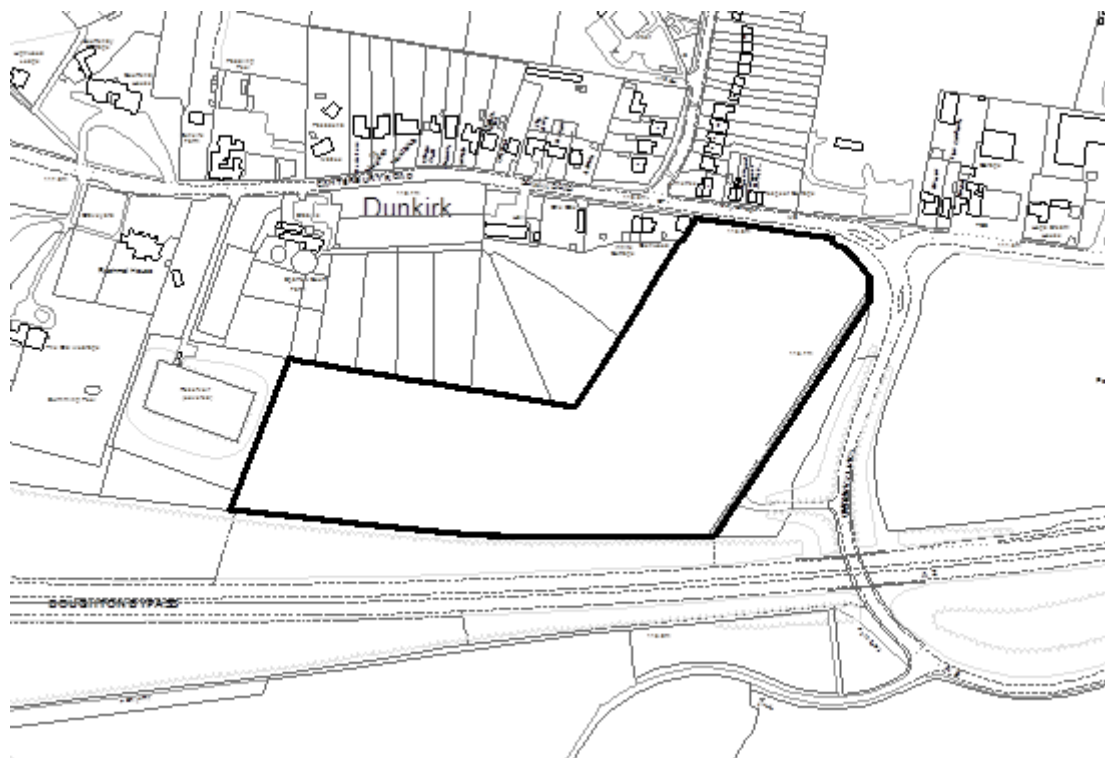


Ref	BDNP006
Site address	Courtenay Road Farm, Canterbury Road, Dunkirk
Site area (ha)	3.2
Land owners yield (where appropriate)	-
Density multiplier yield	89
Final SHLAA yield	77
Site description	
<p>This site lies east of Courtenay Road and north of Canterbury Road in Dunkirk. The land is in agricultural use and is used for the storage of HGVs. There is a mature hedgerow to the road frontage.</p> <p>Bossenden Wood, forming part of the Blean Ancient Woodland, lies beyond the northern and eastern boundaries of the site and forms a strong, defensible boundary.</p> <p><u>This site lies outside the scope of settlements defined at paragraph 33 of the SHLAA methodology. As such, the site would have been screened out of the SHLAA assessment process at step 0 and not taken forward for consideration as part of the potential pool of housing sites.</u></p>	
Re-assessment of site in accordance with all steps of the SHLAA methodology	
Step 1 – policy constraints	Should site progress to Step 2? Yes
There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.	

<p>However, there is ancient woodland and designated national nature reserve at Blean Woods beyond the northern and eastern boundaries of the site.</p>	
<p>Step 2 – suitability</p>	<p>Should site progress to Step 3? No</p>
<p>The site is currently subject to an outline planning application for a mixed use development comprising up to 77 dwellings and associated commercial (B1) and retail units (16/505118/OUT).</p> <p>By virtue of the fact that this site lies outside Boughton (one of the settlements noted at paragraph 33 of the SHLAA methodology as being settlement where development could be sustainably located) it is remote in terms of access to services. Specifically, although within 800m of a bus stop providing two or more services an hour (3/3A Faversham-Canterbury) it exceeds the 800m walking distance to a convenience store, primary school and GP at 2.3km, 2.4km and 1.78km respectively.</p> <p>Access to the site would need to be taken from the old A2. For a development in excess of 50 dwellings an emergency access would need to be provided – which would be logistically difficult. In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).</p> <p>The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, topography or flood risk.</p> <p>There are no designated heritage assets (listed buildings/conservation areas) in the immediate area. Provided any new buildings didn't exceed two storeys in height there is unlikely to be any impact on landscape is likely to be minor/moderate.</p> <p>There is scope for the scruffy road frontage to be replaced by an attractively landscaped entrance into the site and/or some well-designed new housing to uplift the appearance of the locality</p> <p>The SHLAA yield has been reduced to reflect the details of the current planning application.</p>	
<p>Step 3 – availability</p>	<p>Should site progress to Step 4? Yes</p>
<p>The site has a willing landowner and is considered to be available for development.</p>	
<p>Step 4 – achievability</p>	<p>Should site progress to Step 5? Yes</p>
<p>Viability advice is that all sites in the area are viable to develop in current market conditions, and can accommodate 40% affordable housing and a CIL charge.</p>	
<p>Step 5 – over all achievability</p>	<p>Not Deliverable</p>
<p>This site fails the SHLAA assessment process at step 0, as it lies beyond the settlement scope and is therefore remote from services and facilities. Development in this location is not considered sustainable.</p>	



