plan Review under way in Spring 2021 and so it is not included in this Neighbourhood Plan. If approved, the anticipated increase in population would only exacerbate strains on our public services such as education and health provision, and would increase the risk that Boughton and Dunkirk will simply become a suburb of Faversham. We will aim to retain green spaces separating these settlements and resist any attempt to encroach on existing parish boundaries.

There is an urgent need, then, for all stakeholders and decision-makers to a) liaise strategically over the important decisions facing them and b) give priority to recognising the impact of these decisions on small communities such as ours. It is vital that the residents of Boughton and Dunkirk should be consulted over all matters which affect their everyday lives, and that their voices should be heard.

The Neighbourhood Plan will influence and reinforce Swale planning policies, making them more relevant and acceptable to Boughton and Dunkirk. It will also contain planning policies just for Boughton and Dunkirk and will allocate sites for particular uses such as recreation, employment or housing.

The Boughton and Dunkirk Neighbourhood Plan, if approved by a referendum, will be a statutory document which, once adopted, forms part of the Local Development Plan and will be used by Swale Borough Council to determine planning applications along with the Council's policies for housing and economic development.

The Neighbourhood Plan has been produced by the Boughton and Dunkirk Neighbourhood Plan Group, a working group set up in 2013, and comprising of Jeff Tutt, chairman of Dunkirk Parish Council, Terry Fitchett from Boughton Parish Council and residents from both communities; these include Julian Owen, Peter Williams, Frances Holliday and the late John Peto, and from time to time many other community volunteers.

A planning consultant has advised the group, and many others have participated in the response to surveys and questionnaires.

## 2. Summary of Plan Objectives and Policies

The main aims of this plan are to:

1. Protect and enhance the villages of Boughton and Dunkirk's sense of place within the surrounding countryside, distinct and with green open space between the settlements.
2. Protect the villages' architectural heritage.
3. Protect the villages and surrounding countryside from uncontrolled, large scale, poorly designed and located development, while providing a limited amount of housing to meet local needs and taking steps to give residents preferred access to many of the new homes.
4. Protect the villages against the impact of increased traffic, for example by lobbying to restrict access to some of our lanes by HGVs.
5. Ensure that development enhances and is sympathetic to the look and feel of the villages.
6. Increase the prospects for local employment; and promote economic vitality.
7. Protect and enhance the environment within and adjacent to our Ancient Woodlands, Sites of Special Scientific Interest (SSSI), Areas of High-Level Landscapes (Kent Level) and Scheduled Ancient Monuments.
8. Ensure cohesive and safe communities.
9. Support healthy lifestyles.
10. Limit further large-scale housing development within the village envelope, and refuse (within policy constraints) unsuitable and unsustainable development in the countryside, particularly in areas beside or encroaching upon our parishes.
11. Support small-scale, sustainable development and the provision of 40% affordable homes.
12. Promote the distinctive and much-loved 'village feel' by enhancing the village centre and protecting green spaces in and around the village, thus maintaining the high-quality natural environment.

## OUR PROPOSED POLICIES

Our proposed policies, designed to help achieve these objectives, are summarised here; further detail is provided within each corresponding section of this Plan.

### Housing

- H1. To provide a limited amount of new housing to meet local needs, including a range of affordable housing for Boughton and Dunkirk. The sites must be sustainable and minimise additional traffic particularly on Boughton Hill or through The Street.
- H2. To assist in addressing the need for new housing, in conjunction with the three sites at Bull Lane and Colonels Lane, carried forward from the current Local Plan, an additional site at Colonels Lane, suitable for 10-12 homes is proposed, and needs to be the subject of a Section 106 Agreement as detailed in Policy H6, as well as a design brief to ensure that the development of the three sites there is properly co-ordinated.
- H3. To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize, and for young singles, couples or families needing their first home. A site with 10 houses or more must provide 40% affordable homes.
- H4. New developments will be of good design and locally distinctive style, respecting the Kent Design Guide principles, and include green spaces and play areas. See E3 and other Environment, Landscape Character and Design policies which follow.
  - H4a. They will have pitched roofs on all aspects.
  - H4b. They will be sympathetic to the street scene and their surroundings.
  - H4c. They will be highly efficient and contribute to energy reduction (inc. carbon emissions).
- H5. All the areas identified in this Neighbourhood Plan for new development, including those already in the Local Plan, should be the subject of design briefs.
- H6. The Section 106 agreements which must be part of proposed development will require that purchasers and occupiers of homes within the areas identified for new development should be:
  - H6a. People or families residing in or coming back to the parishes (a local connection).
  - H6b. People whose health dictates a move within the parishes.
  - H6c. People who have satisfied either parish council of their merit and need. This will apply for an initial sales period, after which properties may be offered on the open market. When they are re-sold, a local connection will again apply, monitored by the parish councils.

- H7. All development will have sufficient off-road parking to ensure that no on-street parking is attributable to the development (except during construction).
- H8. There will be at least one parking space per bedroom. These include garages, car ports (a good solution) and off-road parking. Change of use for garages will be discouraged.
- H9. Existing properties will not be given permission for conversion of a garage to living accommodation unless further parking (not inline parking) is made available within the property boundary. Loss of off-street parking is not acceptable.

### **Traffic and Transport**

- T1. To reduce the adverse effects of traffic on our villages; any new developments will be limited by the capacity and nature of the road network to accommodate them.
- T2. Further housing development in the countryside and surrounding villages will be resisted, to avoid any increased negative impact on the current road system traffic and the local environment.
- T3. Future residential and non-residential buildings shall have sufficient dedicated on-site parking spaces to avoid the need for parking on adjacent roads.
- T4. New lorry parking in or near the Brenley Lane / Homestall Lane area will be resisted.
- T5. Car sharing and creation of a properly surfaced and managed car parking area, for example at Brenley Lane, will be supported, if it were to become a cul-de-sac.

### **Business and Employment**

- BE1. To encourage sustainable expansion of present enterprises either on present sites or alternative sites which reflect the overall Neighbourhood Plan development strategy. Such expansion will provide opportunities for increased local employment and training.
- BE2. To bring back into viable use neglected or redundant buildings for small enterprises and small-scale rural employment uses.
- BE3. In response to comments from the Questionnaire, any commercial development should be small or moderate in size and in keeping with the treasured character of the Neighbourhood Plan environment.
- BE4. To ensure that any commercial development does not have a negative impact upon parking or traffic flow within the Neighbourhood Plan area. Ideally, we would expect that any new or expanded enterprise will have its own parking space and will require minimal use of heavy goods vehicles.

## **Community Well-Being, Education and Health**

CWB1. To promote and encourage exercise and the use of the green environment through designated footpath trails linking places of historic and landscape significance within the parishes.

CWB2. To focus on creating further sporting facilities for teenagers and adults either within existing spaces or through new developments (see also Education Section). Having identified all open spaces within the two parishes the Neighbourhood Plan will seek to protect these as designated 'green spaces' (see Policy DM 17 in the Swale Local Plan).

CWB3. To ensure that bridleways and footpaths are maintained in good order and, where possible, provide cycle trails.

CWB4. To improve sports facilities within the village envelope to encourage wider usage.

## **Educational Provision**

EP1. To insist that any future residential development will take full account of the likely impact upon school provision.

EP2. To improve parking provision and traffic flow at the beginning and end of the school day as well as ensuring safe crossing places in The Street, following expressions of concern by pupils and parents. This may involve exploring provision of a morning and afternoon bus shuttle-service for pupils living beyond a reasonable walking distance from the school in order to reduce the number of private vehicles travelling to and from the school.

EP3. To consider the possible extension or re-siting of the present school, should adjacent land become available. This will require further consultation with Kent Education Authority. Any such project would seek to balance the needs of future expansion with the ethos and character of a rural school.

EP4. To explore opportunities to enhance local facilities for continuing study, including the development of vocational and information technology skills for all members of the community.

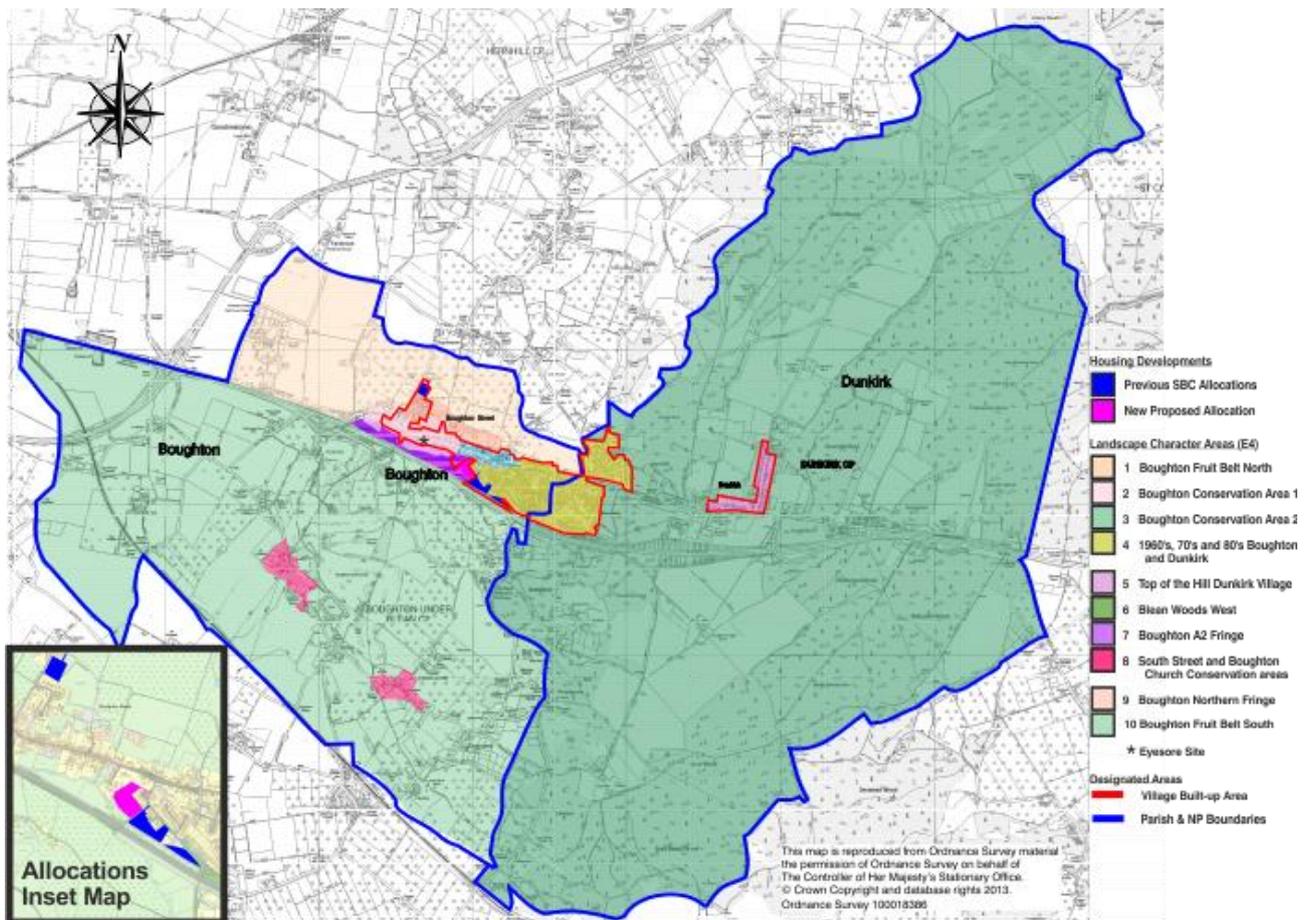
## **Environment, Landscape Character and Design**

- E1. The local landscape, character and environmental quality of Boughton and Dunkirk parishes must be protected and enhanced by all new development.
- E2. New development that conflicts with the protection of the natural landscape and sensitive sites in “The Blean” and the surrounding fruit belt will not be supported.
- E3. Any new development must provide a positive contribution to the locally distinctive character of the area.
- E4. All proposals for new or extended development should demonstrate how they have had regard to and reflected the Landscape Character Area in which the application site falls.
- E5. Any new development must not add significantly to generation of traffic.
- E6. Proposals which adversely affect the tranquillity, unspoilt character and amenity value of the landscape will not be permitted.
- E7. Development which makes use of previously developed land and buildings (including brownfield sites) will generally be preferred to greenfield locations. Residential gardens are not considered ‘previously developed land’ and redevelopment of residential gardens to provide extra, often inappropriate, housing is specifically not supported, where it would result in a cramped form of development detracting from the character of the villages.
- E8. Green spaces within the parishes, as mapped and listed in Background Document BD11, will continue to be protected from development.
- E9. All proposals for new or extended development should reflect and adhere to the guideline for the Landscape Character Area in which the application site falls, and follow the policy guidelines of the Local Plan as well as the policies above.
- E10. Any full planning application for development must contain sufficient detail to demonstrate that the proposal is of high-quality design and appropriate to its surroundings. Proposals for development within or visible from the Conservation Areas must have regard to the principles set out in the Boughton Conservation Area Appraisals.
- E11. The traditional pattern of growth which characterises the parishes of Boughton and Dunkirk is one of small scale and gradual change. This must be reflected in the scale of any development permitted in the Neighbourhood Plan area.

E12. High levels of resource efficiency will be expected and must be demonstrated in any application for development. Applicants will be expected to put forward site-specific proposals which take account of location, layout and building orientation to minimise energy consumption.

E13. Any lighting proposed must not cause visual intrusion or light pollution. All lighting must meet high levels of energy efficiency.

