

Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

Site Reference	BDNP 1
Site Address	Land off Colonels Lane, Boughton, Kent ME13 9SL
Site description, existing use	Grazing land
Map of site	
Proposed for	Housing
Site area	0.51 hectares
Owner(s)	
Planning history:	

Planning Policy considerations

National policies relevant to the site?	NPPF paragraphs 17, 55
Local Plan policies relevant to the site?	Site allocation A14.10 Swale Settlement Strategy Policy ST4
Is the site allocated for a particular use in the Local Plan?	The major part of this site is allocated. Policy A14. 10 Minimum 15 dwellings
Do any LP designations apply to the site?	Within Boughton settlement boundary (Policy ST4) in emerging policy. Adjacent to settlement boundary in current Local Plan. Access is in part adjacent to the Conservation Area.
SHLAA submission?	Yes. SW/415
Any emerging local plan documents with relevant policies or designations?	Bearing Fruits; The Swale Borough Local Plan Submission Version, 2015

Desktop Evidence Review.

Is the site in Flood Zones 2 or 3?	No
Could the land be contaminated by a former use or activity?	Unlikely
Are there any nearby sources of noise or air pollution?	Adjoins the A2. Road traffic noise therefore has the potential to impact on future residents.
Is the land of agricultural value?	No.
Are there any Listed buildings on or close to the site?	No. Chestnut cottage?
Could the site contain any archaeological remains?	
Are there any issues of capacity on the local road network (congestion and/or parking)?	
Are there any legal considerations relevant to the site e.g. covenants?	None known.

On-site Considerations.

Access	Is the site easily accessible from the highway?	Vehicular access to this site would require demolition of 1 & 2 Orchard Cottages. Or is it also possible past Chestnut cottage?
	Is the site accessible by public transport?	Yes. Site is 420m from the local bus services running through the village.
Existing features	Are there any physical constraints affecting the site	No. The site slopes gently down to the A2 .
	Important natural features worthy of retention?	None.
	Are there existing buildings worthy of retention?	None
	Are there important views into or out of the site?	The site is visible from the A2
	Are there public	

rights of way affecting the site?	A public footpath runs down the side boundary of the site (and beneath the A2), which would need to be safeguarded.
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Site Context

What are the neighbouring uses?	Residential
What is the local style of buildings – materials, scale, density?	
Could development at the site cause overlooking or loss of privacy for neighbouring uses?	

Physical infrastructure and local services

Infrastructure	Is the site connected to local utilities?	
	Does the site have high speed broadband connection?	
Local services	How close are the following local services and facilities?	School primary 470m GP practice 390m Pharmacy Local shops 420m Post Office 420m Library Play space Sports centre and/or pitches

Deliverability

Are there any power lines, pipelines or other infrastructure crossing or affecting the site?	
Over what timeframe might the site become available for development	0 – 5 years

Summary

Summary desktop research findings	Not in Flood Zone; no impact on local heritage assets with exception of low level impact on setting on the Boughton Street Conservation Area.
Summary of the planning policy considerations	This site is already proposed to be allocated for residential development in submitted version of the Swale Local Plan Bearing Fruits 2031, with which this Neighbourhood Plan must be general conformity.
Onsite considerations summary	Vehicular access needs to be resolved. Development layout and design will need to take account of proximity to A2.
Infrastructure & local services summary	Sustainable location within walking distance of local services.
Deliverability summary	As far as can be ascertained, there are no legal issues or lease and tenancy agreements affecting this site. This site could come forward in the short term.

Site survey undertaken by (print and sign):

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Recommendation: Allocation