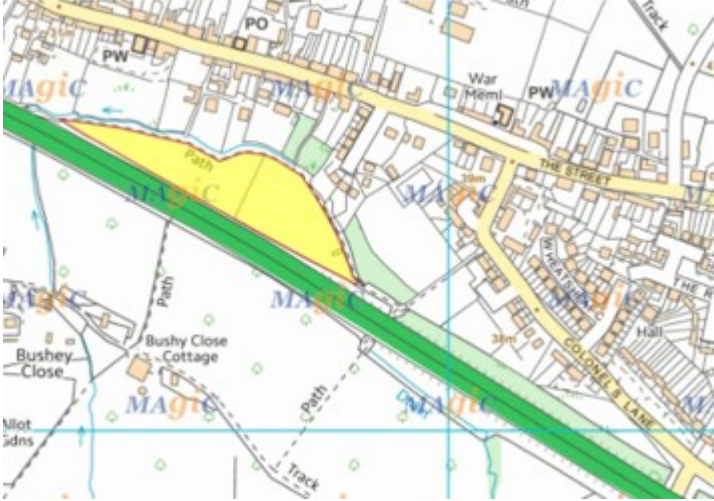


Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

Site Reference	BDNP 2
Site Address	Land off Colonels Lane, Boughton, Kent ME13 9SL
Site description, existing use	Grazing land
Map of site	
Proposed for	Recreation / carparking
Site area	1.61 hectares
Owner(s)	[REDACTED]
Planning history:	

Planning Policy considerations

National policies relevant to the site?	NPPF paragraphs 17
Local Plan policies relevant to the site?	Swale Settlement Strategy Policy ST4
Is the site allocated for a particular use in the Local Plan?	No
Do any LP designations apply to the site?	Outside Boughton settlement boundary Adjoins the Boughton Street Conservation Area.
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?	No
Could the land be contaminated by a former use or activity?	Unknown
Are there any nearby sources of noise or air pollution?	Adjoins the A2.
Is the land of agricultural value?	No.
Are there any Listed buildings on or close to the site?	Yes, adjoins the curtilage of Queens head PH (Grade II) and others?
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?	No
	Is the site accessible by public transport?	Yes. Site is 160m from the local bus services running through the village.
Existing features	Are there any physical constraints affecting the site	
	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 along the northern boundary of the site.

Site Context

What are the neighbouring uses?	Public House, residential and grazing
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 250m GP practice 520m Pharmacy Local shops 86m Post Office 86m 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; potential for harmful impact on the setting on the Boughton Street Conservation Area.
Summary of the planning policy considerations	Outside settlement boundary.
Onsite considerations summary	No vehicular access. Proximity to A2.
Infrastructure & local services summary	Sustainable location within walking distance of local services.
Deliverability summary	No vehicular access.

Site survey undertaken by (print and sign):

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Recommendation: Unsuitable for Allocation