Ref	BDNP007
Site address	Foresters Farm, Canterbury Road, Dunkirk
Site area (ha)	4.8
Land owners yield (where appropriate)	-
Density multiplier yield	134
Final SHLAA yield	20
Site description	
<p>This site lies to the south of Canterbury Road and north of the A2/Boughton Bypass. It is enclosed with hedgerow to its outer boundaries, with a natural ditch on the open grass verge. Access to the site is off the A2 link road.</p> <p><u>This site lies outside the scope of settlements defined at paragraph 33 of the SHLAA methodology. As such, the site would have been screened out of the SHLAA assessment process at step 0 and not taken forward for consideration as part of the potential pool of housing sites.</u></p>	
Re-assessment of site in accordance with all steps of the SHLAA methodology	
Step 1 – policy constraints	Should site progress to Step 2? Yes
There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.	
Step 2 – suitability	Should site progress to Step 3? No
By virtue of the fact that this site lies outside Boughton (one of the settlements noted at	

paragraph 33 of the SHLAA methodology as being settlement where development could be sustainably located) it is remote in terms of access to services. Specifically, although within 800m of a bus stop providing two or more services an hour (3/3A Faversham-Canterbury) it exceeds the 800m walking distance to a convenience store, primary school and GP at 2.3km, 2.4km and 1.78km respectively.

Currently there is no marked highway access into the site from the Canterbury Road. The farm access on the eastern boundary is not considered an appropriate point of access for any future development at the site. At this point vehicles are still moving at unrestricted speeds until they reach the corner onto Canterbury Road. Ensuring suitable visibility to the east would require the boundary hedge to be cut back. Access into the site would need to make provision for the drainage ditch culverted (or similar). However, in terms of the rural character of the area it is considered that it would be beneficial to retain the ditch that runs along the road frontage between the kerb and the adjacent hedgerow. This not only serves an important drainage function at times of heavy rain, but is also important in helping to maintain the rural character of the locality.

In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).

The site has no known restrictions in terms water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, topography or flood risk.

There are no designated heritage assets (listed buildings/conservation areas) on site. However, the setting of the Grade II listed parish church and associated Grade II listed former vicarage (now two non-tied private dwellings) would need to be taken into account.

In the interests of minimising road noise and addressing potentially poor air quality, it is suggested that the southern half of this L-shaped site should not be developed (or subject only to minor development) with substantial landscaping to soften, partly screen and help mitigate traffic noise and air pollution from the adjacent A2 bypass. Provided any new buildings didn't exceed two storeys in height impact on landscape is likely to be minor/moderate. The opportunity exists to develop the site around a village green marking the entrance into Dunkirk, which in landscape terms would offer a community/visual focal point.

The SHLAA yield has been reduced to reflect that only the northern half of the site is considered suitable for development and that any housing here should be developed around a village green feature to help preserve the rural/village character of the locality.

Step 3 – availability

Should site progress to Step 4? Yes

The site has a willing landowner and is considered to be available for development.

