

	Ref. No.	CS6	RAG
	Site name	Field/ Brookside	
Site Information			
	Site location	Brookside Close, Green Lane,Chart Sutton, ME17 3ET	
	Gross area (ha)	2 ha	
	Grid Reference	579089 / 148355	
	MBC Ref.	n/a	
	MBC Assessment (if relevant)	n/a	
	Landowner	David Austen	
	Agent/ Developer	n/a	
	Type of development proposed	Residential	
	Proposed yield	up to 5 dwellings	
	Greenfield/ PDL	Greenfield	
Site Assessment / Suitability			
	Site description	Grassy field	
	Current use	Agricultural	
	Surrounding land uses	Open countryside with scattering of existing houses	
	Planning/ other designations	Countryside	
	Site planning history	None.	

	Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located in the southern half of the parish in open countryside. It is detached from the village in an area of open countryside. It sits within the National Character Area (Low Weald) and borders the Low Weald Landscape of Local Value.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - (41) Linton Park and Farmlands <p>Consider generic guidelines for Low Weald:</p> <ul style="list-style-type: none"> - Conserve the largely undeveloped rural landscape and the remote quality of existing development - Conserve the rural setting of traditional farmhouses - Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak 	
	Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	The site is agricultural bordered by mature trees and with a scattering of trees across the site. There are also hedgerows around the site. There are no designations attached to the site, but the ecological value would need further investigation.	
	Trees (inc. TPO, ancient woodland within and adjacent to the site)	No TPOs on site but in an area (Low Weald) where oak is a prominent feature..	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	Four Grade II listed properties in the vicinity (Chart Hall Farmhouse and Barn, White House Farm and Moat Farm),	
	Archaeology	Further work needed to verify.	
	PROW (within or near site)	PRoWs run along the northern boundary of the site (KH560A) and the eastern boundary (KH559).	

	Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	Access would be directly onto Green Lane. There is an existing access into the property to which the land adjoins. Green Lane is a very narrow lane. There is no nearby access to public transport. No footways beyond the PROWs which border the site.	
	Access to services:		
	Bus stop	Over 2km (village centre)	
	Railway station	Staplehurst/ Maidstone	
	Shop	over 2km	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	over 2km	
	Recreation Ground	over 3 km	
	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	
	Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation.	
	Impacts on existing residential amenity (including access to open space)	Limited. Would need to be carefully buffered.	
	Utilities	No gas or sewerage connection.	
	Suitability assessment	The site is disconnected from the village core and is located along a fast narrow rural lane with no footways or access to public transport. It is not considered suitable for development	
AVAILABILITY			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	

	Availability conclusion	Available	
TIMING			
	Is there a timeframe for a	Unknown	
VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	No	
	Does the site intrude into distant key vistas from viewpoints in the parish?	Site visible from the Greensand Ridge.	
	Will the site bring other community benefits?	No	
	To what extent would you be prepared to deliver against local housing need?	The site could deliver up to ten homes. This is below the threshold for delivering affordable homes.	
	Will the biodiversity net gain be delivered on site?	Unclear. Site owner has suggested that solar panels could be provided.	
	Can the site deliver the 35 dwellings required by the LPR?	No. Would need to be considered in combination with other sites.	
ACHIEVABILITY			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown.	

	Achievability conclusion	Partially achievable	
CONCLUSIONS		<p>The site is located some distance from the core of the village, along a narrow rural lane. It is some distance from the village amenities. It is located in a 60mph area with no footways. The site would not deliver the number of units required by MBC (35) so would need to be allocated in combination with one or more other sites. This part of the parish is open countryside, low lying and very visible.</p> <p>Development in such a location is likely to cause harm to the open character of the countryside. The site is not related to any existing pattern of built development, nor is it within or adjacent to any existing settlement. It is visually separate from Chart Sutton village and development would be visible in both short and long range views across open fields from the</p>	
		Initial conclusion: Reject due to unsustainable location detached from the village and local amenities.	