

Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

Site Reference	BDNP 10
Site Address	Vine Farm, Bull Lane Boughton ME13 9AL
Site description, existing use	Agriculture, fruit production
Map of site	
Proposed for	Housing
Site area	0.8ha
Owner(s)	[REDACTED]
Planning history:	

Planning Policy considerations

National policies relevant to the site?	NPPF paragraphs 17, 55
Local Plan policies relevant to the site?	ST4, DM24
Is the site allocated for a particular use in the Local Plan?	No
Do any LP designations apply to the site?	Adjoins Boughton settlement boundary In the Area of High Landscape Value (Swale Level)
SHLAA submission?	No
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?	
Could the land be contaminated by a former use or activity?	
Are there any nearby sources of noise or air pollution?	
Is the land of agricultural value?	
Are there any Listed buildings on or close to the site?	
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?	

On-site Considerations.

Access	Is the site easily accessible from the highway?	No
	Is the site accessible by public transport?	
Existing features	Are there any physical constraints affecting the site	
	Important natural features worthy of retention?	
	Are there existing buildings worthy of retention?	
	Are there important views into or out of the site?	
	Are there public rights of way affecting the site?	

Site Context

What are the neighbouring uses?	
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 GP practice Pharmacy Local shops Post Office 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	

Summary

Summary desktop research findings	
Summary of the planning policy considerations	Outside but adjoining the settlement boundary. Development here would represent an extension of the built confines of Boughton northwards. This is however already happening with allocation A14.12.
Onsite considerations summary	
Infrastructure & local services summary	Sustainable location within walking distance of local services.
Deliverability summary	Issues with capacity of Bull Lane for additional vehicular access.

Site survey undertaken by (print and sign):

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Recommendation: Potential for Allocation