Step 4 – achievability

Should site progress to Step 5? Yes

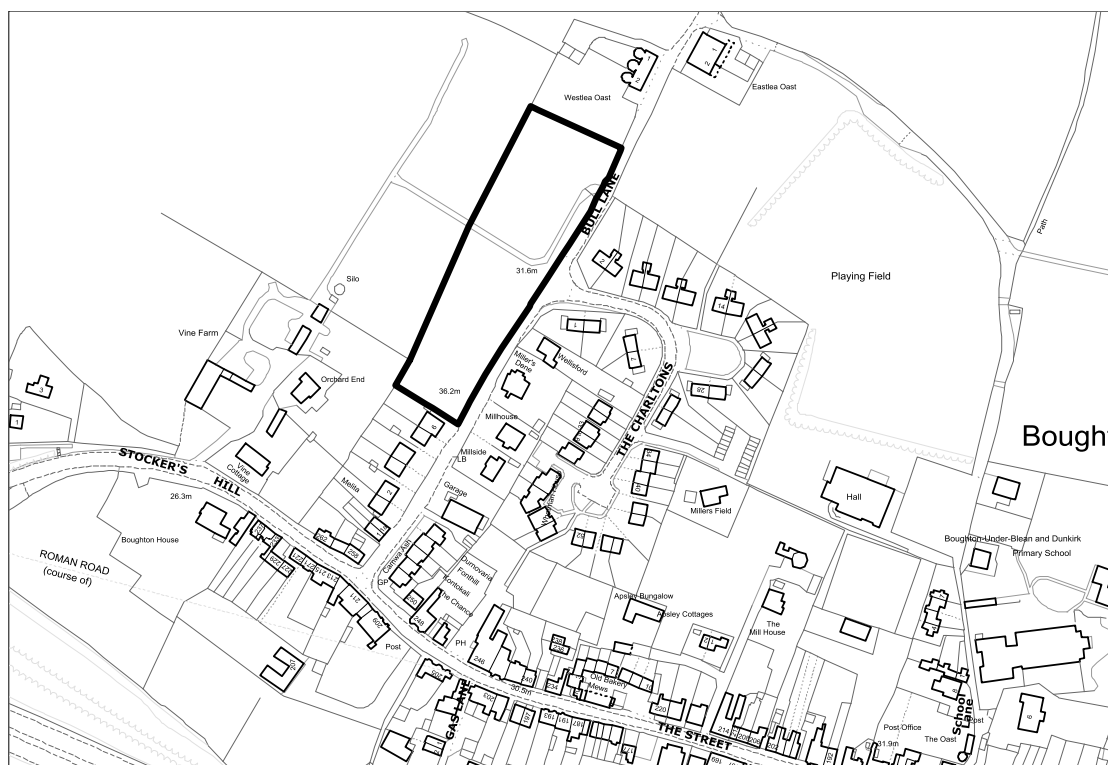
Viability advice is that all sites in the area are viable to develop in current market conditions, and can accommodate 40% affordable housing and a CIL charge.

Step 5 – over all achievability

Not deliverable

This site fails the SHLAA assessment process at step 0, as it lies beyond the settlement scope and is therefore remote from services and facilities. Development in this location is not considered sustainable.

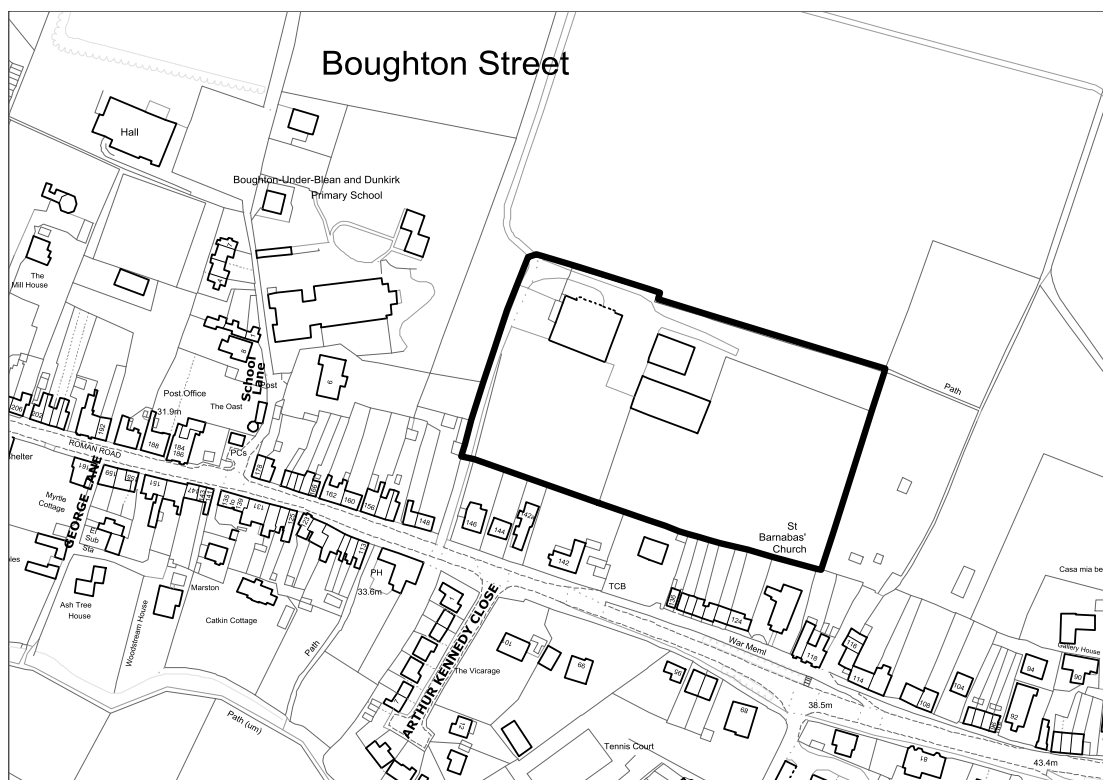
Assessment of potential housing sites for the Boughton & Dunkirk Neighbourhood Plan



