

Chart Sutton

Land South of Amber Lane

The Team



Fergus Chalmers – Head of Design & Planning

Graeme Dowd – Head of Land



Alex Jackson - Director



Chris Hawkins – Director (Planning)

Wedgewood Homes



Little Randolphins Farm, Biddenden, Kent

Previous Projects



Haversham Court, Staplehurst, Kent



Moatenden, Southborough, Kent



Chesterfield Farm, Canterbury, Kent

Previous Projects



Orchard View, Canterbury, Kent



Little Randolfs Farm, Biddenden, Kent



Coastlands, Hythe, Kent



Chart Sutton – Historic Growth

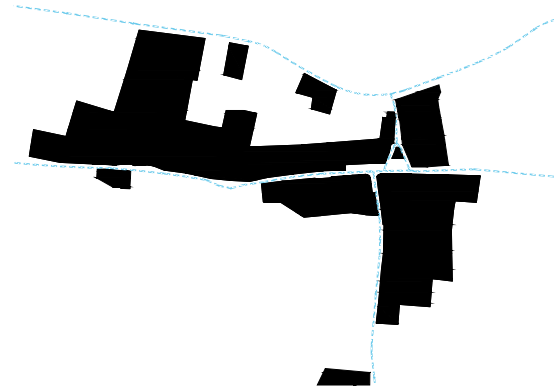
- Small clusters of development
- Focused around village triangle / crossroads



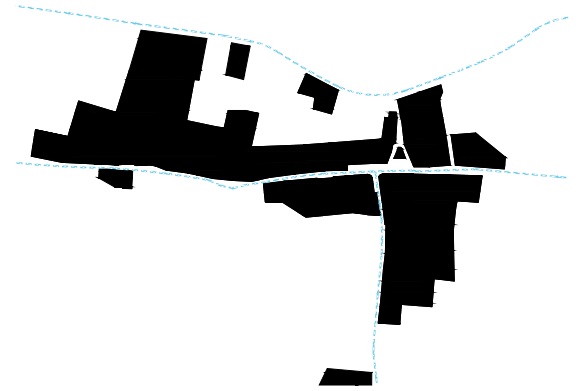
- Ribbon development expands along Amber Lane & Chart Hill Road
- Gaps between development still present



- Ribbon development expands to create continuous development edge
- New housing estate built to west
- New housing estate built to south



