

## Boughton & Dunkirk Neighbourhood Plan

### MINUTES

Meeting Held 1st July 2025

Present: Jeff Tutt, Frances Holliday, Julian Owen,  
Terry Fitchett, Sarah Moakes, Deborah Evans

Apologies: Peter Williams

#### Approval of Terms of Reference

It was noted that the parish councils have both now approved the Terms of Reference for the review of the existing B&DNP.

#### Progress on NP Review

FH circulated a spreadsheet which sets out the tasks involved in the NP Review, which will be used in tracking progress (see attached.)

Action: FH

#### Monitoring of Impact of existing NP

In consultation with the parish clerks, FH will undertake an audit of references to the NP since February 2023 in new planning applications, Parish council statutory planning consultations, and Swale planning officer reports. It is hoped that the parish clerks may be able to assist in this work.

Action: FH/JT

#### Withdrawal of Government NP Funding

JT noted that all government funding through Locality for NP work has been withdrawn. A substantial majority of the funding for the existing NP came from Locality, and without this funding, it is not clear how we proceed with the NP Review with little financial support. The NP team will put together a budget necessary for a full review of the NP to be undertaken. We will then have to seek funding from alternative sources, including the parish councils.

Action: NP Team

#### Developments at Nash Court and The Cave

JO noted that no details have yet been seen about proposals for development at Nash Court. If the historic buildings are sensitively restored, this could be an asset to the village. However, there may also be issues with new build development in the grounds.

Several members of the group attended the presentation about residential development on Boughton Golf Course land owned by Pentland Homes, near The Cave hotel. A number of concerns were raised such as impact on traffic, the precedent of development in open countryside, further threat to the green lung between Boughton and Faversham. We will keep a watching brief, and may submit a response to any planning application.

#### Development of land owned by the Duchy of Cornwall

We already submitted a detailed 89-page objection to this development to Swale Council last year. The response from Kent Highways was also very negative. The Duchy team seem

disingenuous in submitting a full planning application for only 261 homes (none of which are in Boughton) whilst requesting only outline planning permission for more than 2200 additional properties. If this application is successful, it will be very difficult to challenge the additional properties in future, once full details are published. The team feel it is paramount that both Parish Councils look to respond. JT believes that Swale Council are likely to make their decision on the current hybrid application this Autumn, and will possibly vote in its favour, since they would be hard pressed to defend any appeal.

A watching brief is also required for any extra documents at Winterbourne Fields.

Date of Next Meeting

To be notified.