Ref	BDNP010
Site address	Vine Farm, Bull Lane, Boughton
Site area (ha)	0.8ha
Land owners yield (where appropriate)	-
Density multiplier yield	25
Final SHLAA yield	20
Site description	
<p>This site lies to the west of Bull Lane, infilling the gap between the cluster of dwellings at the southern end of the Bull Lane and Westlea Oast to the north. The site is bounded to Bull Lane by hedgerow.</p> <p>Land to the rear falls away and rises again, giving distinctive views to the Grade II* Nash Court. Although this site lies fallow, it sits within a wider landscape of fruit cultivation. The field-ward boundary is unmarked, but lines through with the adjoining frontage development with Bull Lane.</p>	
Step 1 – policy constraints	Should site progress to Step 2? Yes
There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.	
Step 2 – suitability	Should site progress to Step 3? No
<p>This site lies 614m from the village shop, 420m from the primary school and 1.1km from the GP surgery. A frequent bus service runs along the main street. Poor access to a GP surgery (60 The Street) is considered to be a relatively minor issue and would not be critical on its</p>	

<p>own.</p> <p>There is currently a sub-standard farm access at the northernmost end of the site. A new access would need to be provided. However, there is a question mark over Bull Lane's suitability for increased usage as the carriageway is little more than 4m wide for much of its length across the site frontage. Consideration may need to be given to widening the road to enable larger vehicles to enter the site. Sightlines are poor along Bull Lane, this will require potential cutting back of the long section of hedgerow (or road widening), to allow provision of visibility splays.</p> <p>In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).</p> <p>The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, or flood risk.</p> <p>There are no designated heritage assets (listed buildings/conservation areas) on site – although there are listed buildings nearby at Vines Farm and on Boughton Street, which is a designated Conservation Area.</p> <p>This site lies at the very edge of the village and is a visually sensitive site (as referenced in the Boughton and Dunkirk Neighbourhood Plan Landscape Character Areas document). The site occupies a roadside location within a much larger fruit cultivation area, with the land sloping away in a westerly direction. The open nature of this section of Bull lane affords important long distance views west to the Grade II* listed Nash Court, which is a distinctive landmark feature in this area of countryside.</p> <p>Oast houses and associated agricultural buildings lie to the southwest and northeast of this site. Although those at Westlea and Eastlea Oasts have been converted into residential use, their presence in the landscape reinforces the rural character of the locality. It is considered that development in this location would have a moderate impact on the landscape.</p> <p>As this site fails in terms of access to a GP surgery and the concerns about the impact on the landscape – in terms of highway impacts and wider views in this Area of High Landscape Value, it is concluded that this site should not progress to step 3 of the assessment process.</p>	
<p>Re-assessment of site in accordance with all steps of the SHLAA methodology</p>	
<p>Step 3 – availability</p> <p>The site has a willing landowner and is considered to be available for development.</p>	<p>Should site progress to Step 4? Yes</p>
<p>Step 4 – achievability</p> <p>Viability advice is that all sites in the area are viable to develop in current market conditions, and can accommodate 40% affordable housing and a CIL charge.</p> <p>This site should yield a only a low density of development which is very traditional in character, enabling views between the buildings to Nash Court so that this recognised important view from Bull Lane would not be lost.</p> <p>Development of this site should be along the road frontage only with the boundary hedgerow retained to the front. In terms of mitigating the impact on the wider landscape (and to preserve views) access to the site is envisaged centrally, dividing two groups houses. This access point should allow good views to Nash Court. The yield has been reduced to reflect these concerns.</p>	<p>Should site progress to Step 5? Yes</p>
<p>Step 5 – over all achievability</p>	<p>Deliverable</p>

This site is located in a popular residential area. Development would need to carefully consider highway safety and mitigate impacts on nearby heritage assets and the wider landscape character.



Ref	BDNP011
Site address	Coldstore rear of 118-146 The Street, Boughton
Site area (ha)	1.7
Land owners yield (where appropriate)	-
Density multiplier yield	54
Final SHLAA yield	30
Site description	
<p>This site is accessed via a track/public footpath between 146/148 Boughton Street and extends out to the rear of St Barnabas' Church. The site is occupied by three farm buildings (and fruit pickers caravans). The access is constrained being single track only, with a brick wall marking the boundary with No.146. This is an open area of land, close to the heart of the village. The southern boundary meets the edge of the conservation area.</p>	
Step 1 – policy constraints	Should site progress to Step 2? Yes
<p>There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.</p>	
Step 2 – suitability	Should site progress to Step 3? No
<p>This site is sustainably located 200m from the village shop, 380m from the primary school and 665m from the GP surgery. A frequent bus service runs along the main street.</p> <p>The existing track/footpath off the High street could be made suitable for vehicular access with the removal of the verge which runs up its length. However, there is a potential pinch</p>	

point at the top of the track. This could be overcome with some sort of priority system or by substantially cutting back the hedgerow that borders the track. Visibility onto the High Street is affected by the presence of parked cars – although the high boundary wall is sufficiently set back from the carriageway as to not obstruct sightlines.