The policies listed above apply to the entire NP area; specific policies also apply to certain sites highlighted in this map:



### 3. About Us

#### The Parishes of Boughton and Dunkirk.

Boughton under Blean and Dunkirk lie on the edge of an Area of Outstanding Natural Beauty as part of the Kent Downs. They are situated in the heart of the fertile hop-growing and fruit-growing area of North East Kent between the North Downs and the coast. It is vital that this history and character is preserved for future generations.



Boughton under Blean, known locally as Boughton, is entered in the Domesday Book as 'Boltone'. Boughton Street is part of the old Roman road of Watling Street which runs from London to Dover. The road was used by the pilgrims made famous by Geoffrey Chaucer and mentioned in the Canterbury Tales:

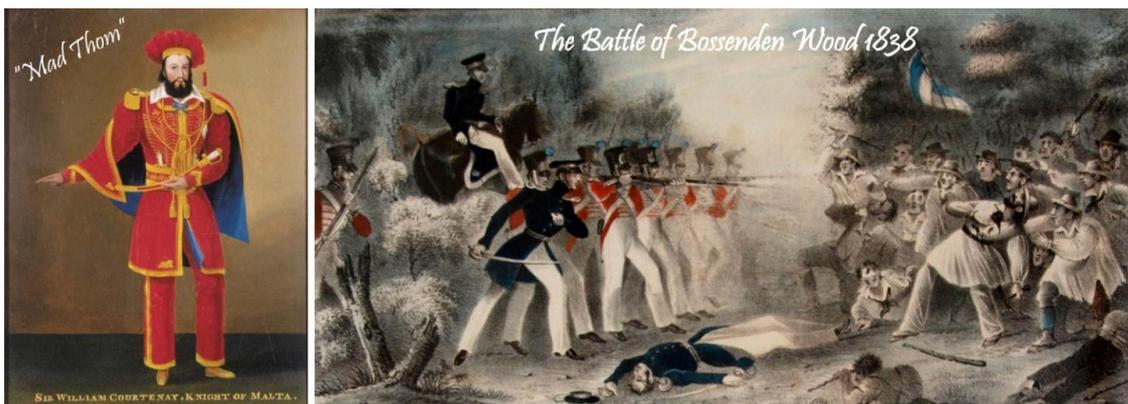
*'At Boghton under Blee us gan atake, a man, that clothed was in clothes blake, and undernethe he wered a white surplis'.*

Tens of thousands of pilgrims journeyed through Boughton and Dunkirk to visit Becket's shrine at Canterbury as well as sailors travelling from port to port, calling at the Dolphin Inn (now a private residence) built around 1766.



Dunkirk was little more than a wasteland and was in fact once notoriously the wildest spot in Kent. Self-styled Sir William Courtenay chose the area as the scene for his rebellious exploits owing to its proximity to Canterbury. A road had been cut through the woods of Blean (Saxon word 'Blea' for 'rough ground') from Harbledown to Boughton. There was no church nor school; dwellings consisted of a few farms and woodmen's huts.

Following the Courtenay uprising in May 1838, steps were quickly taken to reclaim the wasteland and create a parish. Dunkirk, Ville de Dunkirk until it became a parish, has become a strong sister parish to Boughton and there is little doubt the name derived from Dunkerque in France, with a spot in the village being known as Petit France.



The building of All Saints / Christ Church commenced, and it was consecrated by the Archbishop of Canterbury in June 1841.



Dunkirk School opened in 1846 and served the community for 162 years until it was amalgamated with Boughton School in 2008 on the Boughton site, whose original school buildings had been opened in 1905. The Primary School in Boughton continues to grow and flourish; in recent years it has been extended, with improved dedicated teaching spaces and upgraded technology. It plays a vital and integral role in the life of both communities with several generations of families attending the school over the years.

Following the demise of the school in Dunkirk, the church was also closed. It was deconsecrated in 1984 and converted into a private dwelling. Further on towards Canterbury lies the Red Lion Inn, whose former stable was the last resting place of Sir William Courtenay before burial.



Until 1976, the main road, Boughton Street, was part of the A2 London to Dover. The building of the M2 and A2 by-pass has reduced the heavy traffic to Dover through the villages.

Off the main street are footpaths which branch off in many directions, through hop fields and orchards, some leading to South Street, which is to the south of both Boughton and Dunkirk, and is part of Boughton parish. It is home to some of the most beautiful houses in the area [below] and the parish church of St. Peter and St. Paul which was built in the 13th century and serves both parishes. It is a Grade 1 listed building of local flint and was certainly a landmark for Chaucer's pilgrims travelling on their way from London to Canterbury.



The historic parishes are set among some of the richest land in Kent. Boughton alone has more listed buildings than any other parish in the Faversham area. It boasts a wide variety of architecture ranging from medieval timbered and Georgian buildings, which remain largely unchanged, to contemporary bungalows. Entering the village from Faversham, past the former Dolphin Inn, one comes upon the thriving 15th century White Horse Inn, once a coaching inn.



The White Horse Inn



The Dolphin



Wesleyan Chapel

The Wesleyan Chapel, built in 1844 of Gothic design, is now converted into apartments. At this end of Boughton there was also a medieval chapel, the Holy Trinity, the stones from which were used to mend the road and in the construction of some of the houses.

St Barnabas Church, built in 1895/6, was donated by a resident and at least half the fixtures and fittings provided by public subscription. It is also now an extensively used parish centre though still consecrated and licensed for baptisms, weddings and funerals and has an electronically-blown pipe organ, installed in 1972. It has excellent access for the disabled, through an investment of £70,000. On the cenotaph outside are forty names from the First World War and eleven from the Second. Many of the surnames are still found throughout both parishes today. The parish of Boughton, with its youth and ex-service organisations, holds a Remembrance Service around the cenotaph every year. The churches are an important part of village life, much involved in the community.

Similarly, both the village halls were funded by public donation and fundraising. The large village hall in Boughton was built in 1976 and is used extensively by local organisations and hired out for private and public functions as well as housing the local public library. It sits in six acres of parkland and recently had play equipment for all ages installed, after the successful fund-raising of £100,00 by a local community group. Dunkirk Village Hall was built following a major fund-raising project to replace the small, fabricated structure which had stood for many years. The main hall was officially named the Vaughan Howland Hall in June 2012. Both village halls provide centres for community life.



Between them, the villages have football clubs, a bowls club, a golf club and a cricket club. There are many other clubs and organisations catering for most groups and interests in the communities. There are three thriving independent Play Groups as well as a popular Parent and Toddler group. A Community Magazine produced over the past 30 years carries Church news as well as news from parishes, local organisations and clubs. It is funded by advertising, delivered by volunteers and has a circulation of around 500.

Today, Boughton and Dunkirk are home to about 3000 people, including about 600 aged 18 or under. Demographically, they are mixed parishes with few 'second homes' with most of the population working within a 10-mile radius of the villages. The main Faversham to Canterbury bus service runs through both parishes. Given the good rail service from Faversham, a number of residents commute to London.

The lives of both villages are inextricably linked – one side of some roads lie in Boughton and the other in Dunkirk. The two communities enjoy and share each other's amenities, events and friendships.

## 4. Boughton and Dunkirk Neighbourhood Plan Designated Area

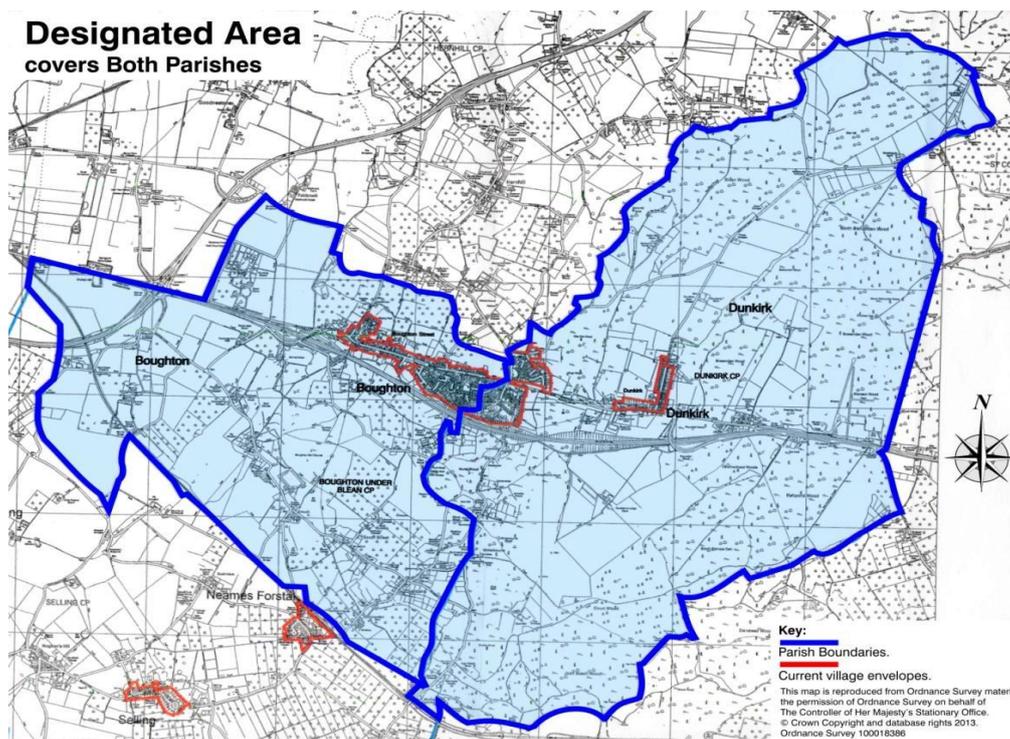
Following discussions about neighbourhood plans at both Boughton and Dunkirk Parish Councils, it was decided that a joint Neighbourhood Plan should be explored and, if viable, researched and proposed to both communities in a referendum. The process started in April 2013.

Boughton-Under-Blean and Dunkirk Parish Councils requested in May 2013 that the two communities form a Neighbourhood Plan. In order to formally make this request they wrote to the Borough Council outlining the area that they wish the Council to designate, i.e. the area which they would like the plan to cover. The area they sought to have designated is consistent with the long-established Parish boundaries of the two villages.

Following this request Members of the Local Development Framework Committee agreed for a public consultation to take place (at the June 2013 LDF Panel meeting).

The consultation, which lasted for a period of six weeks from 5th July 2013 to 16th August 2013, outlined the reasons why the Parish Councils considered the area to be suitable to be designated as a neighbourhood area and showed a map of the area. The consultation was published on both Councils' websites and the Neighbourhood Plan website and site notices were placed at both Boughton-Under-Blean and Dunkirk Parish halls and at other locations within the two villages. No comments were received.

Officers considered the area proposed to be appropriate and recommended that the designation request be agreed. Members of the Local Development Framework Committee agreed to the designation at their meeting of 19th September 2013.



## 5. Plan Development Process

The Plan will run concurrent with the adopted Swale Borough Local Plan “Bearing Fruits 2031” and extend until 2038.

This new type of planning document is to be prepared by local communities under the Localism Act 2011. It is part of the legal planning framework and must be used by Swale Borough Council, as part of the Local Plan, when it determines planning applications in Boughton and Dunkirk.

The key is that the Neighbourhood Plan will help determine the future development and design of our village communities until 2038.

Following on from The Localism Act, the National Planning Policy Framework (NPPF 2012) paragraph 2, explains the mechanisms for determining planning applications:

*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.*

NPPF continues to describe the future with a concept of sustainable planning:

*The purpose of the planning system is to contribute to the achievement of sustainable development. The policies, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.*

*There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

**An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

**A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

***An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

### **Ensuring Local Involvement**

Both Parish Councils discussed the merits of neighbourhood planning and agreed that a joint plan would be preferable for our communities that share many facilities. Discussions took place concerning funding because with a joint plan we would receive only a single grant. Whilst it would have been nice to have double the grant, both Councils felt that the cohesion of the plan was more important as it would then provide for our joint needs. We were grateful to receive some funding from our ward councillors. There has also been local fundraising to raise awareness.

The group has endeavoured to engage with as many groups and sections of our communities as possible as can be seen in document BD2 (Workshops and Community Engagement). This provides particulars and some details of the Questionnaire Survey (BD1), Housing evaluation and assessment of housing stock (BD5) Housing Need Survey (BD6), Character Area Assessments (BD 8, 9 and 10), Parking Surveys (BD4), Business Surveys (BD7) and other Community Engagement including timetabled interaction with years 4, 5 and 6 at the Boughton and Dunkirk primary school (BD3).

The group were pleased with how engaged and involved our young people were; they were very perceptive and gave the groups options and ideas, some of which have been incorporated into the Plan.

## 6. A Vision for Boughton and Dunkirk Parishes in 2038

Based on what our residents have told us, our community's objectives might be summed up by a determination that:

- *in 2038 Boughton and Dunkirk will be parishes where those who work or grow up here can afford to live, where families can raise children and the elderly can remain in the small rural communities of which they have long been part, with access to necessary education, health and leisure facilities.*
- *we maintain our identity as a community separate from Faversham, Whitstable and Canterbury, with green open space between the settlements.*
- *the modest rural settlement of Boughton will become an increasingly sustainable community, whose historic heritage has been documented, and protected from inappropriate development and high volumes of vehicular through-traffic, and where proposals are in place for its further enhancement.*
- *Boughton, together with Dunkirk, will offer a wide range of services to serve the residents of these two parishes who can also enjoy the multiple benefits of the surrounding countryside.*

## 7. Neighbourhood Plan Objectives

The Neighbourhood Plan aims to achieve the goals identified by the local community it serves; these goals reflect their needs, views and priorities, as well as a general planning framework.

The Plan will:

1. have appropriate regard to national planning policy.
2. contribute to sustainable development.
3. be in general conformity with strategic policies in the development plan for the local area (Bearing Fruits 2031).
4. be compatible with government obligations and human rights requirements.

