

## Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

<b>Site Reference</b>	<b>BDNP 11</b>
<b>Site Address</b>	<b>Coldstore off Boughton Street, ME13 9AL</b>
<b>Site description, existing use</b>	Agriculture -turkey farm buildings and field
<b>Map of site</b>	
<b>Proposed for</b>	Housing
<b>Site area</b>	1.2 hectares?
<b>Owner(s)</b>	[REDACTED]
<b>Planning history:</b>	

### Planning Policy considerations

<b>National policies relevant to the site?</b>	NPPF paragraphs 17, 55
<b>Local Plan policies relevant to the site?</b>	ST4, DM33
<b>Is the site allocated for a particular use in the Local Plan?</b>	No
<b>Do any LP designations apply to the site?</b>	Outside Boughton settlement boundary Adjoins the Boughton Street Conservation Area.
<b>SHLAA submission?</b>	No
<b>Any emerging local plan documents with relevant policies or designations?</b>	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?	<ul style="list-style-type: none"> <li>School primary</li> <li>GP practice</li> <li>Pharmacy</li> <li>Local shops</li> <li>Post Office</li> <li>Library</li> <li>Play space</li> <li>Sports centre and/or pitches</li> </ul>

## 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

<b>Summary desktop research findings</b>	
<b>Summary of the planning policy considerations</b>	This is a significant, largely landlocked site outside but adjoining the settlement boundary and the Boughton Street Conservation Area. Development here would have a significant and potentially harmful impact on the setting of the Boughton Street Conservation Area.
<b>Onsite considerations summary</b>	
<b>Infrastructure &amp; local services summary</b>	Sustainable location within walking distance of local services.
<b>Deliverability summary</b>	No vehicular access.

Site survey undertaken by (print and sign): .....

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**Recommendation: Unsuitable for Allocation**