As an alternative it would be preferable to secure alternative access from the north via sites BDNP01 and BDNP014. This would free up access to the High Street for the sole use of pedestrians/cyclists. This solution is probably more suitable to the village environment and would encourage more sustainable modes of transport, residents accessing local amenities on foot.

This alternative access arrangement is also supported from a heritage point of view in terms of the context of the historic wall, and the attractive (probably early Victorian) terrace on the other side of the track, which contributes significantly to the character of the Conservation Area.

In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).

The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, or flood risk.

The modern agricultural/storage buildings on site are of no historic or architectural merit, and their replacement with a contextually sensitive and well-designed low density housing scheme could feasibly result in a net gain to the overall character and appearance of the Boughton Street Conservation Area.

If this site were to be developed, care would need to be taken to ensure that any new dwellings would not be visually intrusive and/or unacceptably compromise the setting of nearby listed buildings, notably the C18 house known as Scarbutts (and associated garden wall). However, Boughton Street is characterised as being historic ribbon development. This form begins to erode from the late C19, but has accelerated since – as evidenced by the school, village hall and associated buildings to the north.

Given the topography of the site, overlooking of gardens to the rear of the existing road frontage properties could be a problem. It is likely that this could be mitigated with tree planting, which would have the added benefit of providing an attractive backdrop to the new and existing housing.

The northern boundary of the site is effectively on a ridge, and so care would need to be taken with regard to distant views into the site from the north (Bounds Lane or Staplestreet Road/Mount Ephraim) to ensure that the development would not harm views into the Conservation Area and/or present an inappropriate suburban or hard urban edge.

In conclusion it is considered that development here would fail to respect the historic development pattern of the village and have the potential for impacts on the landscape character of the area. Furthermore, in the absence of confirmation about access arrangements (and their landscape impacts), this site cannot be considered to be suitable for development and should not progress to step 3 of the assessment process.

Re-assessment of site in accordance with all steps of the SHLAA methodology

Step 3 – availability

Should site progress to Step 4? Yes

The site has a willing landowner and is considered to be available for development.

Step 4 – achievability

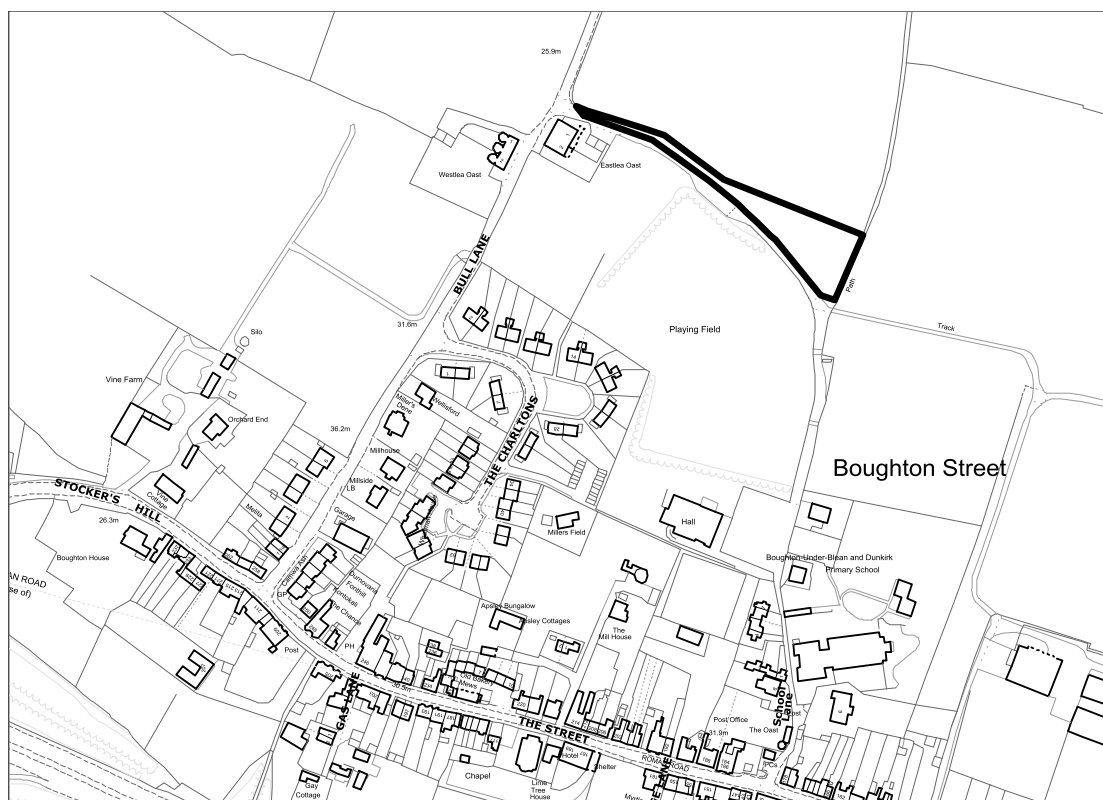
Should site progress to Step 5? Yes

Viability advice is that all sites in the area are viable to develop in current market conditions, and can accommodate 40% affordable housing and a CIL charge.

