

**CHART SUTTON NEIGHBOURHOOD PLAN**  
**MINUTES OF STEERING GROUP HELD VIRTUALLY**  
**9/4/26**

Present      Robert Sagrott (Chair)  
                  Chris Webb  
                  Steven Waring  
                  Wendy Gatward  
                  Alison Eardley (Planning Consultant)  
                  Kerry Dreger

In preparation for the Parish Council Meeting on 13/4/26, the Comparison of Sites paper (see below) was updated by RS to reflect the input from KCCC Highways on the Ivansfield development proposal and circulated to other SG members on 1 April with a request for a site preference to be expressed. On a majority basis (4-1), the SG supported the Land South of Amber Lane as being the preferred site for inclusion in the Local Neighbourhood Plan and this formal recommendation will be made to the Parish Council. The updated document was submitted to the PC.

## **CHART SUTTON – COMPARISON OF DEVELOPMENT SITES**

### **Factors In Common**

- 35 homes have been allocated by MBC. Cannot be challenged
- Purpose of LNP is to have control over siting of the new development
- No central facilities (eg hospital, surgery or school) will be forthcoming
- Approval of the Local Plan means that KCC Highways are satisfied that the additional traffic is acceptable (even if residents do not agree) so cannot be challenged.
- In public consultations and surveys, residents have shown a pronounced desire to have new facilities that improve the quality of village life  
Green spaces within developments to be maintained by a management company (owned/funded by residents in the development)

## SITES

### Land south of Warmlake Road (B.Yond)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Provides connection to Playing Field</li> <li>• Potential Hub and Car Park</li> <li>• Playground provided</li> </ul>	<ul style="list-style-type: none"> <li>• No funding for Hub and Car Park – would be land only for PC to fund any provision.</li> <li>• Planning consent needed</li> <li>• No facilities</li> <li>• Tractor Access is unresolved</li> <li>• Loss of orchards</li> </ul>

### Land north of Warmlake Road (Macar)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Fairly central, preserving village core to a certain extent</li> <li>• Buffer zone 'protecting' existing residents</li> <li>• Access to Plough Wents Road, a 'major' B road.</li> <li>• Some green space, an orchard and a playground</li> <li>• Pedestrian connection to Playing Field</li> </ul>	<ul style="list-style-type: none"> <li>• Site is also partly isolated</li> <li>• Pedestrian accesses are not safe? (no pavement on Plough Wents Road) but new pedestrian connection via Warmlake Road under consideration</li> <li>• Access is to a very busy road</li> <li>• 30mph limit and traffic calming <b>not</b> supported by KCC Highways</li> <li>• No village facilities provided (offer to fund new carpark at Playing Field is vague and planning consent would be needed)</li> </ul> <p>Site was deemed unsuitable by MBC in their Local Plan process – due to archaeological constraints that would make 20% of the land undevelopable.</p>

### Land south of Amber Lane - (based on Concept 3)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Central, preserving village core</li> <li>• Village hub with parking to be provided (flexible community space, suitable for shop/ café /meeting place) that will work well in conjunction with Village Hall (and providing additional car parking)</li> <li>• Playground near village hub/café/community facility</li> <li>• Large open space for village enjoyment (and village functions), to be granted to the Parish in perpetuity</li> <li>• Orchard</li> <li>• Potential for allotments</li> <li>• All funded by owner/developer</li> <li>• Prepared to work with the community to understand facilities required.</li> <li>• May be potential to provide a passing space along Chart Hill Road (as land is under their ownership)</li> <li>• Potential for additional (formalised) walking routes across the site, linking the west of the village (Amber Lane) to the village hall)</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian route along Chart Hill Road is sub-par, although Concept 3 would only enable access to the community facility/ car park from this access point.</li> <li>• Adjacent to existing houses</li> <li>• Traffic flow on Amber Lane</li> </ul>

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1 April 2026