

	<b>Ref. No.</b>	<b>CS7</b>	<b>RAG</b>
	<b>Site name</b>	<b>Land adjacent to Chart Hall Farm</b>	
<b>Site Information</b>			
	<b>Site location</b>	Field next to Chart Hall Farm	
	<b>Gross area (ha)</b>	Approx. 20 ha	
	<b>Grid Reference</b>	578818, 148093	
	<b>MBC Ref.</b>	n/a	
	<b>MBC Assessment (if relevant)</b>	n/a	
	<b>Landowner</b>	James and Claire Cooper	
	<b>Agent/ Developer</b>	n/a	
	<b>Type of development proposed</b>	Residential	
	<b>Proposed yield</b>	unknown but could be large development (200 homes at 20 dph; 100 homes at 10dph)	
	<b>Greenfield/ PDL</b>	Greenfield	
<b>Site Assessment / Suitability</b>			
	<b>Site description</b>	A grassy field adjoining Chart Hill House bordered by Green Lane and Chart Hill Road	
	<b>Current use</b>	Agricultural (sheep grazing)	
	<b>Surrounding land uses</b>	Chart Hill Farm and open countryside (fields), agricultural uses.	
	<b>Planning/ other designations</b>	Countryside	
	<b>Site planning history</b>	None.	
	<b>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening</b>	<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:  - (41) Linton Park and Farmlands</p> <p>Consider generic guidelines for Low Weald:  - 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 standards within hedgerows to replace ageing specimens</p> <p><a href="https://drive.google.com/file/d/1bCd62MMUDxkd7G8hVafMB5mjd3QV8brs/view">https://drive.google.com/file/d/1bCd62MMUDxkd7G8hVafMB5mjd3QV8brs/view</a></p> <p>Visible from the Greensand Ridge</p>	

	<b>Ecological impacts (inc. SSSI &amp; local wildlife sites within or adjacent to the site)</b>	The site is agricultural, currently used for grazing, bordered by mature trees and hedgerows. There are no designations attached to the site, but the ecological value would need further investigation.	
	<b>Trees (inc. TPO, ancient woodland within and adjacent to the site)</b>	No TPOs on site but in an area (Low Weald) where oak is a prominent feature..	
	<b>Agricultural land quality</b>	Grade 2	
	<b>Heritage impacts (listed building, conservation area)</b>	Three Grade II listed properties in the vicinity (Chart Hall Farmhouse and Barn, White House Farm). Construction of significant number of homes here could potentially impact on the setting of these assets.	
	<b>Archaeology</b>	Further work needed to verify.	
	<b>PROW (within or near site)</b>	PRoW KH562 crosses the site - the owner suggests this could be designed into the proposal.	
	<b>Access (Highways)</b> - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	There is vehicular access into the field from a gate onto Green Lane - this is a very narrow lane, unsuitable for HGVs and with no footways. Further investigation would be needed with the Highway Authority to ascertain suitability.  There are no footways in this part of the parish.  Public transport is available from Chart Sutton and other nearby settlements.	
	<b>Access to services:</b>		
	<b>Bus stop</b>	Over 2km (village centre)	
	<b>Railway station</b>	Staplehurst/ Maidstone	
	<b>Shop</b>	over 2km	
	<b>GP</b>	Sutton Valence / Maidstone	
	<b>School (Primary / Secondary)</b>	Sutton Valence / Maidstone	
	<b>Village Hall</b>	over 2km	
	<b>Recreation Ground</b>	over 3 km	
	<b>Air quality/ noise</b>	No significant issues	
	<b>Land contamination</b>	Not expected.	
	<b>Flood risk (zone/ drainage)</b>	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation.	
	<b>Impacts on existing residential amenity (including access to open space)</b>	Limited. Would need to be carefully buffered.	
	<b>Utilities</b>	Unknown	

	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 in excess of the housing need, including percentage of affordable homes.	
	Will the biodiversity net gain be delivered on site?	Onsite	
	Can the site deliver the 35 dwellings required by the LPR?	Yes	
ACHIEVABILITY			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown.	

	<b>Achievability conclusion</b>	<b>Partially achievable</b>	
<b>CONCLUSIONS</b>		<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 could deliver the number of units required by MBC (35).</p> <p>This part of the parish is open countryside, low lying and very visible. 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 Greensand Ridgeline. The site is not well related to existing facilities, which are not within walking distance and there are therefore significant sustainability issues. There may be some harm to the rural setting of the listed buildings nearby and ecological issues may arise. There would also be a loss of high grade agricultural land.</p>	
		<b>Initial conclusion: Do not shortlist due to unsustainable location detached from the village and local amenities.</b>	