Step 5 – over all achievability

Deliverable

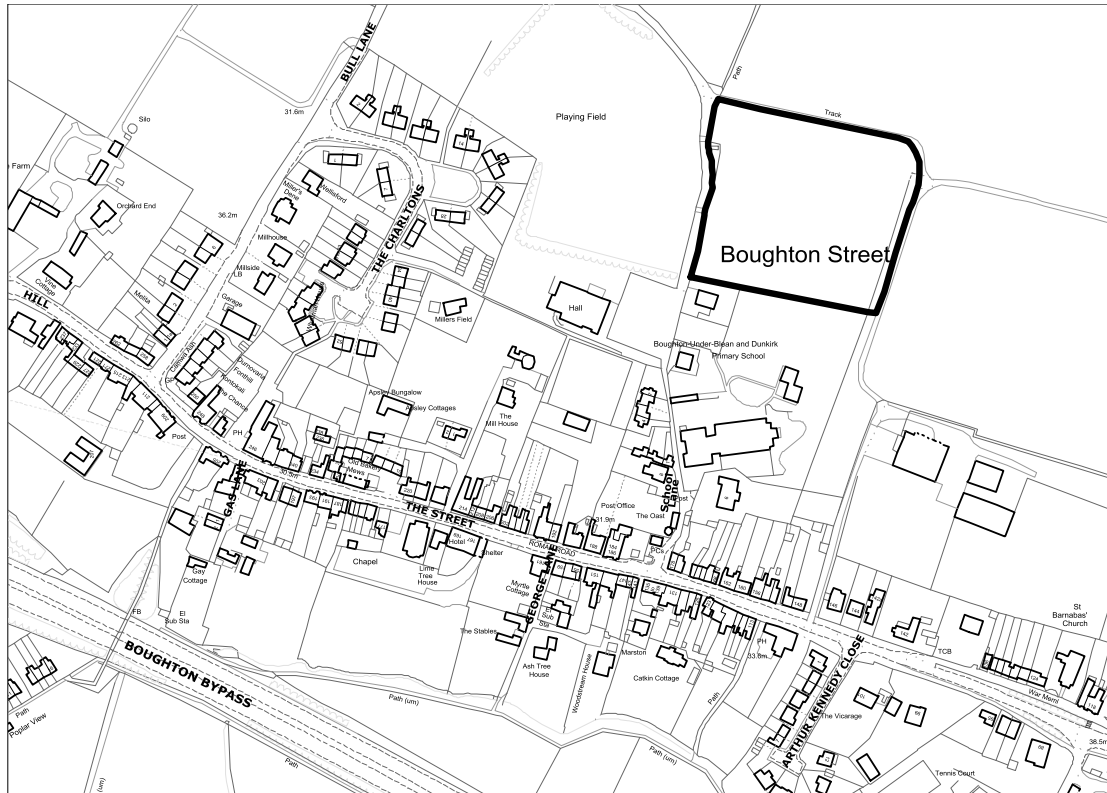
This site is located in a popular residential area. Development would need to carefully mitigate impacts on nearby heritage assets and the wider landscape character.



Ref	BDNP012
Site address	Land north of access road to Boughton Village hall, off Bull Lane, Boughton
Site area (ha)	0.3
Land owners yield (where appropriate)	-
Density multiplier yield	12
Final SHLAA yield	4
Site description	
<p>This site lies to the north of the access road off Bull Lane to the village hall and primary school. It is a small parcel of land located behind a significant hedge.</p> <p><u>Other than a small section of the site opposite Eastlea Oast, this site doesn't lie within or immediately adjacent to the defined built up area of Boughton as set out at paragraph 33 of the SHLAA methodology. As such, it would have been screened out of the SHLAA assessment process at step 0 and not taken forward for consideration as part of the potential pool of housing sites.</u></p>	
Re-assessment of site in accordance with all steps of the SHLAA methodology	
Step 1 – policy constraints	Should site progress to Step 2? Yes
There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.	

