

	Ref. No.	CS9	RAG rating
	Site name	Land west of 'Wentways'	
Site Information			
	Site location	Norton Road, Chart Sutton, ME17 3RT	
	Gross area (ha)	0.4 to 0.8 ha	
	Grid Reference	E: 580248.08 N:150279.86	
	MBC Ref.	HO-28	
	MBC Assessment (if relevant)	Reject	
	Landowner	Peter Constable	
	Agent/ Developer	N/a	
	Type of development proposed	Residential	
	Proposed yield	6 to 24 dwellings	
	Greenfield/ PDL	Greenfield	
Site Assessment / Suitability			
	Site description	Open agricultural fields generally flat, post and rail fence to south, sparse tree line.	
	Current use	Vacant (agricultural)	
	Surrounding land uses	Mainly agricultural land – some residential close by.	
	Planning/ other designations	Countryside only	
	Site planning history	Submitted to the MBC Call for Sites - rejected	
	Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>Not visually closely related to existing pattern of built development. Would be visible in long range and short range views – long range views across open fields to north from Plough Wents Road. Visually materially separated from village of Chart Sutton. Development likely to harm open character of the countryside.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <p>Consider the general guidelines for Greensand Orchards and Mixed Farmlands:</p> <ul style="list-style-type: none"> - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining 	
	Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	<p>KCC Ecological Officer comments: “A grassland field with a hedgerow with mature trees along the southern boundary. Bats have been recorded foraging along the hedgerow. Trees may be used by roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.”</p>	
	Trees (inc. TPO, ancient woodland within and adjacent to the site)	None of particular importance	
	Agricultural land quality	Grade 2	

	Heritage impacts (listed building, conservation area)	<p>Wentways, Grade II Listed lies to east.</p> <p>Conservation Officer comments: “Wentways is a Grade II listed building which appears to have been converted from a barn a considerable time ago. It lies within a small group of residential buildings in the countryside which also includes the Grade II listed Norton Court. Development of this site would cause it to be the dominant element within this small group of buildings and would erode the rural character of their location. There would therefore be some detrimental effect on the settings of listed buildings.”</p>	
	Archaeology	<p>KCC Archaeological Advisor comments: “Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval”</p> <p>Conservation Officer comments: “Five Iron Age ditches and Iron Age pottery have been found close by, and this site is highly likely to also be crossed by Iron Age ditches, probably associated with outworks to the oppidum at Quarry Wood, Boughton Monchelsea – such ditches run parallel to Warmlake Road/ Amber Lane/ Back Lane throughout their length and are likely to have influenced the route of the road.”</p>	
	PROW (within or near site)	KH549 lies to the east	
	<p>Access (Highways)</p> <ul style="list-style-type: none">- Site access- Impact on the wider highway network- Access to strategic/main highway network- Availability of public transport/ walking/ cycling	<p>Onto a class C road. Change of 30 mph to national speed limit is outside site.</p> <p>A footway exists from the village centre to the recreation ground which is proposed to be extended to the proposed roundabout and this development.</p> <p>A public footpath KH549 runs to the East of the site. It is proposed to link the development to this footpath at Norton Court (Point 17) of the Chart Sutton Parish Local Walk No 3. Also it Links to footpaths KH 550 & KH 551.</p> <p>KCC Highways comments:</p> <ul style="list-style-type: none">"- Site accessed from Warmlake Road.- The site is considered suitable for a limited quantum of housing. It enjoys good access to the A274 North Street via Warmlake Road, which has a relatively good crash record, although there is a poor crash record at the A274/Warmlake Road junction which may require mitigation. The eastward extension of the 30mph speed limit is outside the site boundary.	
	Access to services:	KCC Highways comments: There are few services within walking or cycling distance of the site; however the bus stops on Warmlake Road are served by Bus Route 59, which provides two return journeys per day to Maidstone.	
	Bus stop	585m	
	Railway station	Staplehurst/ Maidstone	
	Shop	585m	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	818m	
	Recreation Ground	50m	

	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	
	Flood risk (zone/ drainage)	Environment Agency comments: “The area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage A109 is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.”	
	Impacts on existing residential amenity (including access to open space)	Unlikely to be significant adverse impact, subject to detail.	
	Utilities	Likely to be achievable	
	Suitability assessment	Unsuitable due to harm to openness of countryside, setting of listed building and unsustainable	
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 availability?	within 12 months of a formal planning application	
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?	No	
	Will the site bring other community benefits?	Owner states that it would enable links to local footpath walks to be provided a benefit to the local community residents; but most importantly by way of a S.106 obligation (which the landowner/homeowner would provide) it is intended that a new roundabout would be constructed along Warmlake Road providing access into the development site, but also acting as a traffic calming measure along a busy section of the Warmlake Road where several accidents have occurred in recent years. This has yet to be tested by KCC.	

	To what extent would you be prepared to deliver against local housing need?	<p>Subject to the Neighbourhood Plans preferences either a low density scheme of 6 no 4-5 bed houses (approx. 8 dph) or a medium density scheme of 24 no 2-4 bed houses (approx. 30 dph)</p> <p>If any scheme consented exceeds the threshold of 11 units or 0.5 Ha with a split 70% Affordable Rented, 30% Shared Ownership in accordance with the Adopted Local Plan Policy SP 20.</p> <p>A development in line with that proposed would provide either a low density development (6 Units) or a medium density scheme (24 units) conducive to development in a rural environment and in line with the adopted local plan policy DM12. It would bring new younger families into the village with provision of financially affordable 2-4 bed units.</p>	
	Will the biodiversity net gain be delivered on site?	It is proposed to consult with an Ecologist to advise (& refine over time) on a biodiversity plan noting the BNG value of the existing habitat and suitable habitat creation or enhancement of the site as proposed to be developed. In this way it is intended to provide the required 10% BNG (or more) through a mixture of onsite and off-site provision or by purchase of biodiversity credits. Off site provision is available on contiguous land held by the landowner/homeowner and would enable additional tree planting, dedication of vegetated garden etc. Land may be considered for sale as a BNG site (Biodiversity Credits).	
	Can the site deliver the 35 dwellings required by the LPR?	Not on its own. Potentially in combination with one or more site.	
ACHIEVABILITY			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	
	Achievability conclusion	Achievable	
CONCLUSIONS		<p>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 Plough Wents Road. The site is not well related to existing facilities, which are generally not within walking or cycling distance and there are therefore significant sustainability issues. There may be some harm to the rural setting of the listed building and minor ecological issues are envisaged. There would also be a loss of high grade agricultural land.</p>	

		Initial conclusion: DO NOT SHORTLIST as the site is not connected to the existing pattern of development and is visually separate from the main village	
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