


## Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

<b>Site Reference</b>	<b>BDNP 22</b>
<b>Site Address</b>	<b>Paddock land rear of Chestnut Close, Boughton, Kent ME13 9SJ</b>
<b>Site description, existing use</b>	Paddock grazing of horses
<b>Map of site</b>	
<b>Proposed for</b>	Housing
<b>Site area</b>	1.15 hectares
<b>Owner(s)</b>	[REDACTED]
<b>Planning history:</b>	

### Planning Policy considerations

<b>National policies relevant to the site?</b>	NPPF paragraphs 17
<b>Local Plan policies relevant to the site?</b>	Swale Settlement Strategy Policy ST4 Adjoins Site Allocation A14.10
<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
<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?	No
Could the land be contaminated by a former use or activity?	Unknown
Are there any nearby sources of noise or air pollution?	Borders the A2.
Is the land of agricultural value?	Unknown.
Are there any Listed buildings on or close to the site?	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?	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?	
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**Site Context**

What are the neighbouring uses?	Housing
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 <b>250m</b> GP practice <b>520m</b> Pharmacy Local shops <b>86m</b> Post Office <b>86m</b> 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

<b>Summary desktop research findings</b>	
<b>Summary of the planning policy considerations</b>	Outside settlement boundary.
<b>Onsite considerations summary</b>	No vehicular access. Proximity to A2.
<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 due to lack of access**