- Ivan's Field Housing built to east



1940



1960



1990



2006 - Present

Land South of Amber Lane

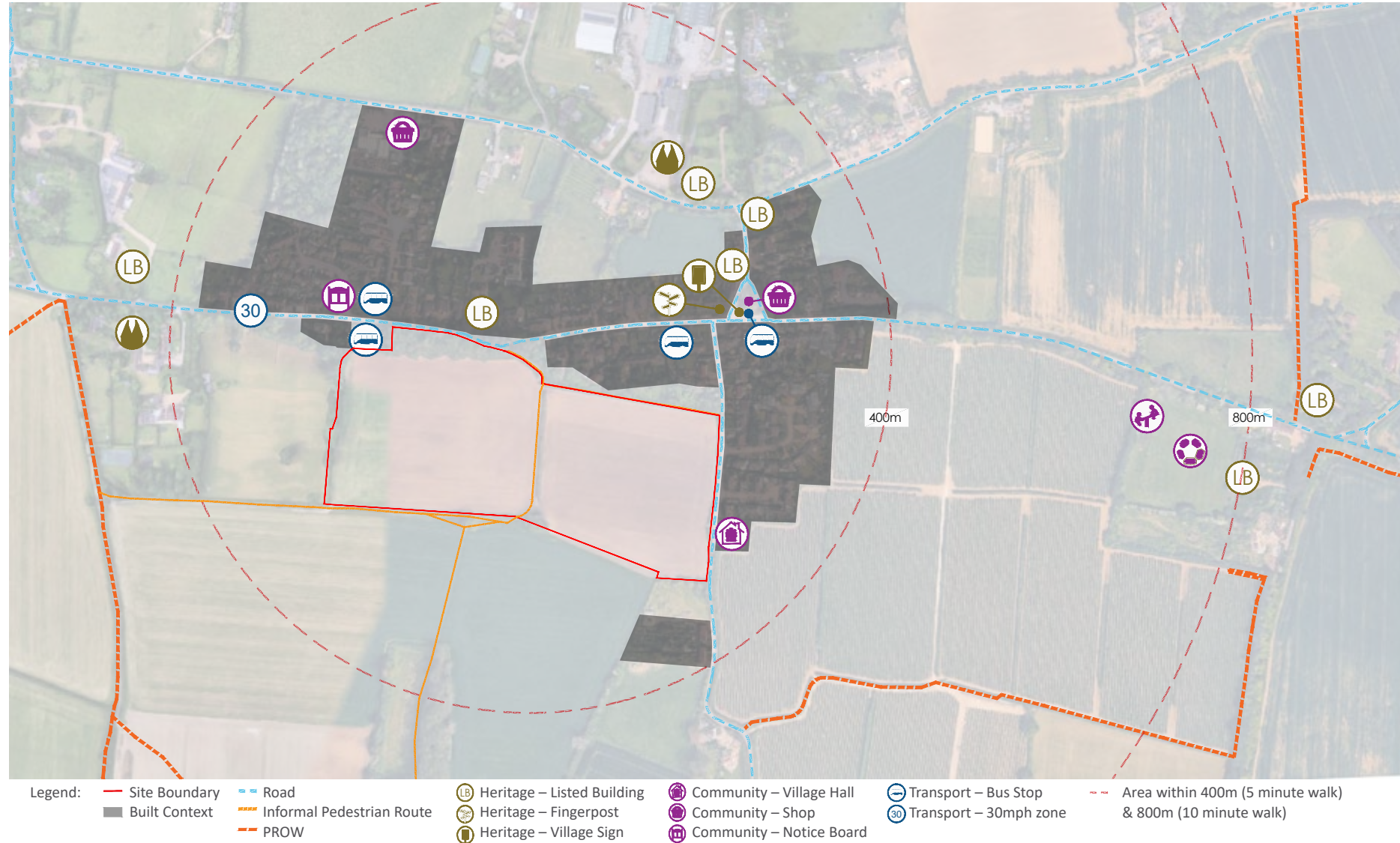


Chart Sutton – Future Growth



What makes a village successful?



Otford



Brasted



Bearstead

- Clear village heart / green heart
- Landscape-led focal points
- Everyday community hubs
- Human-scaled, positively defined spaces
- Strong relationship with landscape and setting
- Continuity and sense of place



Site Analysis



- LEGEND:
- Site Boundary
 - Built Context
 - Road
 - Extent of narrow road
 - Extent of area with no pavement
 - Telegraph Pole / Wires
 - 1 in 1000 year risk of surface flooding
 - 1 in 100 year risk of surface flooding
 - 1 in 30 year risk of surface flooding
 - Existing Vehicular Entrance
 - Potential New Vehicular Entrance
 - Informal Pedestrian Route
 - Public Right of Way
 - Tree Preservation Orders
 - Dense Vegetation
 - Existing Trees
 - Existing Hederow
 - Partial Views of the Site
 - Views over open countryside to Greensand Ridge
 - Potential to link different parts of the village together
 - Centre of the Village
 - Potential for new Village Hub / Green
 - Heritage – Listed Building
 - Heritage – Fingerpost
 - Heritage – Village Sign
 - Community – Village Hall
 - Community – Shop
 - Community – Notice Board
 - Transport – Bus Stop
 - Transport – 30mph zone

Site Concepts

Concept 1



- Access from Chart Hill Road
- Built form contained to eastern field
- Village common public open space to west
- Village green to east
- Community shop opposite village hall
- Play space adjacent to shop and village green

Concept 2



- Access from Chart Hill Road and Amber Lane
- Built form spread across full site
- Village common public open space to west
- Enlarged village green to east
- Community shop accessed from Amber Lane
- Play space adjacent to village green

Concept 3



- Access from Amber Lane
- Built form contained to western field
- Village common public open space to east
- Open green space to west
- Community shop accessed from Chart Hill Road
- Play space adjacent to shop and village hall