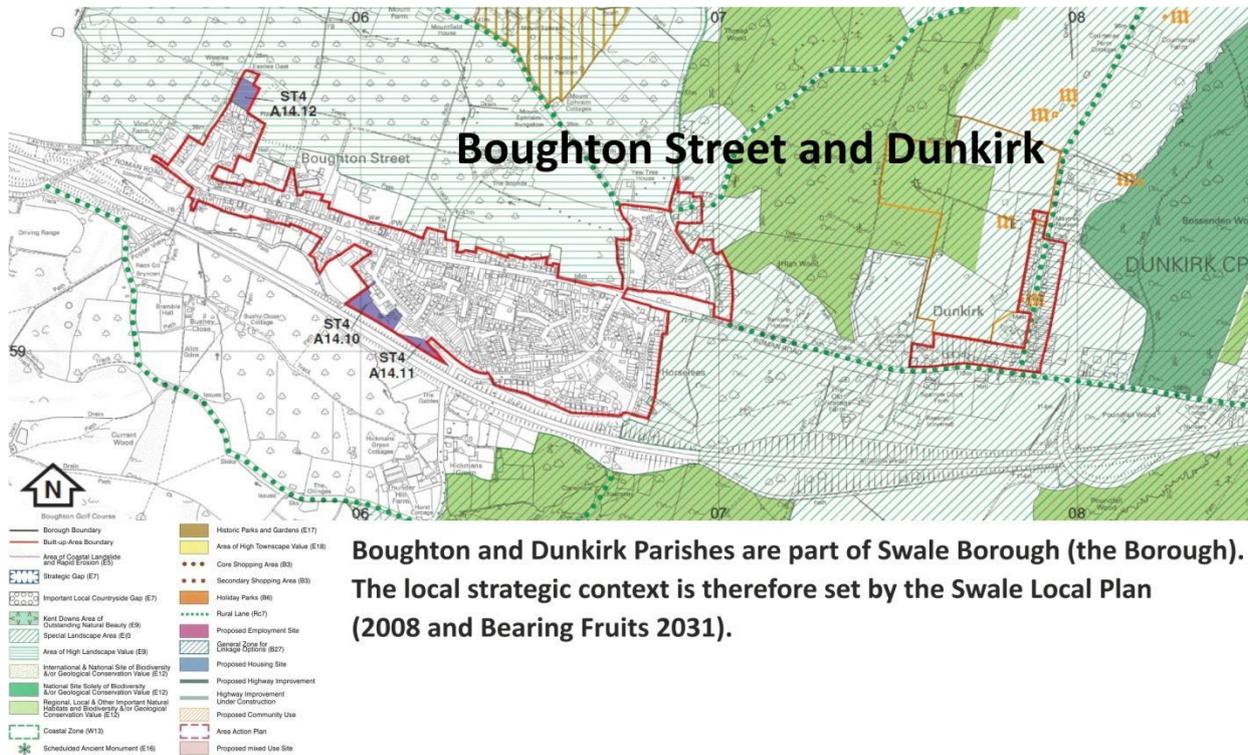
Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Boughton and Dunkirk residents. The Boughton and Dunkirk Neighbourhood Plan has been developed by volunteers from the villages to:

1. Protect and enhance the villages of Boughton and Dunkirk's sense of place within the surrounding countryside, distinct and with green open space between the settlements.
2. Protect the villages' architectural heritage.
3. Protect the villages and surrounding countryside from uncontrolled, large scale, poorly designed and located development, while providing a limited amount of housing to meet local needs and taking steps to give residents preferred access to many of the new homes.
4. Protect the villages against the impact of increased traffic, for example by lobbying to restrict access to some of our lanes by HGVs.
5. Ensure that development enhances and is sympathetic to the look and feel of the villages.
6. Increase the prospects for local employment and promote economic vitality.
7. Protect and enhance the environment within and adjacent to our Ancient Woodlands, Sites of Special Scientific Interest (SSSI), Areas of High-Level Landscapes (Kent Level) and Scheduled Ancient Monuments.
8. Ensure cohesive and safe communities.

9. Support healthy lifestyles.
10. Limit further large-scale housing development within the village envelope, and refuse (within policy constraints) unsuitable and unsustainable development in the countryside, particularly the area beside/encroaching into our parishes.
11. Support small-scale, sustainable development and the provision of 40% affordable homes.
12. Promote the distinctive and much-loved 'village feel' by enhancing the village centre and protecting green spaces in and around the village, thus maintaining the high-quality natural environment.

## 8. Planning Policy Context

Boughton and Dunkirk Parishes are part of Swale Borough (the Borough). The local strategic context is therefore set by the Swale Local Plan (2008 and Bearing Fruits 2031). The map below illustrates Swale's planning designation of specific areas within the two parishes.



The Boughton and Dunkirk Neighbourhood Plan contributes to the achievement of sustainable development in the framework of national and local planning policies, and in particular recognising and working within the Swale settlement strategy and Local Plan whereby the main urban centres of Sittingbourne, Faversham and Sheerness provide the primary and secondary focus for growth.

In the rural area, which includes the Neighbourhood Plan area, the following principles apply. This section quotes directly from Swale's Local Plan:

1. The Rural Local Service Centres (*of which Boughton is one*) will provide the third focus for growth in the Borough and the primary focus for the rural area. At sites relating well to the existing settlement pattern and the character of the surrounding countryside, development will provide for local housing and/or employment needs for their home and surrounding communities, whilst supporting existing and new services.
2. Other villages with built-up area boundaries, as shown on the 'Local Plan Proposals Map Inset 11' - see above, (*which includes Dunkirk*) will provide development on minor infill and redevelopment sites **within the built-up area boundaries** where compatible with the settlement's character, amenity, heritage or biodiversity value.

3. On sites adjacent to a built-up area boundary, related to the existing settlement pattern and the character of the surrounding countryside, modest development will be permitted that meets a recognised community need **that cannot be met elsewhere** and reinforces or enhances the settlements sustainable characteristics.
4. Locations outside the built-up area boundaries shown on the Local Plan Proposals Map fall in the open countryside where development will not normally be permitted, unless supported by national planning policy and able to demonstrate that it would contribute to protecting and where appropriate enhancing the intrinsic value, tranquillity and beauty of the countryside, its buildings, and the vitality of rural communities.

## **BOUGHTON UNDER BLEAN**

Boughton is one of the larger villages in Swale. It is set around the old Roman road of Watling Street which runs west-east through the village, rising to and through the outer canopy of Blean Woods which looks over the eastern part of the village. The setting of the village adds significantly to its character. As well as Blean Woods, to the north-east of the village, the lower pastures, stream and remnant orchards which separate the bypass from the village rising up to the Roman road also add character, whilst to the north of the village the farmsteads, some of which are still served from the main street, provide a rural feel only a few metres off the main street.

The oldest part of the village is spread out along the line of the old A2, bypassed since 1976. It contains a wide variety of historic buildings. This variety of building styles, together with raised grassed banks and properties set back above the level of the road provide a strong character to this linear street. From the 1950s onwards, the village saw substantial expansion, particularly in the 1970s when suburban style estates were provided, particularly in its eastern and southern parts.

Detracting from the character of the village is the traffic on the A2 Boughton bypass which has resulted in ever-present vehicle noise, particularly in southern parts of the village. Even within the village itself, local and through traffic detract from the historic character of the street which at times is exacerbated by local parking on the narrow main road.

There is a reasonable range of facilities in this village, primarily located along the main street including a village shop, post office, two public houses, a restaurant, two churches and a village hall. Boughton has two open public spaces on the edge of the village, with one containing a children's playing area. There was a small GP practice (closed September 2016). There is a part-time library located in the village hall. Boughton and Dunkirk Primary School is positioned centrally but set back from the main road and local congestion occurs at school peak times. It is necessary to travel outside of the village confines for secondary education, with the nearest schools in Faversham, between 5 and 6 km away. Outside of the village confines, there are a few more facilities for the local residents and tourists alike. There are several wooded areas with public footpath access, an 18 hole 'pay and play' golf course while to the north adjoining the parish is Mount Ephraim with its public gardens and tourist facilities.

The village is not as well served by public transport as other villages of similar size on or close to the A2. There is no railway station within the village confines or within suitable walking or cycling distance. The nearest station is at Selling approximately 3 km south of Boughton but this can only be accessed by narrow busy rural lanes. Frequent bus services however serve the village, with links to Faversham and Canterbury.

The adopted Swale Borough Local Plan *Bearing Fruits 2031* categorizes Boughton as a Rural Local Service Centre and the planning context of the village as:

*There are some opportunities for development at Boughton, but its setting and the valued habitats and landscapes around the village constrain its major expansion. Given its population, local services are not as extensive as other centres and could be enhanced [...] the future and health of Dunkirk is closely linked with that of its larger neighbour and may in time need to have its future considered with it, possibly through a Neighbourhood Plan.*

*Bearing Fruits 2031 the Swale Local Plan, paragraph 4.3.16*

## DUNKIRK

Dunkirk is a much smaller settlement than Boughton and is based round the junction of the former A2 and Courtenay Road, some 1.8 km from the centre of its larger neighbour. It stands at the highest point of Boughton Hill surrounded by cultivated land and Blean Woods. The village is characterised by the imposing radar mast (a Grade II listed building) which looks over both villages, a remnant of the importance of the village to air defences in World War II and cold war defences. There are large open areas adjacent to the mast of Scheduled Ancient Monument. Blean Woods (SSSI), one of the largest remaining areas of ancient woodland in the UK, and designated as high landscape value, forms the Eastern boundary of the parish. There are many birds (on the red list) that make this their home. The parish of Dunkirk, which extends to the north east and south west of the village itself, is strongly rural and wooded in character.



Dunkirk's population centres are split between the top of Dunkirk Hill, where its oldest public buildings such as the former parish church and school are clustered beside the old A2, and the bottom of the hill, where there has been modern development on the border of Boughton. Aside from these, most of the development in the village is post war ribbon development along Courtenay Road.

Dunkirk contains very limited facilities having lost its church and the school having been amalgamated with the primary school 2.2 km away in Boughton. The doctors' surgery that served both parishes has closed in September 2016. The village does however have some small industrial units and employment facilities. There has been a valued addition of a village hall as a result of vigorous local fund-raising.

The adopted Swale Borough Local Plan *Bearing Fruits 2031* categorises Dunkirk as a village with a built-up boundary which:

***Will provide development on minor infill and redevelopment sites within the built-up area boundaries where compatible with the settlement's character, amenity, heritage or biodiversity value.***

*Bearing Fruits 2031 the Swale Local Plan, Policy ST3*

## 9. Housing

The Neighbourhood Plan (NP) is a development-led plan that will seek to improve and enhance both parishes. It is important that any future development reflects the expressed wishes and aspirations of parishioners whilst ensuring a vibrant, robust community from now until 2038. All the sections of the NP interlock into a single context. But one of the most important relationships is between the Housing Needs and the Traffic & Transport sections. It will become evident that these two sections are interdependent. Government housing targets for Swale have in 2021 increased by 34% per annum to 1,038 dwellings. This plan is produced in the context of a local authority, Swale (SBC) striving to achieve these targets.

There were three important issues that the Questionnaire and Housing Needs Survey highlighted.

### CONTEXT

1. Traffic and Parking. It is crucial that ANY development within the parishes should not add unduly to the traffic problems that blight Boughton Street (Traffic & Transport section + BD4). Research shows a major problem to be traffic flow, particularly through The Street in Boughton, and any development must not be allowed to make this worse.
2. The results showed that some parishioners would like to move into smaller homes. It established a need for a small development, low rise and low density, and it was important that the properties would be available to local people or people with a local connection.
3. All SBC housing developments in the Rural Areas for sites with 10 houses or more are obliged to have 40% affordable homes. The Neighbourhood Plan is compliant with this policy.

The parishes have a number of open and green spaces that will be protected (see BD11) and the open aspects from the village centres allow the surrounding countryside of High Landscape Value [Kent Level] to be seen and enjoyed. We have much woodland that is of the highest quality (Ancient Woodland). Many of the bird species found here are on the red list. We will protect and enhance this habitat for future generations. Whilst the NP advocates a small amount of development, it must be green, with high sustainability and not detrimental to the countryside.

The questionnaire results (BD1) and the housing needs surveys (BD6) are important background documents along with BD5, the housing section.

Changes in the housing market since the original data were collected have shown an increase in property prices far ahead of salary increases. This makes the opportunities for family members wishing to leave home and set up on their own or in a new family unit even more difficult.

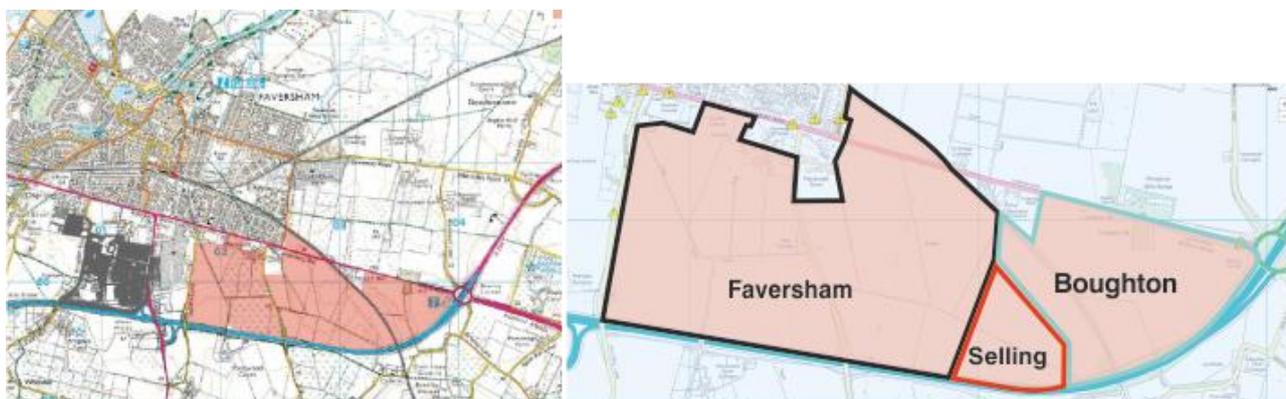
Local prices are at a higher level than many other parts of the Borough. During 2020 the average sold price of a property was £336,000. This includes one flat at £102,500 and one terraced house below £200,000, which lowers the average. From the calculations in BD6, it is clear that this would put property ownership completely out of reach for many local families.

