


Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

Site Reference	BDNP 23
Site Address	Former tennis court, rear of 89 The Street, Boughton, Kent ME13 9BG
Site description, existing use	Residential garden land and tennis court
Map of site	<div style="display: flex; align-items: center;"> <div style="background-color: black; width: 150px; height: 20px; margin-right: 10px;"></div> <div style="margin-right: 10px;">K882880</div>  </div>
Proposed for	Housing
Site area	0.22 hectares
Owner(s)	<div style="background-color: black; width: 200px; height: 20px;"></div>
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?	Borders Boughton settlement boundary and 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?	
Is the land of agricultural value?	Unknown.
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?	None known.

On-site Considerations.

Access	Is the site easily accessible from the highway?	Access driveway from Colonels Lane
	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?	
	Are there public rights of way affecting the site?	

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 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	
Summary of the planning policy considerations	This is too small a site for allocation, outside and bordering settlement boundary and conservation area.
Onsite considerations summary	
Infrastructure & local services summary	Sustainable location within walking distance of local services.
Deliverability summary	

Site survey undertaken by (print and sign):

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Recommendation: potentially unsuitable for Allocation due to size.