

## Boughton and Dunkirk Neighbourhood Plan - Site Assessment.

<b>Site Reference</b>	<b>BDNP 5</b>
<b>Site Address</b>	<b>Swedish Houses, Land South of Colonels Lane, Boughton, Kent ME13 9SL</b>
<b>Site description, existing use</b>	Grazing land
<b>Map of site</b>	
<b>Proposed for</b>	Housing
<b>Site area</b>	0.31 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>	Site allocation A14.11 Swale Settlement Strategy Policy ST4
<b>Is the site allocated for a particular use in the Local Plan?</b>	The major part of this site is allocated. Policy A14. 10 Minimum 6 dwellings
<b>Do any LP designations apply to the site?</b>	Within Boughton settlement boundary (Policy ST4) in emerging policy. Adjacent to settlement boundary in current Local Plan.
<b>SHLAA submission?</b>	Yes. SW/417
<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.

<b>Is the site in Flood Zones 2 or 3?</b>	No
<b>Could the land be contaminated by a former use or activity?</b>	Unlikely
<b>Are there any nearby sources of noise or air pollution?</b>	Adjoins the A2. Road traffic noise therefore has the potential to impact on future residents.
<b>Is the land of agricultural value?</b>	No.
<b>Are there any Listed buildings on or close to the site?</b>	No.
<b>Could the site contain any archaeological remains?</b>	
<b>Are there any issues of capacity on the local road network (congestion and/or parking)?</b>	
<b>Are there any legal considerations relevant to the site e.g. covenants?</b>	None known.

## On-site Considerations.

<b>Access</b>	<b>Is the site easily accessible from the highway?</b>	Yes, direct off Colonels Lane.
	<b>Is the site accessible by public transport?</b>	Yes. Site is 630m from a bus stop.
<b>Existing features</b>	<b>Are there any physical constraints affecting the site</b>	No.
	<b>Important natural features worthy of retention?</b>	None on site. TPOd oak is located on adjoining land at the front of the site.
	<b>Are there existing buildings worthy of retention?</b>	None
	<b>Are there important views into or out of the site?</b>	The site is visible from the A2
	<b>Are there public rights of way affecting the site?</b>	none

## Site Context

What are the neighbouring uses?	Residential
What is the local style of buildings – materials, scale, density?	
Could development at the site cause overlooking or loss of privacy for neighbouring uses?	No.

## 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>690m</b> GP practice <b>620m</b> Pharmacy Local shops <b>630m</b> Post Office <b>630m</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>	Not in Flood Zone; no impact on local heritage assets, adjacent to existing settlement boundary, within proposed settlement boundary.
<b>Summary of the planning policy considerations</b>	This site is already proposed to be allocated for residential development in submitted version of the Swale Local Plan Bearing Fruits 2031, with which this Neighbourhood Plan must be general conformity.
<b>Onsite considerations summary</b>	Development layout and design will need to take account of proximity to A2.
<b>Infrastructure &amp; local services summary</b>	Sustainable location within walking distance of local services.
<b>Deliverability summary</b>	As far as can be ascertained, there are no legal issues or lease and tenancy agreements affecting this site. This site could come forward in the short term.

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

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**Recommendation: Allocation**