During the same period, only two advertised three bedroom rented properties were available in Boughton with an average monthly rental of £1,150. In nearby Hernhill and Faversham only three flats, with either one or two bedrooms were available between £650 and £995 per month.

The situation remains unchanged at best since our original research in 2015, and seemingly much worse. The need for truly affordable homes is still our main priority and underscores our only suggested allocation for new homes.

The relationship with developers, particularly on any larger sites being planned, is crucial. It is important that the Section 106 money, used to ensure appropriate infrastructure for a new development, is agreed in consultation with the parish councils. It must be monitored rigorously by Swale and by both parish councils. The government's New Homes bonus, awarded as an incentive for new housing development, should be shared equitably with both parishes.

Some proposed developments straddle parish council boundaries. For instance, the proposed Duchy development on London Road in Faversham is 26% in Boughton and 9% in Selling (see map below.) The impact on these communities must be taken into account, and our views reflected through public consultation. Note that this new proposal has not been included in this Neighbourhood Plan; development of the site within Boughton Parish would be in conflict with the aims of this Plan to protect the rural gap between Boughton and Faversham.



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

## **GUIDING PRINCIPLES**

**Guiding Principle 1.** To provide existing and future residents with the opportunity to live in a quality home whilst ensuring no impact on the traffic-sensitive areas exposed by the questionnaire.

### **POLICIES FROM GUIDING PRINCIPLE 1:**

- H1.** To provide a limited amount of new housing to meet local needs; including a range of affordable housing for Boughton and Dunkirk. The sites must be sustainable and minimise additional traffic particularly on Boughton Hill or through The Street.
- H2.** To assist in addressing the need for new housing, in conjunction with the three sites at Bull Lane and Colonels Lane, carried forward from the current Local Plan, an additional site at Colonels Lane, suitable for 10-12 houses is proposed, and needs to be the subject of a Section 106 Agreement as detailed in Policy H6, as well as a design brief to ensure that the development of the three sites there is properly co-ordinated.
- H3.** To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home. A site with 10 houses or more must provide 40% affordable homes.

**Guiding Principle 2.** To ensure that new development is of high-quality design, built to high sustainability standards, reinforces local distinctiveness, and minimises impact on the landscape.

### **POLICIES FROM GUIDING PRINCIPLE 2:**

- H4.** New developments will be of good design and locally distinctive style, respecting the Kent Design Guide principles, and include green spaces and play areas. {See E3 and other Environment, Landscape Character and Design policies which follow}.
  - H4a.** They will have pitched roofs on all aspects.
  - H4b.** They will be sympathetic to the street scene and their surroundings.
  - H4c.** They will be highly efficient and contribute to energy reduction (inc. carbon emissions).
- H5.** All the areas identified in this Neighbourhood Plan for new development, including those already in the Local Plan, should be the subject of design briefs.

**Guiding Principle 3.** Preferential access to new homes will be given to people with a strong local connection. Where a local need has been established, this will apply to those sites already allocated in the Swale Local Plan and to those allocated by this Plan; they must be placed in sustainable locations and avoid conflict with environmental aims. This will be achieved with Section 106 agreements, monitored by both parish councils.

**POLICIES FROM GUIDING PRINCIPLE 3:**

**H6. The Section 106 agreements which must be part of proposed new developments will require that purchasers and occupiers of homes within the areas identified for new development should be:**

**H6a People or families residing in or coming back to the parishes (a local connection).**

**H6b People whose health dictates a move within the parishes.**

**H6c People who have satisfied either parish council of their merit and need. This will apply for an initial sales period, after which properties may be offered on the open market. When they are re-sold, a local connection will again apply, monitored by the parish councils.**

**Guiding Principle 4.** Traffic issues and parking are of the highest concern and no development will take place if it worsens these problems.

**POLICIES FROM GUIDING PRINCIPLE 4:**

**H7. All development will have sufficient off-road parking to ensure that no on-street parking is attributable to the development (except during construction).**

**H8. There will be at least one parking space per bedroom. These include garages, car ports (a good solution) and off-road parking. Change of use for garages will be discouraged.**

**H9. Existing properties will not be given permission for conversion of a garage to living accommodation unless further well laid out parking (not inline parking) is made available within the property boundary. Loss of off-street parking is not acceptable.**

## ALLOCATION

It was established that a modest development of 10 to 12 properties, as proposed in Policy H2 would address the need of the villages and, as a bonus, provide additional houses to the Swale 5-year supply.

## THE ALLOCATION PROCESS

The Swale Local Plan 2008 and its successor 'Bearing Fruits 2031' assessed housing and proposed three sites in the Neighbourhood Plan area. These are already allocated meaning that planning permission will readily be considered. They are all in Boughton and are:

**Bull Lane. (SW/163 in Swale Local Plan).** This site had a SHLAA (Swale Strategic Housing Land Availability Assessment) yield of 18 properties.

**Land off Colonels Lane. (SW/415 in Swale Local Plan).** This site had a SHLAA yield of 15 properties.

**Land South of Colonels Lane. (SW/417 in Swale Local Plan).** This site had a SHLAA yield of 6 properties and, being fewer than 10 properties, there would be no 'affordable' requirement.

These three sites were previously allocated by Swale Borough Council and the NP may only add to them. One site is allocated for six houses. The other two larger sites (allocated for 18 and 15 houses) would be required to include 40% affordable homes, i.e. 80% of average market value. This would equate to  $7 + 6 = 13$  homes towards the identified need.

**Indeed, one could say that these properties alone would satisfy the housing demand of the area covered by the Neighbourhood Plan.**

In order to meet local needs, the Neighbourhood Plan aims to ensure that these sites, as well as an additional area, are designed for and marketed to our parishioners. Dunkirk has gained consent for an S106 planning condition that ensures properties **are** offered to local people and the Neighbourhood Plan wishes to ensure this continues.

Another issue from the Housing Needs Survey was a need for 11 social rented or shared-ownership properties. This cannot be addressed through the NP as this could add 'hope value' to any land considered, making it too expensive for these properties. The land would need to be purchased at agricultural prices.

The NP team have met English Rural Housing and both Parish Councils will try to address this need outside of the Plan. This decision was taken after discussions with SBC and has the backing of both Parish Councils.

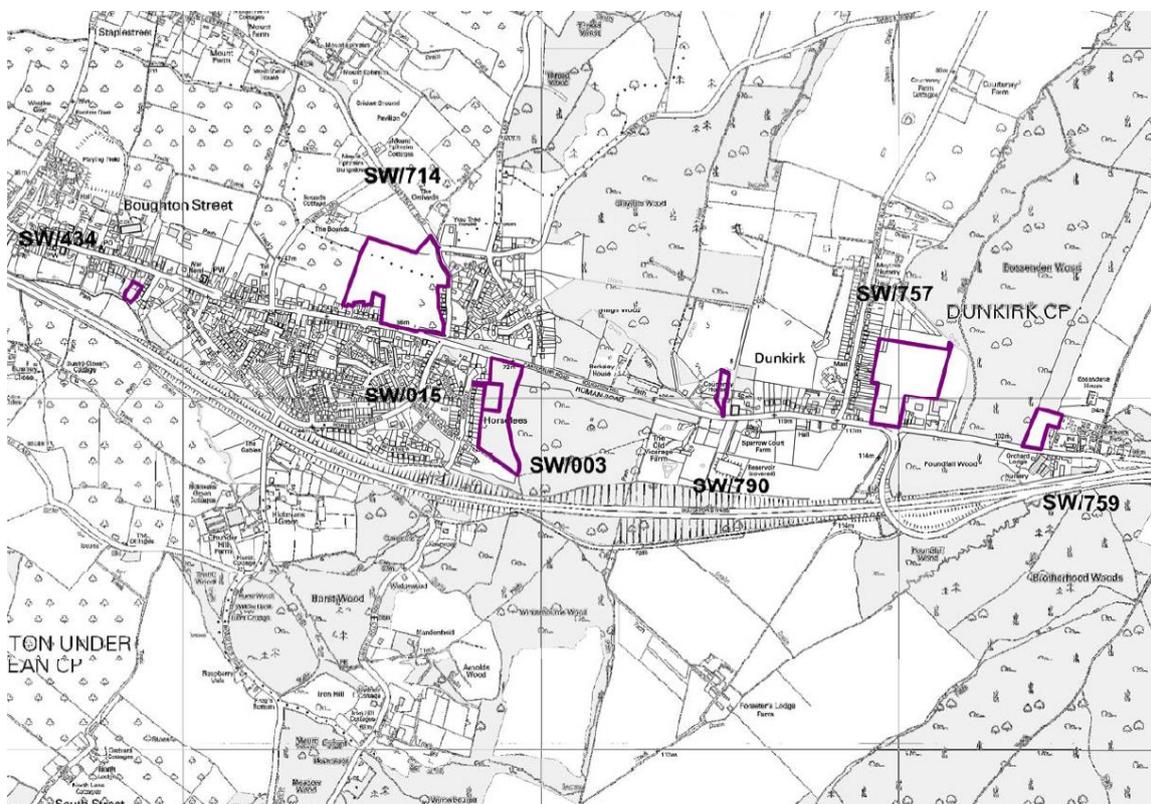
The group have ensured that the NP is compliant with the adopted 'Swale Local Plan Bearing Fruits 2031.' In this context, Swale Borough Council (Local Development Framework Committee) looked at a number of sites within both parishes. Parts of the LDF committee report May 2016 stated:

### **Boughton**

*“Although Boughton are proposing a Neighbourhood Plan with nearby Dunkirk, for purposes of planning policy, Dunkirk is not a RLSC (Rural Local Service Centre) and is therefore considered later in the report.*

*Members may feel that the Council should not ‘interfere’ in sites within the proposed Neighbourhood Plan area. However, given the very early stage that the plan has reached, and the little weight that can be afforded to it at this point in time, the Council needs to ensure that it has considered all reasonable site options to meet the Borough’s overall housing needs.”*

**The LDF committee agreed that no sites at Dunkirk be recommended for allocation.**



**The committee considered the following sites and decided:**

#### **SITES AT RURAL LOCAL SERVICE CENTRES**

**SW/435 [sic SW/434] [Land rear of Queens Head PH, 111 The Street, Boughton] and SW/714 [Land to the North of The Street] at Boughton *not be allocated.***

#### **The site options at other villages within Policy ST3**

*Sites at lower order settlements not required to meet development targets (being 'Sites at Dunkirk SW/757 [Land North of Canterbury Road], SW/759 [Land adj. The Red Lion, London Road], and SW/790 [Land at Courtenay House, Canterbury Road]). The location [Dunkirk] offers a lesser contribution to the Local Plan settlement strategy than other locations.*

*SW/757 [Land North of Canterbury Road], and SW/759 [Land adj. The Red Lion, London Road], are significantly harmful to a local landscape designation, whilst raising uncertainties as to the relationship of sites to the Blean SAC. The sites may be more appropriately considered in the context of the proposed Neighbourhood Plan for Boughton and Dunkirk where such matters as the impact upon international, national and local environmental designations can be considered in more detail. An HRA will need to address the issues associated with European designated sites.*

***That the allocations for sites at rural local service centres be agreed as set out below:***

***SW/435 and SW/714 at Boughton not be allocated.***

***That the allocations for sites at other villages (SW/757,759 and 790) of the report be discounted.***

**Since May 2016, the Neighbourhood Plan group has been working on the understanding from Swale Borough Council that no further sites will be allocated by Swale Borough Council within Boughton and Dunkirk, and any further allocation will be determined by the Neighbourhood Plan. This will be for the duration of the Local Plan Bearing Fruits 2031.**

**Consequently, it is understood that the Neighbourhood Plan would be the only plan to allocate land within its designated area.**

This was a very positive confirmation. The Neighbourhood Plan Group had already started to assess the parishes for land for further development, but it was at a very early stage and would have had little weight in any planning decision.

**It is necessary to point out that this responsibility is relevant to the 26% of the land within the Boughton Parish boundary that is embraced in the Duchy proposal to build 2,550 houses, plus 20,000 square metres of business, commercial and retail space on London Road in Faversham. The impact on the villages would be huge.**

The Neighbourhood Plan group carried out a call for sites (BD13) and 23 sites were submitted, which did not include the Duchy land. These were assessed with a process similar to that used by Swale Borough Council, to ensure they would be compliant with National Policies, The Swale Bearing Fruits 2031 (emerging at that time) Plan and The Local Plan 2008 (saved policies).

These were assessed thoroughly (BD14) in three ways:

1. By the Neighbourhood Plan team using protocols developed by Planning Aid.
2. By a consultant (Town Planner Catherine Hughes) who worked with the team.
3. Finally, a shortlist\* was reviewed by Swale spatial planners, planning officers and conservation officer, under the SHLAA constraints.

\*These were the sites that had some merit, along with those that might be considered contentious, so that every site would be exposed to rigorous scrutiny. Some had already been assessed and rejected by SBC (see above).

