



BOUGHTON-UNDER-BLEAN PARISH COUNCIL

Minutes of the extraordinary meeting of the Parish Council held at St Barnabas Parish Centre on Tuesday 30th April 2024 from 7:34pm to 9:09pm.

Present:

Cllr T. Covell (Chairman), Cllr J. Muteham, Cllr S. Moakes, Cllr I. Linfield, Cllr P. Ray

Also present:

Mrs S. Muteham (Clerk) and two members of the public

200. Apologies

Cllr S. Harper, Cllr K. Harper

201. Declaration of Interests

None

202. Public Participation

None

203. Planning

Those present considered the planning application for 261 homes and approx 3,021m² non-residential space along with outline planning permission for remaining phases of the mixed-use residential led development, being Duchy Land at Brenley Corner (23/505533/EIHYB). After much discussion, councillors strongly objected to the application noting the following comments:

- The size and scale of the development represents urban sprawl in a rural area and loss of the settlement gap between parishes. This would negatively set a precedent for further development.
- Proposed development is high density with insufficient green space allocated.
- The proposal does not fit the Boughton & Dunkirk Neighbourhood Plan (BDNP) by not maintaining a green break between parishes.
- Loss of agricultural land which contravenes the government position of building on Grade 1 agricultural land.
- In accordance with their requirements, Swale Borough Council has already fulfilled its 5 year housing plan/land supply.
- Proposed industrial estate is unsightly, involves high rise buildings, not in keeping with the visual amenity of the locality and spoils the agricultural setting of the historical town of Faversham.
- Air quality documentation is based on current levels and does not factor in the enormous increase in traffic to be associated with both the residential properties and commercial locations at the proposed site.
- All infrastructure services and amenities (school, doctors, dentist etc) should be built in the first phase of the development and prior to occupation, to alleviate pressures on the established (and already stretched) existing services.
- All public transport infrastructure to be planned and agreed prior to the first phase of the development.
- The industrial land use has more than trebled from the size noted in the BDNP 5.10.2 *It is necessary to point out that this responsibility is relevant to the 26% of the land within the*

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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.

- There are concerns that the community will not be as sustainable as claimed, as the location precludes it to be a largely car dependent area due to its accessibility and locality adjacent to a major traffic hub (Brenley Corner M2/A2/A299).
- The parish council notes that there is no confirmation of proposals to develop Brenley Corner, which would affect and impact the access to the development site from both the M2 junction 7 (A2) and also from the M2 junction 6 (A251).
- Cannot approve outline planning permission as there is uncertainty.
- Contravenes policy DM31 in the Local Plan *DM31 Agricultural land Development on agricultural land will only be permitted when there is an overriding need that cannot be met on land within the built-up area boundaries. Development on best and most versatile agricultural land (specifically Grades 1, 2 and 3a) will not be permitted unless: 1. The site is allocated for development by the Local Plan; or 2. There is no alternative site on land of a lower grade than 3a or that use of land of a lower grade would significantly and demonstrably work against the achievement of sustainable development; and 3. The development will not result in the remainder of the agricultural holding becoming not viable or lead to likely accumulated and significant losses of high quality agricultural land.*
- The size, scale and density of the development will be detrimental to the surrounding area. BDNP notes 5.5.1 *The adopted Local Plan 'Bearing Fruits 2031 (adopted July 2017) allocates enough land to deliver 14,124 dwellings. From 2022, the housing requirement figure increases from 776 per annum to 1,078 per annum. This means that the Borough Council is expected to allocate sites over the period covered by the current Local Plan and the Local Plan Review (2022 to 2038) for over 26,560 dwellings in the Borough. None of this is 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 become a suburb of Faversham.*
- Any biodiversity net gain is not stated as being made on site and there will not apply to the parish of Boughton under Blean, of which over 25% of the site falls within the parish boundary.

Signed by the CHAIRMAN of the meeting

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