

Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

Site Reference	BDNP 21
Site Address	Land to the west of Berkeley House, Boughton Hill, Dunkirk
Site description, existing use	Residential curtilage, garden land
Map of site	
Proposed for	Housing
Site area	hectares
Owner(s)	
Planning history:	

Planning Policy considerations

National policies relevant to the site?	NPPF paragraphs 17, 55 and 109
Local Plan policies relevant to the site?	ST7, DM24, DM26
Is the site allocated for a particular use in the Local Plan?	No
Do any LP designations apply to the site?	Outside settlement boundary of Dunkirk. In Area of High Landscape Value (Kent 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?	Right of way over adjacent property's driveway
	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?	
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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	Site is outside the built confines of Dunkirk in an area designated as of High Landscape Value (Kent Level) which is protected for its scenic importance in a county-wide context.
Onsite considerations summary	This is garden land.
Infrastructure & local services summary	Unsustainable location outside acceptable walking distance of local services.
Deliverability summary	

Site survey undertaken by (print and sign):

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Recommendation: Unsuitable for Allocation