It was established that a modest development of 10 to 12 properties would be sufficient to address the need of the villages, provided there were sufficient safeguards over how these and the existing allocations were to be reserved for local need.

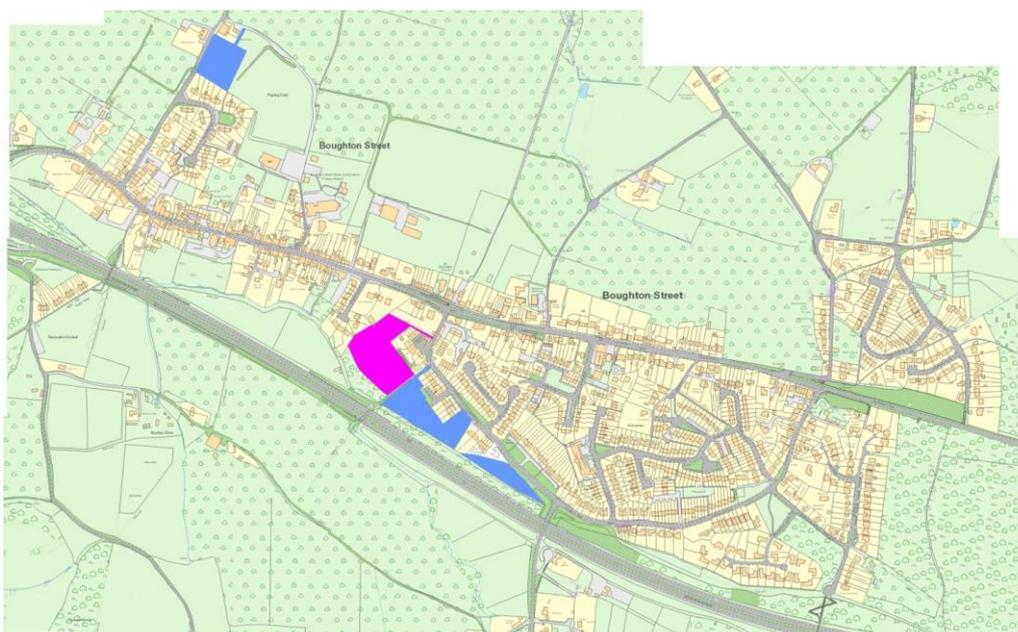
The chosen site (Sites 22 & 23 in BD13) has a number of constraints and problems, but it was felt that they could be mitigated and overcome by combining the site with the adjacent Local Plan allocations. With a suitable S106 condition, more homes would be available to people within our community.

**This will be the only site the Neighbourhood Plan group are prepared to recommend to the community in the referendum.**

A development brief for the site would be required to address access and design issues:

1. Access to Colonels Lane via the adjacent site, allocated in the Swale Local Plan, with appropriate legal undertakings.
2. Safe pedestrian access and traffic management measures to cross a public footpath.
3. Noise screening, given the proximity to the A2.

The above is accepted and would be further scrutinised with any planning application; the site is close to all facilities and is considered sustainable, suitable, available, achievable and deliverable.



■ Sites already allocated in the Swale Local Plan 2008 and Bearing Fruits Local Plan 2031.  
■ Site proposed for allocation by the Boughton and Dunkirk Neighbourhood Plan.  
We assessed 23 sites. No sites in Dunkirk are suitable or sustainable. This site completes our Plan needs.

**NO OTHER SITES MET THE SUSTAINABILITY OR OTHER CRITERIA  
AND THEREFORE, ARE NOT CONSIDERED SUITABLE FOR ALLOCATION.**

## **EVIDENCE BASE**

1. Bearing Fruits 2031: The Swale Borough Local Plan
2. Strategic Housing Market Assessment Part 1: Objectively Assessed Housing Need Final Report Peter Brett Associates September 2015
3. Swale Technical Paper No. 4. Influences on development strategy December 2014
4. BD1 Questionnaire and results
5. BD4 Traffic and Transportation
6. BD 5 Housing
7. BD 6 Local Housing Needs Survey (inc. survey work and work on current housing in the Parishes)
8. BD7 Business and Employment
9. BD11 Open Spaces
10. BD13 & BD14 Call for sites Consultation with Site Owners and Site Allocations
11. BD16 Our Community
12. ACRE Boughton and Dunkirk Housing Needs Survey report

## 10. Traffic and Transport

Boughton and Dunkirk, twin villages on the ancient road from London to Canterbury taken by Chaucer's Pilgrims, are under siege. Road traffic is the bugbear in many ways. The M2/A2 corridor, running through the Neighbourhood Plan area, is also part of the "Trans European Transport Network" and Brenley Corner is one of UK's biggest black spots. It is the only roundabout between Dover and the outskirts of London with traffic, particularly foreign traffic, sometimes unprepared for it. Accidents occur regularly. When this happens, the impact on the village is profound, as vehicles, including heavy lorries, attempt to get around the accident by using country lanes and Boughton Street. The danger to other local road users – cyclists, horse-riders, pedestrians – is obvious and worrying.

This major junction, the responsibility of Highways England, is badly in need of improvement, especially if it is to take an extra load of traffic from more development at Faversham and Canterbury and from a new Thames Crossing. This improvement needs to be sensitively handled, respecting its rural setting in what will become a precious green gap between Faversham and Boughton.

The problem will be exacerbated by future major housing developments planned for Faversham and Canterbury which will further increase traffic flow along the bypass/A2/A299 roads. There is also a proposal to build up 2,550 new homes on Duchy of Cornwall land between Brenley Corner and along the A2 to Tin Bridge Oast. The draft plan for this development shows no fewer than five new junctions onto the existing A2 roadway. Canterbury City Council also plans to approve the building of 16,000 homes in Canterbury, Whitstable and Herne Bay by 2031.

Congestion in Boughton Street is already an ever-present problem. Parking is in some stretches restricted by double yellow lines but this road, the old A2 between London and Dover, is frequently blocked, a situation exacerbated by the necessary, welcome and regular journeys by double decker buses. The congestion has often reached crisis point. This, as the Neighbourhood Plan indicates, is a necessary constraint on further housing development in the two villages, including affordable housing. Some efforts have been made to reduce the effects of large vehicles entering the village, through a 7.5 tonne weight restriction on The Street, but the basic problem persists.

As with educational provision, many of the decisions that apply to/govern our recommendations will be taken at Borough Council, County Council or national level. We need our representations, the voice of the community, to be taken into account when those decisions are made.

**Guiding Principle 1.** High priority in the policies and implementation of the Neighbourhood Plan must be given to dealing with the transport and environmental implications of changes to the A2/M2 corridor and to development at Faversham and Canterbury.

**PRIORITIES FROM GUIDING PRINCIPLE 1:**

**T/PR1a:** That Boughton and Dunkirk Parish Councils continue their pressure on Swale, KCC, Highways England and their Borough, County Councillors and MP to improve the traffic flow along the A2 and at Brenley Corner, while restricting access to some of our lanes and Boughton Street by HGVs and other through traffic.

**T/PR1b:** That measures to improve the junction at Brenley Corner recognise and respect its rural setting.

**T/PR1c:** That Boughton and Dunkirk Parish Councils play an active role in the preparation and implementation of a design and development brief for the Duchy Land in respect of traffic and pedestrian routes.

**Guiding Principle 2.** Any housing or industrial development must not add to congestion problems in the area, and to the intrusive effects of traffic. The villages of Boughton and Dunkirk, and the surrounding countryside, are to be protected from the threatened increase in traffic flow, allied to major housing developments which will only exacerbate the current traffic and environmental difficulties.

**POLICIES FROM GUIDING PRINCIPLE 2:**

**T1.** To reduce the adverse effects of traffic on our villages; any new developments will be limited by the capacity and nature of the road network necessary to accommodate them.

**T2.** Further housing development in the countryside and surrounding villages will be resisted, to avoid any increased negative impact on the current road system traffic and the local environment.

**Guiding Principle 3.** Measures to encourage safe walking, cycling and use of public transport need to be supported, in line with the objectives of the local plan.

**PRIORITIES/PROJECTS FROM GUIDING PRINCIPLE 3:**

**T/PR3a:** The Neighbourhood Plan team and the Parish Councils will work with the Highway Authority and the bus companies to improve facilities and information at the bus stops.

**T/PR3b:** The Neighbourhood Plan team and the Parish Councils will work with the Highway Authority to improve cycle and pedestrian routes.

**T/PR3c:** The Neighbourhood Plan team and the Parish Councils will work with the Highway Authority and landowners to promote the “Walking for Health” routes identified in BD 11.

## **PARKING**

More cars mean more parking, particularly in residential areas where existing housing has access to no, or just one, off-road parking space. Many of the houses within the conservation area have no garage or parking spaces. The western part of The Street, which is most affected by congestion, was surveyed again in 2017 to see if residents would use off street parking if it was available. The responses indicated that it would be acceptable but used only if there were a number of such sites relatively close to the respondents' homes. This is not viable as there are no sites with suitable and safe access on to The Street. The obvious solution is a major extension of the existing yellow lines but this is not acceptable without providing adequate alternative parking spaces for residents.

Overnight lorry parking is a major problem along the A2 and in surrounding roads, especially at Gate Services and at Nash Court. Neither the solution to Operation Stack nor the problems associated with Brexit and overnight lorry parking have been resolved. The dangerous situation at Gate Services, where HGVs were parking on the footway, forced pedestrians into the roadway and damaged the path. Years of pressure from Parish and County councillors, with the local MP, achieved action from Highways England, but the situation is not yet fully resolved. The parking problem also occurs along the old A2 near Nash Court.

Some commuters who car share or board coaches park in Brenley Lane and Homestall Lane; this has never been properly controlled, to the detriment of the environment, but this could be affected by future highway improvements at Brenley Corner.

**Guiding Principle 4.** Any housing or industrial development must not add to parking problems in the area, and existing parking issues need to be addressed.

### **POLICIES FROM GUIDING PRINCIPLE 4:**

- T3. Future residential and non-residential buildings shall have sufficient dedicated on-site parking spaces to avoid the need for parking on adjacent roads.**
- T4. New lorry parking in or near the Brenley Lane / Homestall Lane area will be resisted.**
- T5. Car sharing and creation of a properly surfaced and managed car parking area, for example at Brenley Lane, will be supported, if it were to become a cul-de-sac.**

### **PRIORITIES/PROJECTS FROM GUIDING PRINCIPLE 4:**

**T/PR4a: The Neighbourhood Plan team and Boughton Parish Council will continue to seek practicable solutions to the parking problems in the western part of The Street and to encourage a properly surfaced and managed car parking area at Brenley Lane, if it becomes a cul-de-sac.**

## EVIDENCE BASE

1. BD-4 Background Document Traffic and Transportation.
2. KCC Local Transport Plan 4-Delivering Growth Without Gridlock 2016-31.
3. Swale BC 'Looking Ahead' Consultation April 2018.
4. Swale BC 'Freight Management' Consultation Draft 2016
5. Housing Needs Survey, responses to Q7 and Q8 on travel.
6. UK Government Bus Services Bill 2016.
7. KCC The Big Conversation Rural bus consultation 2018
8. NP Parking Survey results and photographs 2015.
9. NP main Questionnaire results (BD1).
10. UK Government Traffic Management Act 2004.
11. KCC Freight Action Plan for Kent 2012-16

## 11. Business and Employment

### CONTEXT

The Neighbourhood Plan area has incomplete broadband coverage, with access one-third slower than the national average. The proportion of companies which export is in line with the national average (11%.) Eleven companies (15.5%) have expansion plans, some with additional property requirements, and eighteen have additional staff requirements.

There is no Business Forum or support group for local businesses to network, discuss promotion or recruitment opportunities or to make representations, either nationally or locally.

Local business attitudes, however, are mainly positive. The potential for further growth exists, at least in the medium term.

Eleven local companies said they were considering changing premises to expand and allow for growth. These opinions were expressed pre-Brexit and a further survey may be needed in order to gauge/check business confidence. The Neighbourhood Plan should remain flexible to accommodate expansion by small businesses, while at the same time, protecting the local environment.

There are three major farming/agricultural businesses in the curtilage of the Neighbourhood Plan. Each is thriving, and the development of agricultural buildings has been sympathetic and necessary for the growth of these businesses.

Suggestions for improvements/criticisms by businesses covered ten different areas of which six most frequently mentioned were the need for:

1. Faster, improved broadband service
2. Reduced parking in The Street and increased off-street parking allocation (11)
3. Improved road upkeep and/or maintenance (6)
4. Additional housing and commercial land allocations (6)
5. A Business Networking forum (5)
6. Promotion of Local Businesses (5)

## **GUIDING PRINCIPLES**

**Guiding Principle 1.** To ensure the continuing vibrancy of the villages, the Neighbourhood Plan seeks to maintain and encourage limited expansion of local enterprises and retail outlets to encourage community use as well as to provide opportunity for employment and training for local people.

**Guiding Principle 2.** Such expansion would meet specific needs expressed by members of the community, and the vision of local employers.

**Guiding Principle 3.** To maintain the essentially rural nature and character of the two parishes, any commercial development should be measured, limited in size and type, and sustainable in the context of traffic and other infrastructural consideration.