Site Concepts

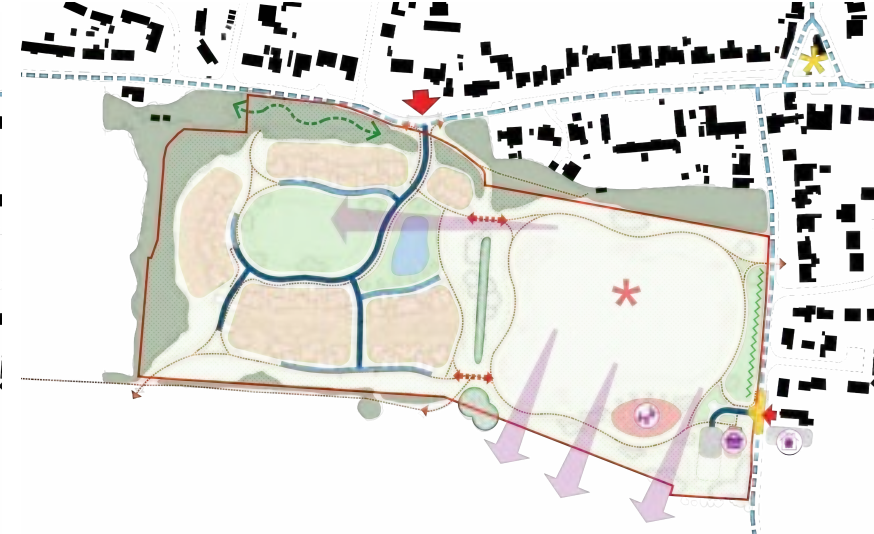
Concept 1



Concept 2



Concept 3



LEGEND:

- Site Boundary
- Existing Built Context
- ★ Centre of Village
- ◀ Proposed Vehicular Entrance

- Road Existing
- Primary Road Proposed
- Secondary Road Proposed
- Proposed safe crossing point & junction

- Informal Pedestrian Route
- Pedestrian Route through Trees
- Visual and Physical Connection between housing and landscape

- Landscape preserved & enhanced
- Key existing trees and hedgerows
- Village Common, Ecologically
- Enhanced Natural Landscape

- Proposed Landscaped Area
- Open boundary views between village and site
- Pond/Sustainable Urban Drainage

- ★ Proposed Village Green
- Views across the site to open countryside
- Views from proposed homes across open countryside