Step 2 – suitability	Should site progress to Step 3? Yes
<p>This site is sustainably located 450m from the village shop, 330m from the primary school and 950m from the GP surgery. Poor access to a GP surgery (60 The Street) is considered to be a relatively minor issue and would not be critical on its own. A frequent bus service runs along the main street.</p> <p>Access to this site would have to be taken from Bull Lane, but this road’s suitability for increased access is in question as the carriageway is little more than 4m wide at this point. Consideration will need to be given to widening the road for use by larger vehicles entering the site (especially if this is done in connection with providing access for sites BDNP011 and BDNP014). This could be accompanied by widening footpath ZR606 and using the narrow taper of land at the Bull Lane end to provide vehicular and pedestrian access. The public right of way would need to be maintained, separating pedestrians from any increased vehicular movements. In terms of pedestrian/cycle access there are good links to the school, library and High Street.</p> <p>In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).</p> <p>The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, topography or flood risk.</p> <p>Development of this site would stretch the extent of built up land nearer to Staple Street. There is no obvious or defensible boundary to the northern edge of the site, so future development would need to be mitigated in this regard.</p> <p>Although there are no heritage assets in the vicinity, although the rural setting of Eastlea Oast would need to be protected. Given the backdrop of orchards (an Area of High Landscape Value) and the proximity of Eastlea Oast, any housing at this location should be limited to a maximum of 2.5 storeys, in a range of vernacular styles.</p>	
Step 3 – availability	Should site progress to Step 4? Yes
<p>The site has a willing landowner and is considered to be available for development.</p>	
Step 4 – achievability	Should site progress to Step 5? Yes
<p>Viability advice is that all sites in the area are viable to develop in current market conditions.</p>	
Step 5 – over all achievability	Deliverable
<p>Provided access arrangements are confirmed mitigation put in place to address landscape changes required to secure safe access, as well as mitigation of the impacts of development itself this site could be suitable for development.</p>	

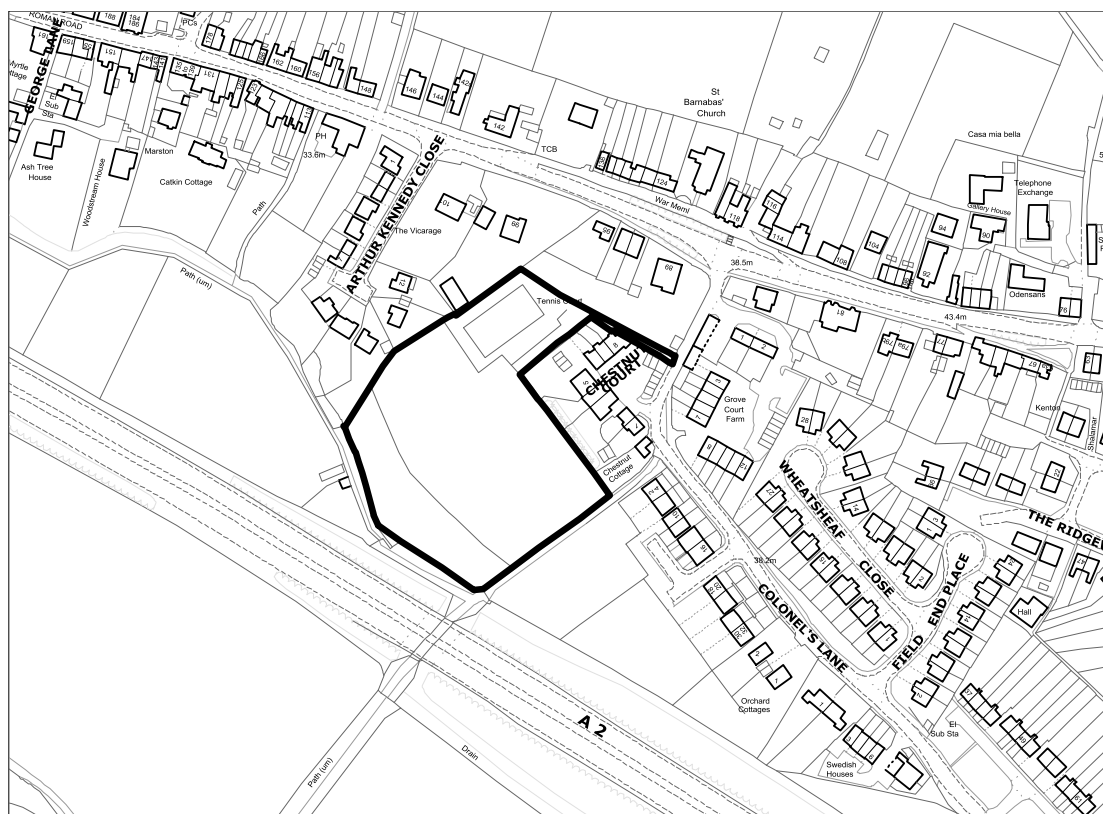
Assessment of potential housing sites for the Boughton & Dunkirk Neighbourhood Plan



Ref	BDNP014
Site address	Land north of Boughton-Under-Blean & Dunkirk Methodist School off Bull Lane, Boughton
Site area (ha)	1.3
Land owners yield (where appropriate)	-
Density multiplier yield	36
Final SHLAA yield	36
Site description	<p>This site is bounded to the south and west by tree planting/hedgerows. The site lies immediately north of the primary school and is laid to orchard. The northern boundary is not defined on the ground.</p> <p><u>This site doesn't lie within or immediately adjacent to the defined built up area of Boughton as set out at paragraph 33 of the SHLAA methodology. As such, the site would have been screened out of the SHLAA assessment process at step 0 and not taken forward for consideration as part of the potential pool of housing sites.</u></p>
Re-assessment of site in accordance with all steps of the SHLAA methodology	
Step 1 – policy constraints	Should site progress to Step 2? Yes
There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.	