### **POLICIES FROM GUIDING PRINCIPLE 1:**

- BE1. To encourage sustainable expansion of present enterprises either on present sites or alternative sites which reflect the overall Neighbourhood Plan development strategy. Such expansion will provide opportunities for increased local employment and training.**
- BE2. To bring back into viable use neglected or redundant buildings for small enterprises and small-scale rural employment uses.**

### **POLICY FROM GUIDING PRINCIPLE 2:**

- BE3. In response to comments from the Questionnaire, any commercial development should be small or moderate in size and in keeping with the treasured character of the Neighbourhood Plan environment.**

### **POLICY FROM GUIDING PRINCIPLE 3:**

- BE4. To ensure that any commercial development does not have a negative impact upon parking or traffic flow within the Neighbourhood Plan area. Ideally, we would expect that any new or expanded enterprise will have its own parking space and require minimal use of heavy goods vehicles.**

## **EVIDENCE BASE**

1. A Business Survey (BD7) was carried out in the two villages. Like much of the UK, Boughton and Dunkirk thrive, in the main, on small business. Companies were invited to submit their views either on-line, via a website or on paper. Seventy-one companies responded (44%), well above the average business survey response rates (10-15%).
2. The Neighbourhood Plan area has fewer companies than the average for communities of this size across the south east of England. Largely, they involve part-time working and the self-employed. (BD7).

## 12. Community Well-Being, Education and Health

### SPORT and RECREATION, and USE OF PUBLIC GREEN SPACES

The community benefits from four designated recreation areas within two parishes, set within rural surroundings of picturesque fields, woodlands and orchards. These spaces provide play facilities for younger children as well as areas for football and bowls. There is also an 18-hole golf course with hotel facilities.

In recent years a community group, supported by the Parish Council, has enhanced the main recreation ground in Boughton by providing play facilities for the youngest children as well as adventure equipment for older children.

The Neighbourhood Plan has taken account of the need for additional facilities, particularly for younger adults, as indicated in responses to the initial Questionnaire.

To meet the points identified by respondents to the Questionnaire, the Neighbourhood Plan contains a broad aim to extend sport and recreational opportunities for all members of the community by making best use of green spaces, village hall facilities and the Parish Council at St Barnabas.

The maps below identify footpath trails across the two parishes, and specially-designed walks entitled 'Walks for Heritage and Health' (see also BD11). The Neighbourhood Plan encompasses an area of landscape and historic interest. Situated close to the protected woodland of the Forest of Blean and surrounded by an iconic countryside of orchards and hop-gardens it is the epitome of Kent 'The Garden of England'.

Responses to the Questionnaire indicate a fundamental wish to preserve and extend green spaces, paths and bridleways and to provide additional sports opportunities ( cf Q2, Q10 and Q14).

Responses to a Call for Sites include suggestions suitable for recreational development.

#### GUIDING PRINCIPLES:

**Guiding Principle 1.** To enhance the use of all present recreational spaces and facilities and to promote the health of the whole community by encouraging physical exercise.

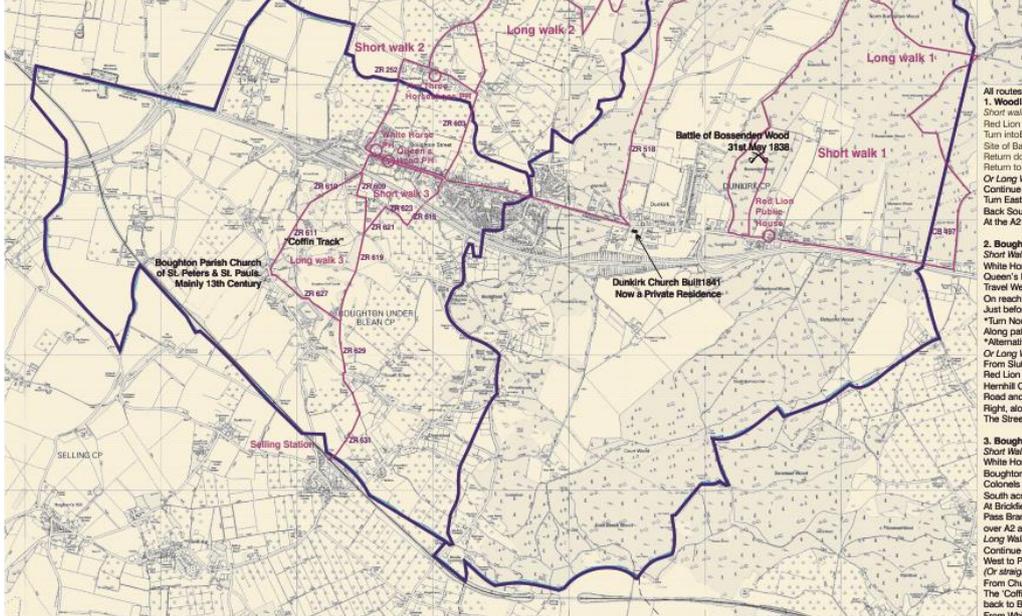
**Guiding Principle 2.** To broaden recreational opportunities and highlight the benefits of the outdoor environment for community members of all ages, not least for young adults, as well as for visitors to the parishes.

# Walks and trails for Heritage and Health.



When ended was the life of seint Cecile,  
 Ere we had fully riden fow myle,  
 At Boughton under Bleu us gan certake  
 A man, that clothed was in clothes blacke,  
 And under that he wore a white array,  
 His hackney, that was a dapple grey,  
 So swete, that it was wonder for to see,  
 It seemd he hadde prickid myles three.

When seint Cecill's life was done, and whiles  
 We had us farther gone a good fiv miles,  
 At Boughton-under-Bleu us did o'ertake  
 A man, who was clothed all in clothes of blacke,  
 And underneath he had a surplice white,  
 His hackney was of dappled grey, so bright  
 With swaet that it was marvelous to see,  
 It seemd that he had spurred him for miles three.

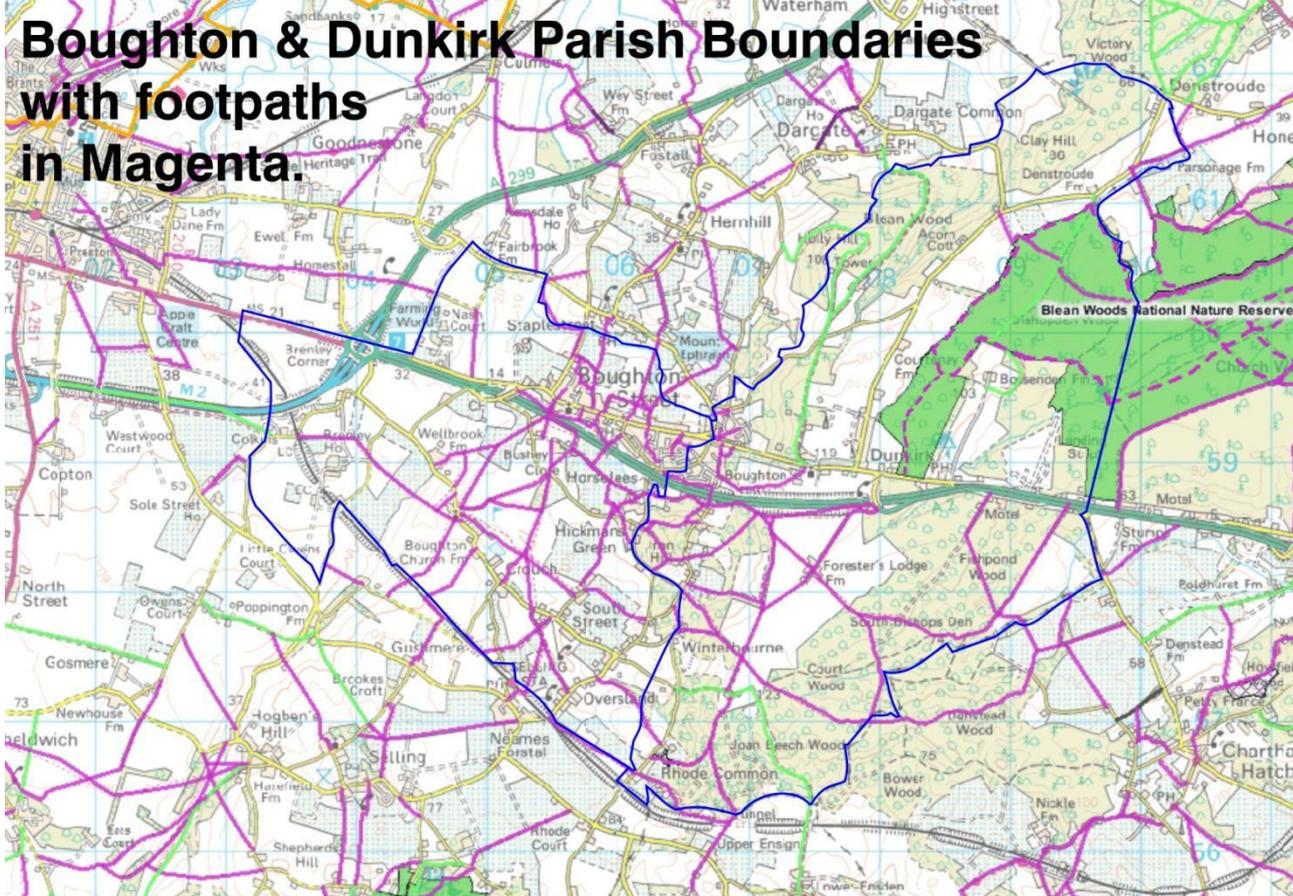


Battle of "Bossenden Wood" took place on 31st May 1638 and was the last armed uprising on English soil. The leader called himself "Sir William Courtenay". His real name was John Nichols Tom (or Thom), and he was originally from Cornwall. He led a protest against the new Poor Law to assisting poor local agricultural workers in the area. Having killed the constable sent to arrest him, he & his band, were pursued into "Bossenden Wood by soldiers of the 45th Foot. During the battle, many were killed. \*\*Either spelling OK.



On the same day an inquest at the White Horse, Boughton, (ancient coaching inn noted in Canterbury Tales) returned verdicts of 'justifiable homicide' on the deaths of Courtenay and his followers. 'Sir William' and 7 others are buried in Dunkirk Church - but under his real name of John Tom. Two other rebels buried in Boughton Churchyard.

- All routes listed clockwise.
- 1. Woodlands Walks.**  
 Short walk 1 (1.8 km) woodland loop  
 Red Lion PH (18th Century). West along London Road  
 Turn into Bossenden Wood  
 Site of Battle of Bossenden Wood (marked X)  
 Return down left hand path back to London Road  
 Return to Red Lion PH.  
 Or Long Walk 1 (Approx. 6.5km).  
 Continue through Bossenden Wood to North Bossenden Wood  
 Turn East (right) towards Bleau Wood  
 Back South through Ancient Woodlands  
 At the A2 turn West back towards the Red Lion PH
  - 2. Boughton-Hernhill-Dunkirk Circuit.**  
 Short Walk 2 (Approx. 2.9km).  
 White Horse PH (16th Century) Boughton Street or Queen's Head PH Boughton Street (16th Century)  
 Travel West and turn North into Bull Lane  
 On reaching Slusheshole Road turn East  
 Just before The Three Horseshoe PH (17th Century)  
 Turn North on the road to Slusheshole. Right to Mount Ephraim  
 Along paths and through orchards back to The Street.  
 \*Alternatively straight on, through orchards back to The Street.  
 Or Long Walk 2 (Approx. 7.5km).  
 From Slusheshole, continue to Hernhill  
 Red Lion PH (14th Century).  
 Hernhill Church \*\*\* burials  
 Road and woods through to Dunkirk  
 Right, along Roman Road back to  
 The Street, Boughton-under-Bleau
  - 3. Boughton - Boughton or onward to Selling Station.**  
 Short Walk 3 (Approx. 1.9km).  
 White Horse/Queens Head  
 Boughton Street (East)  
 Colonels Lane path under A2  
 South across Golf Course  
 At Brickfield Lane Turn North  
 Pass Bramble Hall (Grade II listed)  
 over A2 and back to The Street.  
 Long Walk 3 (Approx. 3.9km).  
 Continue South and then  
 West to Parish Church  
 (Or straight on to Selling Station see 3A)  
 From Church, North along  
 The 'Coffin Walk', over A2 and  
 back to Boughton Street.  
 From White Horse to Selling Station Approx. 2.5km).



## Boughton & Dunkirk Parish Boundaries with footpaths in Magenta

## **POLICIES FROM GUIDING PRINCIPLE 1:**

- CWB1.** To promote and encourage exercise and the use of the green environment through designated footpath trails linking places of historic and landscape significance within the parishes.
- CWB2.** To focus on creating further sporting facilities for teenagers and adults either within existing spaces or through new developments (see also Education Section). Having identified all open spaces within the two parishes the Neighbourhood Plan will seek to protect these as designated 'green spaces' (see Policy DM 17 in the Swale Local Plan).

## **POLICIES FROM GUIDING PRINCIPLE 2:**

- CWB3.** To ensure that bridleways and footpaths as shown on the map above are maintained in good order and, where possible, provide cycle trails as requested in response to the Questionnaire (see Q9, Q10 and Q14.)
- CWB4.** To improve sports facilities within the village envelope to encourage wider usage.

## **EVIDENCE BASE, CONTEXT AND OBJECTIVES**

The main sources of evidence are the results of the Questionnaire and comments at subsequent meetings. These identified a strong concern for retention and promotion of the rural environment of the two villages. The villages are surrounded by woodland, orchards and hop gardens.

Local residents value this landscape for its intrinsic beauty, its historic importance and its recreational amenity value. It also acts as an important countryside buffer between the villages and the larger nearby towns of Faversham and Canterbury.

As shown in the Policies section the objectives of the Neighbourhood Plan focus on preserving the rural aspect of the environment and on promoting its use for the well-being and health of the local community.

See also Background Document BD11

## **EDUCATIONAL PROVISION**

### **Meeting the needs of our communities**

With the closure of the primary school in Dunkirk, pupils from both parishes within the Neighbourhood Plan area now attend the combined Boughton and Dunkirk Primary School in Boughton. Pupils continue to attend secondary schools in Faversham or Canterbury, either by bus or car.