- Existing Village Hall
- Proposed Community Shop
- Proposed Playground

Site Concept 1



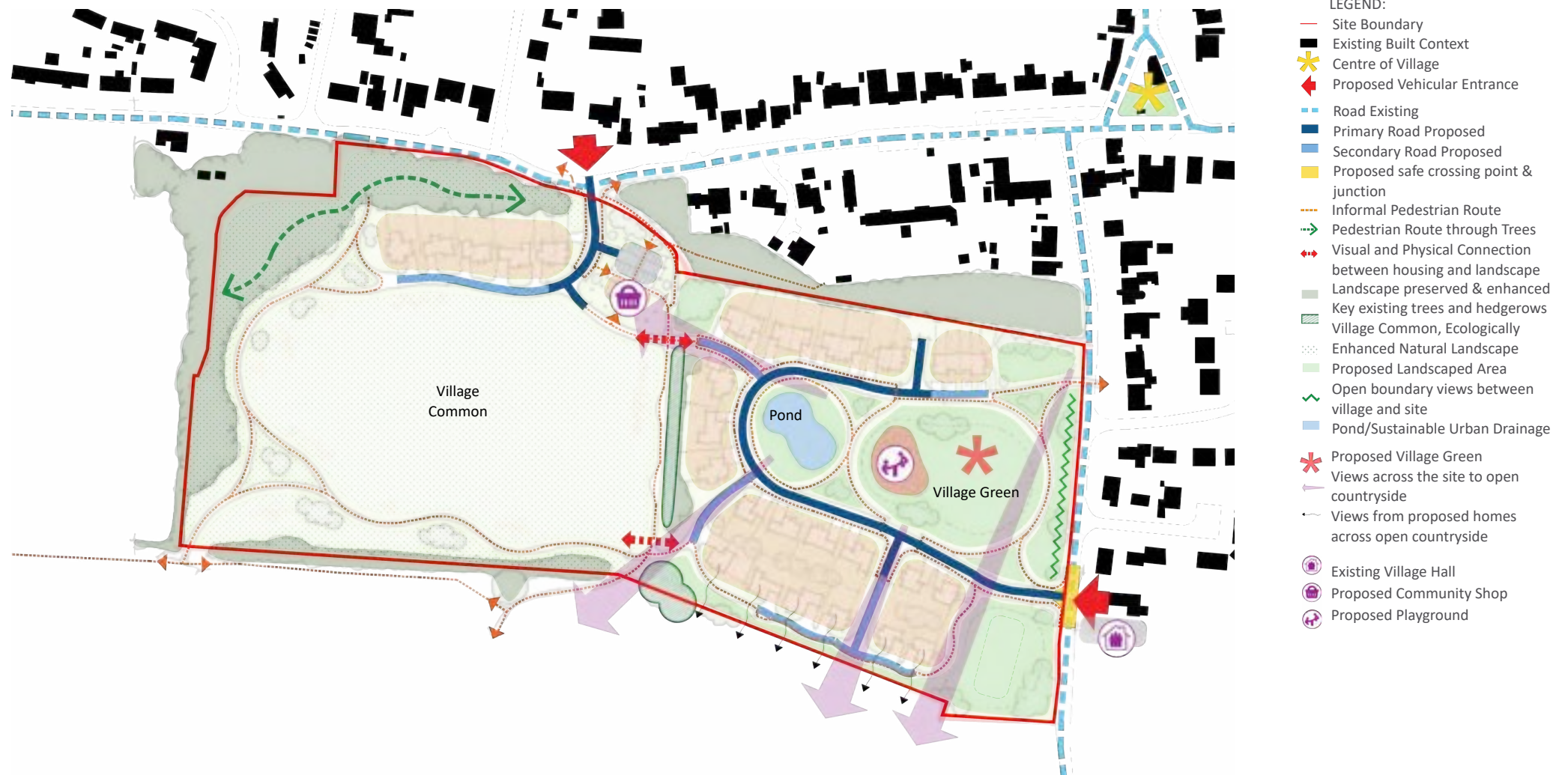
Site Concept 1



Site Concept 2



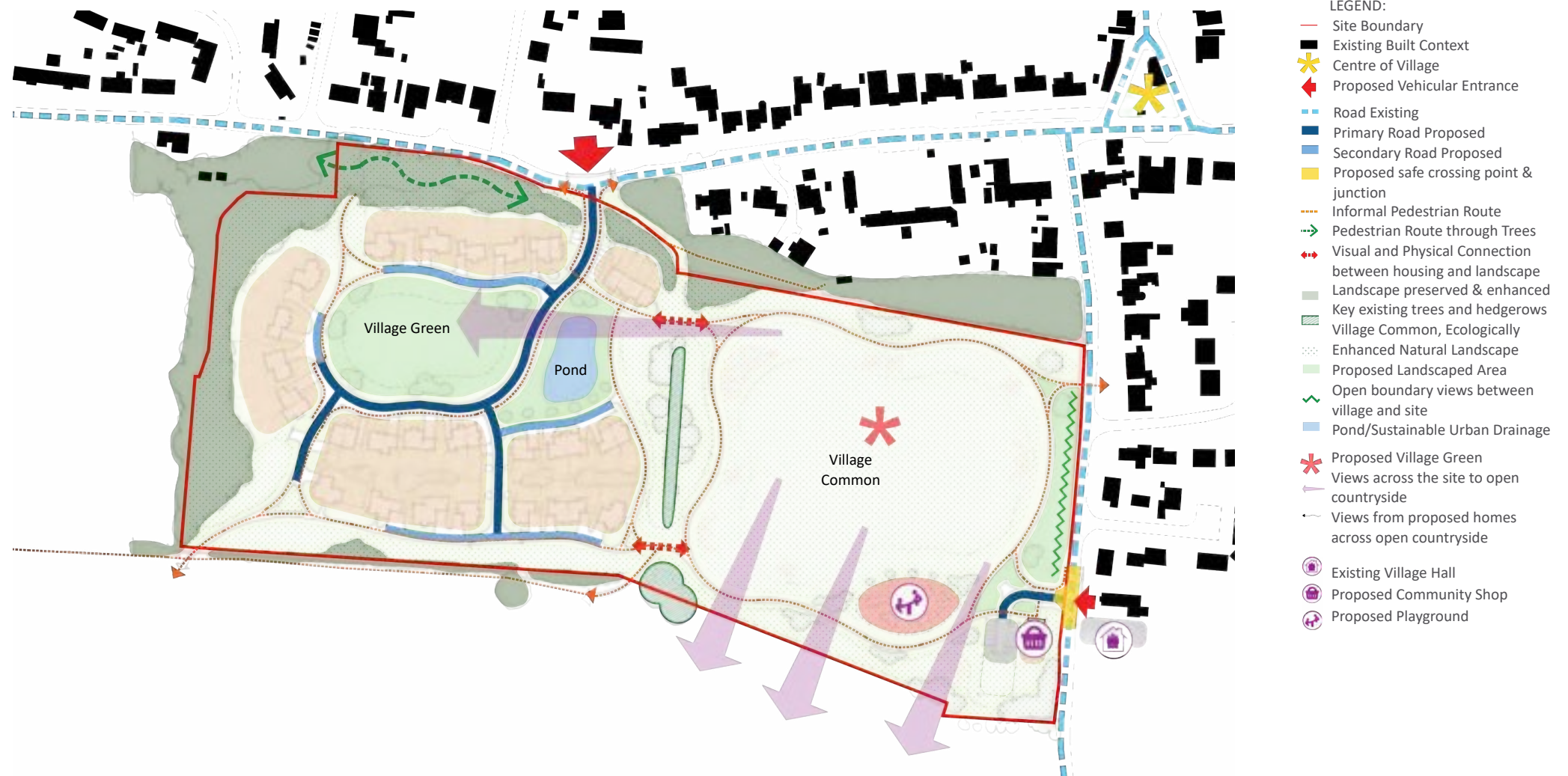
Site Concept 2



Site Concept 3



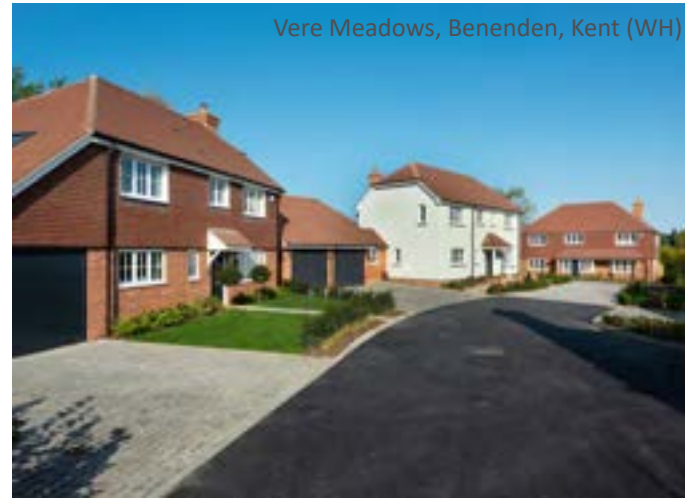
Site Concept 3



Precedents



Manston Village Expansion (TJDA)



Vere Meadows, Benenden, Kent (WH)



Haversham Court, Staplehurst, Kent (WH)



Manston Village Expansion (TJDA)

Community Benefits



Smeden Community Store



Biddenden Millenium Field

- New accessible green spaces
- Landscape-led features
- Opportunities for play and recreation
- Improved pedestrian connections
- Improved walkability
- Support for existing community assets



Proposed new village shop at Manston (TJDA)

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Questions

Alex Jackson – Director (Turner Jackson Day Architects)

Graeme Dowd – Head of Land (Wedgewood Homes)

Fergus Chalmers – Head of Design (Wedgewood Homes)



Feedback

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