

Boughton & Dunkirk Neighbourhood Plan

MINUTES

Meeting Held 19 January 2026

Present: Jeff Tutt, Frances Holliday, Julian Owen,

Terry Fitchett, Sarah Moakes, Paul Ray, Nick Pryor, Deborah Evans, Peter Williams (part)

Plan Committee Membership

Peter Williams is resigning from the committee due to his imminent move out of the area. JT and everyone thanked Peter for his excellent contribution to the work of the committee over many years. Nick Pryor from Dunkirk has joined the committee, and brings decades of experience in Planning. JT noted that he himself has recently become a councillor on Boughton Parish Council (BPC) and also remains a councillor on Dunkirk PC. Greg Hewitt of DPC may join future meetings, though he did not attend this meeting.

Rebuttal of Carter Jonas Assessment

The rebuttal of Carter Jonas' assessment of the BDNP Housing Needs Supply, which had been drafted and circulated by JT, was approved with minor typo corrections. This will now be submitted by JT to the Mid-Kent planning portal for Swale's consideration in connection with Winterbourne Fields.

Funding from BPC

PR reported that BPC recently voted to withhold any funding for the current BDNP Review, with the casting vote given by the Chairman Terry Covell-Roberts. A contribution of just £500 had been requested, which would have matched the funds already allocated by DPC. The committee asked the two BPC members to convey our disappointment in this decision.

Swale Community Governance Review

Swale have published a Community Governance Review on their website. Part 6 of this review is a proposal to incorporate all of the Duchy site into Watling ward of Faversham Town Council. This would remove the 26% of the site which is now within Boughton PC boundaries, and also affect Selling's boundary. There has been no formal consultation with BPC. The arguments raised against this change included: the process has been undemocratic—all residents should be asked to vote on this via a referendum; the current boundaries form a key part of the BDNP local area and this made Plan has legal status; the proposed change could be subject to judicial review; the motives for making this change are suspect, but could be financial in that if the Duchy development is approved, BPC would lose any claim to Section 106 funding from the Duchy, and in future the parish precept from 2500 homes would accrue to Faversham rather than BPC.

Each member of the committee living in Boughton was asked to respond to this consultation individually, and JT will draft a formal response from BDNP. Deadline 9th February.

Selling PC

Representatives from BPC met informally with the chairman of Selling PC to discuss the Duchy development. Selling are opposed to the development, and are particularly concerned with the impact of traffic from the proposed development on the Selling Road.

Swale Borough Council Regulation 18 Consultation

On 12th January Swale published a Reg 18 consultation on their Local Plan update. This was discussed and the following points were made:

- there is no explicit statement of their general development strategy. What parts of the borough/types of development are to be given priority?
- This document does not take account of the December 2025 update of the NPPF, and in particular its emphasis on sustainable locations for new housing developments.
- Swale has omitted its housing allocation sites. These should normally be included in a Reg 18 document and not held back until Reg 19, because residents need these details in order to take a view on the plan as a whole.
- The impact of the proposed Highsted development on the borough's housing supply/need is potentially considerable, and the Reg 18 should not proceed until that decision is finalised.
- This plan does not pay adequate regard to protection of heritage assets and conservation areas.
- Sewage infrastructure, water supply and road capacity are all huge constraints on new developments in Swale, but these issues are not addressed.

JT has already begun drafting comments on this consultation, and he will circulate those comments before submission to SBC.

BDNP Housing Needs Survey

This potentially expensive survey will not be undertaken until our funding is secure and Swale's housing allocation/Reg 19 is published.

Fundraising

This remains a thorny issue for the updated BDNP. It is possible that new sources of grants may be found online. TF reports that Hernhill have been successful in finding funding for their new NP, so he will investigate their sources.

Any Other Business

Many other planning applications in the local area are still undecided; several of them relate to self-build developments. Swale have not yet taken a decision on the Bull Lane development. There has been no new application from the owner of the Garden Hotel.

NP requested a greater focus on the heritage of Dunkirk in the next iteration of the BDNP. He will begin redrafting that section.

It was agreed that a new call for sites in the local area should be issued as part of the BDNP Review, but that this should be held back until after Swale publishes their allocated sites in the Reg 19 consultation.

Next Meeting

Date of next meeting to be advised.