With the primary school now close to capacity, a new housing development at Love Lane/Whitstable Road in Faversham as well as other proposed developments close to (and within) the boundary of the parish of Boughton-under-Blean may well have an impact upon school numbers. However, assurances have been given, following discussion with senior officers in East Kent Area Education Department, that pressure will be exerted upon developers to include the construction of a new primary education facilities in Faversham to meet the needs of these new residents.

The objectives of the Neighbourhood Plan relate both to ensuring adequate educational provision for all our primary school pupils and, where possible, to alleviating present and future pressures on parking and traffic flow linked to transportation of pupils to and from school. At the same time, The Neighbourhood Plan supports local opportunities for continuing education and training for the wider community. Consequently, there is an obvious need for improved and consistent broadband throughout the NP area.

Much of this section will depend on education and planning decisions, at District and County Council level, but the wishes of the community are summarised at the time of the writing of this Plan.

### **GUIDING PRINCIPLES:**

**Guiding Principle 1.** To ensure that any proposed new developments within or close to the boundaries of the two parishes must respect the constraints on the present primary school facilities.

**Guiding Principle 2.** To promote an ethos of Education for All by encouraging the use of local facilities to offer opportunities for study, personal development and expansion of vocational skills. To meet the needs of a world ever more reliant upon 'new technology', the Plan will also focus on providing or encouraging opportunities for training in Information Technology (IT) for all members of the community by adapting or improving current facilities.

## **POLICIES FROM GUIDING PRINCIPLE 1:**

- EP1. To insist that any future residential development will take full account of the likely impact upon school provision.**
- EP2. To improve parking provision and traffic flow at the beginning and end of the school day, as well as ensuring safe crossing places in The Street, following expressions of concern by pupils and parents. This may involve exploring provision of a morning and afternoon bus-shuttle service for pupils living beyond a reasonable walking distance from the school in order to reduce the number of private vehicles travelling to and from the school.**
- EP3. To consider the possible extension or re-siting of the present school, should adjacent land become available. This will require further consultation with Kent Education Authority. Any such project would seek to balance the needs of future expansion with the ethos and character of a rural school.**

## **POLICY FROM GUIDING PRINCIPLE 2:**

- EP4. To explore opportunities to enhance local facilities for continuing study, including the development of vocational and information technology skills for all members of the community.**

## **EVIDENCE BASE**

1. Notes on meeting with East Kent Education Officers in July 2015. Officers are well aware of the increasing pressure on school places at both primary and secondary level within the immediate area, particularly with the present and planned new residential developments in Faversham, close to the Boughton Parish boundary.
2. Responses to Questionnaire (in particular Q9 and Q17)
3. Visits to school and lesson plans for pupils in Years 4 and 5. Pupils' responses identify concerns and wishes for a child-friendly community.
4. Responses to Parking Survey from residents in The Street, Boughton. The particular pressures of parking needed close to the school and sited in the centre of Boughton village.
5. Results of the Traffic Flow Survey show a marked increase in traffic at the start and end of the school day both between Boughton and Dunkirk as well as in the main street of Boughton and in surrounding side roads.

## HEALTH AND WELFARE

With the closure of the surgery in Boughton in September 2016, the community of Dunkirk and Boughton no longer benefits from a local medical facility. Nearest surgeries for the majority of residents are now based either in Faversham or Whitstable, Chilham or Chartham but these are likely to be under further pressure from the number of planned housing developments in and around Faversham.

The loss of the local facility means that residents must now travel by bus or private vehicle to access an ever more stretched medical service resulting inevitably in a further increase in traffic flow within the Neighbourhood Plan area. The situation in Swale is particularly acute. The map below, based on a BBC report, shows the relative provision of GP services in September 2018 across the country, pointing out the stark inequalities between areas.

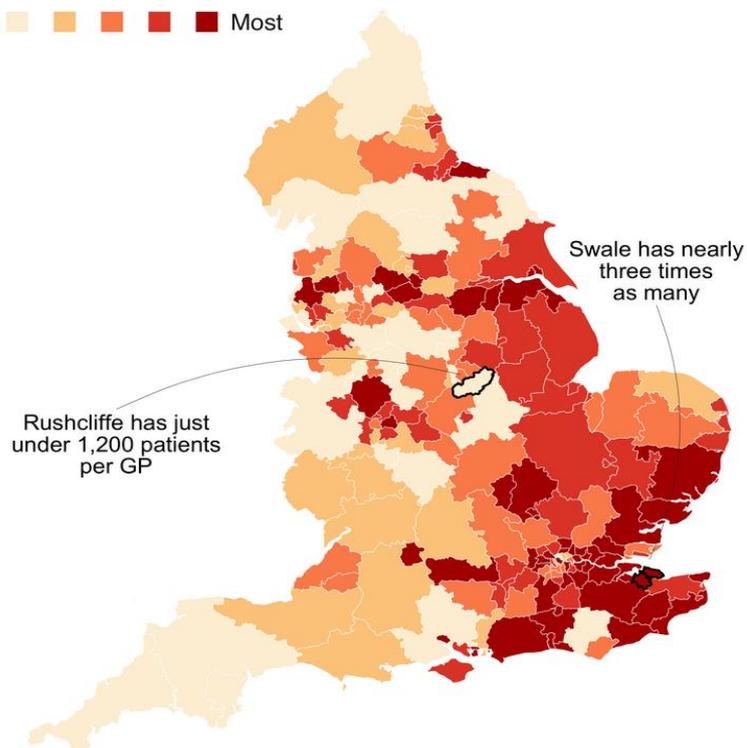
**Swale appears to have the highest number of patients per GP in England (circa 3300 per GP); nearly three times greater than the best served area.**

Whilst the provision is marginally better to the east of the borough, any proposed housing development will be constrained unless improved access to local GPs is properly addressed. This will be a substantial material consideration weighing against development, with patients having to travel further to access medical services.

### Unequal access to GPs

Patients per GP in England, September 2018

Fewest       Most



***Note there are no Health policies in this Plan but the issue provides background for our Housing policies.***

### 13. Environment, Landscape Character and Design

The Neighbourhood Plan Area includes the historic villages of Boughton and Dunkirk, together with surrounding hamlets around Boughton Church and South Street, all set within two areas of significantly valuable farming and natural landscape – parts of the North Kent Horticultural Belt, with its predominance of orchards and hop gardens, and the forest of Blean, which includes both areas of woodland and fields formerly part of the forest. “The Blean” is an internationally designated Special Area of Conservation due to its ancient oak and hornbeam woodland and because it supports a good population of the rare heath fritillary butterfly. The villages have seen gradual growth over the years, with a mix of housing developments, and a sprinkling of commercial and community facilities.

The Swale Local Plan includes policies for the protection of significant landscape and habitat areas and the historic environment of this Neighbourhood Plan Area. The Boughton and Dunkirk Neighbourhood Plan confirms the evidence base for these policies through the Landscape Character Analysis contained in Background Document BD9 and the Boughton Street, Boughton Church and South Street Draft Conservation Area Appraisals contained in Background Document BD8. These documents identify the special qualities of each area, and suggest development and design guidelines. In particular, they emphasise the need to protect from development the fruit belt areas north and south of Boughton, as well as the Blean Woods area that surrounds Dunkirk, and the character and setting of the three Conservation Areas. One of the planks of our Neighbourhood Plan is to maintain our identity as a community separate from Faversham, Canterbury and Whitstable with green space between us.

This means that, in order to safeguard and enhance the local environment, as a matter of principle any new development should take place on sites within or, if required to meet recognised community needs, adjacent to the built-up boundaries of Boughton and Dunkirk, relating well to the existing settlements, respecting the character of the surrounding countryside and of the Conservation Areas.

In order also to support the principle of sustainability, the following are guiding principles:

**Guiding Principle 1.** To maintain the rural character and tranquillity of the parishes whilst at the same time actively seeking opportunities for landscape, heritage, recreational and ecological gain.

**Objectives arising:**

1. To retain and enhance the special character of the locality and distinctive local identity of both Boughton and Dunkirk villages.
2. To maintain the separate identities of Boughton and Dunkirk, and their physical separation from the nearby communities of Faversham and Canterbury, protecting from development the countryside gaps between them and the significant views to and from The Blean and the coast.

3. To preserve and enhance the Conservation Areas of the Neighbourhood Plan Area (NPA), and their settings.
4. To protect the community and environmental assets, including local open spaces and facilities identified in Background Document BD11, that enhance the quality of life for residents of the parishes of Boughton and Dunkirk.
5. To encourage sympathetic management of the countryside which provides the settings of the settlements of both Boughton and Dunkirk to enhance the high-quality landscape and improve local biodiversity.

**Guiding Principle 2.** To protect from development the Blean Woods area that surrounds Dunkirk, the fruit belt areas north and south of Boughton, as well as the settings of the Conservation Areas of the parishes.

**Objectives arising:**

1. To give special protection to sites in or near to designated landscape areas, as included in the Swale Local Plan, and to designated wildlife sites, and to encourage their enhancement and proper management.
2. To protect and enhance the open landscape between the A2 and the Boughton Street Conservation Area.

**Guiding Principle 3.** To minimise the environmental impact of new development, and to ensure that all development is sympathetic to its setting.

**Objectives arising:**

1. To ensure that any development is compatible with its built and natural context to locate new development within easy walking distance of existing village facilities, close to bus stops, to minimise traffic congestion and thus the related emissions and pedestrian safety concerns.
2. To focus development within the village envelope and by the promotion of the use, recovery and restoration of previously developed sites, to encourage sensitive development that makes use of previously developed land and buildings rather than greenfield locations.
3. Where new developments are proposed, and particularly in the proposed locations on Bull Lane and Colonels Lane, to ensure that their design, layout and access arrangements take place in accordance with development briefs, which amongst other matters will address the need to maintain the rural appearance of Bull Lane and minimise noise intrusion at Colonels Lane.

4. Having regard to the environmental impact of traffic, and the likely impact of changes to the highway network around Brenley Corner, to ensure that through traffic is minimised and any new highway work is carried out in a manner and design sympathetic to the rural nature of the area.

**Guiding Principle 4.** To reduce harm to the environment by aiming for a low carbon community.

**Objectives arising:**

1. To encourage and support home working.
2. To protect and enhance the public footpath and cycle route networks of the NPA.

**POLICIES FROM GUIDING PRINCIPLES 1, 2, 3 and 4:**

- E1. The local landscape, character and environmental quality of Boughton and Dunkirk parishes should be protected and enhanced by all new development.**
- E2. New development that conflicts with the protection of the natural landscape and sensitive sites in 'The Blean' and the surrounding fruit belt will not be supported.**
- E3. Any new development must provide a positive contribution to the locally distinctive character of the area.**
- E4. All proposals for new or extended development should demonstrate how they have had regard to and reflected the Landscape Character Area in which the application site falls.**
- E5. Any new development must not add significantly to generation of traffic.**
- E6. Proposals which adversely affect the tranquillity, unspoilt character and amenity value of the landscape will not be permitted.**
- E7. Development which makes use of previously developed land and buildings (including brownfield sites) will generally be preferred to greenfield locations. Residential gardens are not considered 'previously developed land' and redevelopment of residential gardens to provide extra, often inappropriate, housing is specifically not supported, where it would result in a cramped form of development detracting from the character of the villages.**
- E8. Green spaces within the parishes, as mapped and listed in Background Document BD11, will continue to be protected from development.**

E9. All proposals for new or extended development should reflect and adhere to the guidelines for the Landscape Character Area in which the application site falls (see map below) and follow the policy guidelines of the Local Plan as well as the policies above. The key guidelines and policies are summarised here, but for full details please see Background Documents BD8, BD9, BD10 and BD11.

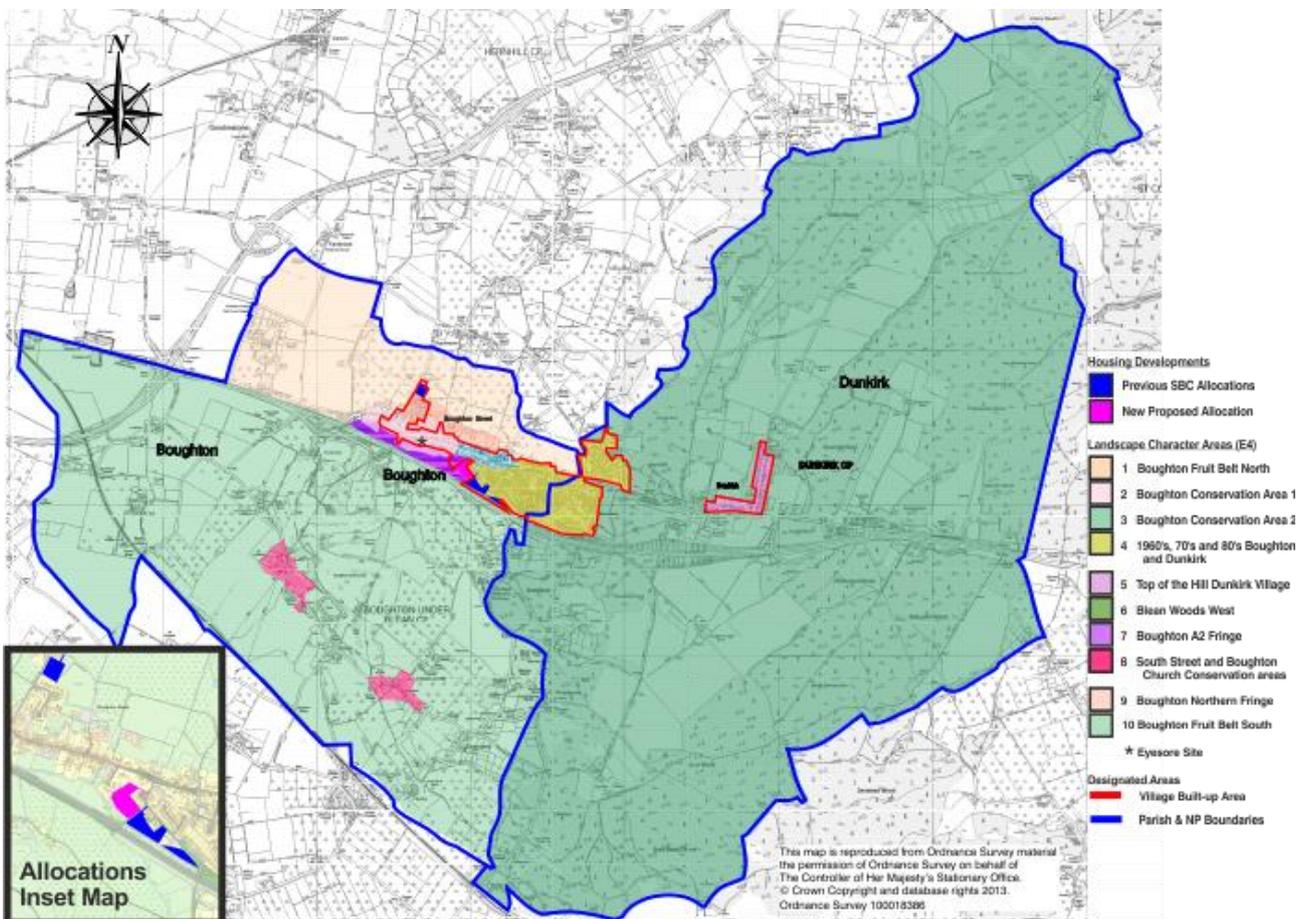
**AREA 1 - BOUGHTON FRUIT BELT NORTH**

- Conserve the area and its characteristic agricultural activity, with retention of the open nature of this area, and particularly its role as part of the countryside gap between Faversham and the villages including key views.
- Strengthen the A2 landscaping and seek to reduce the impact of the road and its associated development.