Step 2 – suitability	Should site progress to Step 3? Yes
<p>This site is sustainably located 365m from the village shop, 260m from the primary school and 885m from the GP surgery. Poor access to a GP surgery (60 The Street) is considered to be a relatively minor issue and would not be critical on its own. A frequent bus service runs along the main street.</p> <p>Access to this site would be easiest to achieve via site BDNP012/Bull Lane, but this road's suitability for increased use is in question as the carriageway is little more than 4m wide at this point. Consideration will need to be given to widening the road for use by larger vehicles entering the site. In terms of pedestrian/cycle access there are good links to the school, library and High Street.</p> <p>In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).</p> <p>The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, topography or flood risk.</p> <p>This greenfield site affords the opportunity for development without giving rise to any visual harm to the character and appearance of the locality. Away from the lane frontage, where new housing would face out onto/over the adjacent playing field, it might be appropriate to retain/strengthen the existing tall hedge around the site and create a meandering 'street' layout within the centre of the site, with houses either side of it which would create an attractive street scene, with the whole being partly screened/softened from views from the north and east by planting, thus also helping to provide some separation between residential curtilages and land in fruit crop production (which is designated as an Area of High Landscape Value). Highways works to secure access (road widening and visibility splays) would also need to be mitigated in the interests of the visual amenity of this Area of high landscape Value.</p>	
Step 3 – availability	Should site progress to Step 4? Yes
<p>The site has a willing landowner and is considered to be available for development.</p>	
Step 4 – achievability	Should site progress to Step 5? Yes
<p>Viability advice is that all sites in the area are viable to develop in current market conditions, and can accommodate 40% affordable housing and a CIL charge.</p>	
Step 5 – over all achievability	Deliverable
<p>Provided access arrangements are confirmed mitigation put in place to address landscape changes required to secure safe access, as well as mitigation of the impacts of development itself this site could be suitable for development.</p>	

Assessment of potential housing sites for the Boughton & Dunkirk Neighbourhood Plan



Ref	BDNP022 & 023
Site address	Land rear of 89 The Street, off Colonel's Lane, Boughton
Site area (ha)	1.2
Land owners yield (where appropriate)	-
Density multiplier yield	38
Final SHLAA yield	4
Site description	This site adjoins SHLAA site SW/415 (land off Colonels Lane) – with access adjoining Chestnut Cottage, which lies in the conservation area. The site runs down to the A2. The site wraps around Chestnut Court and has a disused access to the rear of 89 The Street.
Step 1 – policy constraints	Should site progress to Step 2? Yes There are no policy constraints in terms of ancient woodland, AONB or wildlife designations.
Step 2 – suitability	Should site progress to Step 3? Yes This site is sustainably located 420m from the village shop, 590m from the primary school and 500m from the GP surgery. A frequent bus service runs along the main street. The existing track (rear of 89 The Street) is unsuitable for vehicular access being too restricted to allow two-way movements. Visibility at this northern point on Colonel's Lane is also poor (barely 10m), which when combed with a significant shadow area to the south

makes this a highly unsuitable for access. Access would also not be suitable from the track next to Chestnut Cottage as even if the verge was cleared, at just 4m wide would be too narrow and interfere with public footpath ZR615.

In terms of traffic movement development would have a minimal effect on the highway network, although during peak hours there would be additional traffic through Boughton (especially in and around peak traffic school hours).

The site has no known restrictions in terms of water supply, sewerage/drainage, electricity supply, gas supply, electricity pylons, contamination/pollution, adverse ground conditions, or flood risk.

As with SHLAA sites SW/415 and SW/417 this site is located close to the A2 Boughton bypass with its attendant issues of traffic noise and air pollution issues. Furthermore, its topography will make the site more challenging to develop.

It is possible that a modest amount of development could be accommodated on the site. Accordingly the density multiplier has been reduced to four dwellings.

In conclusion it is considered that in the absence of confirmation about access arrangements, this site cannot be considered to be suitable for development and should not progress to step 3 of the assessment process.

Re-assessment of site in accordance with all steps of the SHLAA methodology

Step 3 – availability **Should site progress to Step 4? Yes**

The site has a willing landowner and is considered to be available for development.

Step 4 – achievability **Should site progress to Step 5? Yes**

Viability advice is that all sites in the area are viable to develop in current market conditions.

Step 5 – over all achievability **Deliverable**

This site is located in a popular residential area and if the access issue could be resolved it would be suitable for development for a small number of dwellings.