**AREAS 2 AND 3 - BOUGHTON STREET CONSERVATION AREA**

- Preserve and enhance the area’s special interest and its setting, including the open and wooded landscape between the rear of properties and the A2.
- Improve “eyesore” sites, for example the old Garden Hotel, in a manner which is sympathetic to the objectives of this Plan.

**Landscape Character Areas**



#### **AREA 4 – 1960s / 70s / 80s BOUGHTON AND DUNKIRK**

- **Protect and enhance incidental open spaces.**
- **Ensure higher parking standards apply to all developments.**

#### **AREA 5 - “TOP OF THE HILL” DUNKIRK VILLAGE**

- **Conserve the relationship of the village with the wider Blean Woods complex (SSSI) with development limited, in accordance with the Local Plan, to “minor infill and redevelopment sites within the built-up area.”**

#### **AREA 6 - BLEAN WOODS WEST**

- **Conserve the distinct and tranquil landscape character of ancient and semi-ancient woodland complex (including ditches, streams and ponds, scrub, dry and wet heath), together with its setting of wood pasture, open slopes (including views) and the rural character of the area’s network of narrow winding lanes, enclosed by mature hedgerows.**

#### **AREA 7 - BOUGHTON A2 FRINGE**

- **Two areas allocated for residential use, immediately alongside the A2, with cumulative indicative capacity of 21 dwellings. Having already proposed residential development here, Swale Council is satisfied that road traffic noise is not an insurmountable issue.**
- **Next to the larger site, and adjoining the built-up area, is a further area of relatively level land which might be considered for development provided that a development brief for the two areas combined could deal adequately with access and noise issues.**
- **The remainder of this area should be protected from development, the public footpath enhanced, and maintenance improved.**

#### **AREA 8 - SOUTH STREET AND BOUGHTON CHURCH CONSERVATION AREAS**

- **Preserve or enhance the setting of the Conservation Areas and other designated heritage assets.**
- **Safeguard and manage the churchyard and its wildlife potential.**

#### **AREA 9 - BOUGHTON NORTH FRINGE**

- **Maintain the rural character of Bull Lane and its enhancement through residential allocation at Bull Lane, controlled by a Development Brief that provides for particular, direct, active and well-articulated frontages to the playing fields.**
- **Improve the surroundings of the Village Hall, to enhance the feeling of a community hub and village green.**

## **AREA 10 - BOUGHTON FRUIT BELT SOUTH**

- **Maintain the open character of the area and particularly its role as part of the countryside gap between Faversham and the villages. Ensure that any proposals for an improved junction layout for Brenley Corner are developed to respect and respond to its countryside setting.**
- **Development limited, in accordance with the Local Plan, to that which will contribute to protecting and where possible enhancing the intrinsic value, tranquillity and beauty of the countryside, its buildings and the vitality of rural communities.**

## **DESIGN POLICIES**

**E10 Any full planning application for development must contain sufficient detail to demonstrate that the proposal is of high-quality design and appropriate to its surroundings. Proposals for development within or visible from the Conservation Areas must have regard to the principles set out in the Boughton Conservation Area Appraisals.**

**All new development should:**

- **Reflect its context and be readily assimilated particularly in terms of:**
  - i) the extent and amount of development**
  - ii) scale**
  - iii) layout**
  - iv) open spaces**
  - v) appearance and materials**
  - vi) massing and boundary treatments**
- **Respect and enhance the historic environment of the parishes and their heritage and natural assets.**
- **Ensure that locally important views and vistas as set out in Background Document BD10 are maintained or enhanced.**
- **Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character.**
- **Be in accordance with information and design guidance in Design Briefs for areas of new development, in particular to maintain the rural appearance of Bull Lane and to deal with issues of noise and pollution from the A2.**
- **Take account of information and design guidance included in the Boughton Conservation Area Appraisals and the Landscape Character Analyses, including measures to incorporate landscaping including native species, installed prior to first occupation and maintained thereafter.**

- **Incorporate features to improve environmental performance and reduce carbon emissions, unless it is demonstrated to be not practicable and viable.**
- **Encourage and incorporate measures to protect and enhance biodiversity in the design and landscaping of all development.**

#### **LOCAL DISTINCTIVENESS, VARIETY, AND COHESIVENESS**

**E11. The traditional pattern of growth which characterises the parishes of Boughton and Dunkirk is one of small scale and gradual change. This must be reflected in the scale of any development permitted in the Neighbourhood Plan area over the plan period.**

- **Designs which could be ‘anywhere place’ will not be acceptable.**
- **Variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also respect and positively contribute to local distinctiveness.**
- **All elements of schemes must be considered to produce a cohesive and high-quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design.**

#### **RESOURCE EFFICIENT DESIGN**

**E12. High levels of resource efficiency will be expected and must be demonstrated in any application for development. Site-specific proposals must take account of location, layout and building orientation to minimise energy consumption.**

#### **LIGHTING**

**E13. Any lighting proposed must not cause visual intrusion or light pollution. All lighting must meet high levels of energy efficiency.**

#### **EVIDENCE BASE**

Background Documents: BD8, BD9, BD10 and BD11

## 14. EVIDENCE BASE OVERVIEW

Ref No	SUMMARY of Background Documents
BD1	<p>Neighbourhood plan questionnaire and results</p> <p>Includes a copy of the questionnaire delivered to all 1200 households and summarises the results for each of the 20 questions.</p> <p>There was a 21% response rate.</p>
BD2	<p>Workshops and community engagement</p> <p>Overview of 2 workshops, 7 public meetings/surgeries, 25 community group visits, and four surveys undertaken during the period 2013-2015, in order to ensure residents' views were fully taken into account, and as many volunteers as possible were given an opportunity to participate.</p>
BD3	<p>School documentation and engagement with young people</p> <p>Summarises the lessons delivered at the local primary school in 2015, and views collected from schoolchildren about amenities in their community.</p>
BD4	<p>Traffic and Transportation</p> <p>Describes the road and footpath network and current public transport services, and discusses problems with traffic levels, car and lorry parking, lighting, and signage.</p>
BD5	<p>Housing</p> <p>Extracts the housing issues raised through community engagement, particularly the implications for provision of new privately-owned affordable homes.</p>
BD6	<p>Local Needs Housing survey</p> <p>Sets out results of October 2014 survey of existing housing stock as reported by 353 residents, and housing needs for 29 households seeking new housing at that time. Also shows costs of houses sold, for sale or for rent in 2020.</p>
BD7	<p>Business and Employment</p> <p>Shows results of a Business Monitor survey of 170 local companies carried out in 2015, with a response rate of 40%, including suggestions for improvements.</p>

BD8	<p>Conservation Area Assessments</p> <p>Includes published Consultation Drafts of Character Appraisal and Management Strategies for 3 Conservation Areas within the NP area: Boughton Street CA (2015), Boughton Church CA (2016) and South Street CA (2016.)</p>
BD9	<p>Rural Landscape Area Assessments</p> <p>Summarises the Swale Borough Council Landscape Character Assessments of the 3 rural landscape types within the NP area: Faversham and Ospringe Fruit Belt, Hernhill and Boughton Fruit Belt, and Blean Woods West. Guidelines for each area are proposed, which are taken into account in the NP.</p>
BD10	<p>Landscape Character Assessments</p> <p>Details the 10 different landscape areas identified within the NP area; each one is mapped, photographed and described in detail in terms of the landscape, views and built environment. Development/design guidelines are given for each separate area.</p>
BD11	<p>Open Spaces and Community Wellbeing</p> <p>Reviews the large number of diverse green spaces within the NP area which are available for the public to use and enjoy.</p>
BD12	<p>Strategic Environmental Assessments SEA/HRA screening report</p> <p>To be provided by Swale Borough Council if required</p>
BD13	<p>Call for sites - Consultation with landowners</p> <p>Shows correspondence with landowners who responded to the call for sites.</p>
BD14	<p>Site assessments and allocations</p> <p>Sets out individual site assessments for 23 potential new housing sites.</p> <p>Includes a Strategic Housing Land Availability Assessment.</p>
BD15	<p>Basic conditions statement</p> <p>A schedule of how the NP supports European, national, regional and local policies on planning and the environment.</p>
BD16	<p>Our Community</p> <p>History and development of Boughton under Blean and Dunkirk.</p>
BD17	<p>Consultation Statement</p> <p>Summary of the process of consultation on the draft plan.</p>

## 15. LETTER OF DESIGNATION

### Local Development Framework Panel Thursday, 19th September, 2013

### Local Development Framework Panel

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne on Thursday 19 September 2013 from 7:00 pm to 8.20 pm.

**Present:** Councillor Gerry Lewin (Chairman), Councillor Bryan Mulhern (Vice-Chairman), Councillors Andy Booth, Derek Conway, Mike Haywood, Prescott, Adam Tolhurst, Roger Truelove and John Wright.

**Officers Present:** Alan Best, James Freeman and Kellie Mackenzie.

**Also In Attendance:** Councillor David Simmons (Cabinet Member for Environment and Rural Affairs).

273	<p><b>Minutes</b></p> <p>The Minutes of the Meeting held on 27 June 2013 (Minutes Nos. 108 - 111) were taken as read, approved and signed by the Chairman as a correct record subject to an amendment to Minute No. 107 to reflect that Councillor Bryan Mulhern was elected as Vice-Chairman.</p>
274	<p><b>Declarations Of Interest</b></p> <p>No interests were declared.</p>
<p><b>Part A Minutes For Recommendation To Cabinet</b></p>	
275	<p><b>Draft Kent Downs Area Of Outstanding Natural Beauty Management Plan 2015-2020</b></p> <p>The Chairman welcomed Councillor David Simmons, Cabinet Member for Environmental and Rural Affairs to the meeting.</p> <p>Councillor Simmons thanked the Principal Planner for the report which set out minor observations, as set out in Table One of the report, on the management plan for the Kent Downs Area of Outstanding Natural Beauty (AONB) which was currently out for consultation.</p> <p>Councillor Simmons spoke about the importance of the document and the need to enhance and strengthen controls to protect AONBs and the countryside for their own sake. Councillor Simmons explained that he would have liked the document to have explored amendments to boundaries, but hopefully this was something for the future.</p> <p>Councillor Simmons also considered that on page three of the report paragraph 2.6 the wording 'decline in woodland management' should be replaced with 'changes in woodland management'.</p> <p>In response to queries from Members, the Principal Planner stated that with regard to Policy VC7 and to green accreditation, there was currently no mechanism to require landowners to support the scheme. He felt that some strengthening of the statement may give added encouragement. Some Members felt that this was best left to businesses to decide whether to join such a scheme. The Principal Planner explained that with regard to the 'byways Open to all traffic' statement in Section 3.10.4, the review would include those areas where it was already legal for off-road vehicles to access.</p> <p>The Chairman thanked the Officer and Cabinet Member for their work on the document.</p> <p><b>RECOMMENDED:</b>  <b>(1) That, subject to the amendments suggested by the Panel, the minor observations set out in Table One be provided to the Area of Outstanding Natural Beauty (AONB) unit for consideration in preparing the final draft adoption version of the management plan.</b></p>
276	<p><b>Boughton-under-blean &amp; Dunkirk Neighbourhood Plan - Designation Of Neighbourhood Area</b></p> <p>The Chairman introduced the report which informed Members of the outcome of a recent public consultation outlining a request by Boughton-under-Blean and Dunkirk Parish Councils to have an area designated as a neighbourhood area for the purposes of developing a Neighbourhood Plan.</p> <p><b>RECOMMENDED:</b>  <b>(1) That the Boughton-Under-Blean and Dunkirk neighbourhood area be designated for the purposes of a Neighbourhood Plan following a six-week public consultation.</b></p>