

# 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 Randolphs Farm, Biddenden, Kent

# Previous Projects



Haversham Court, Staplehurst, Kent



Moatenden, Southborough, Kent



Chesterfield Farm, Canterbury, Kent

# Previous Projects



Orchard View, Canterbury, Kent



Little Randolphs 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



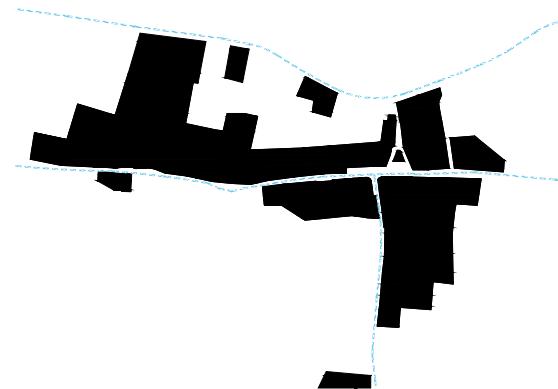
1940



1960

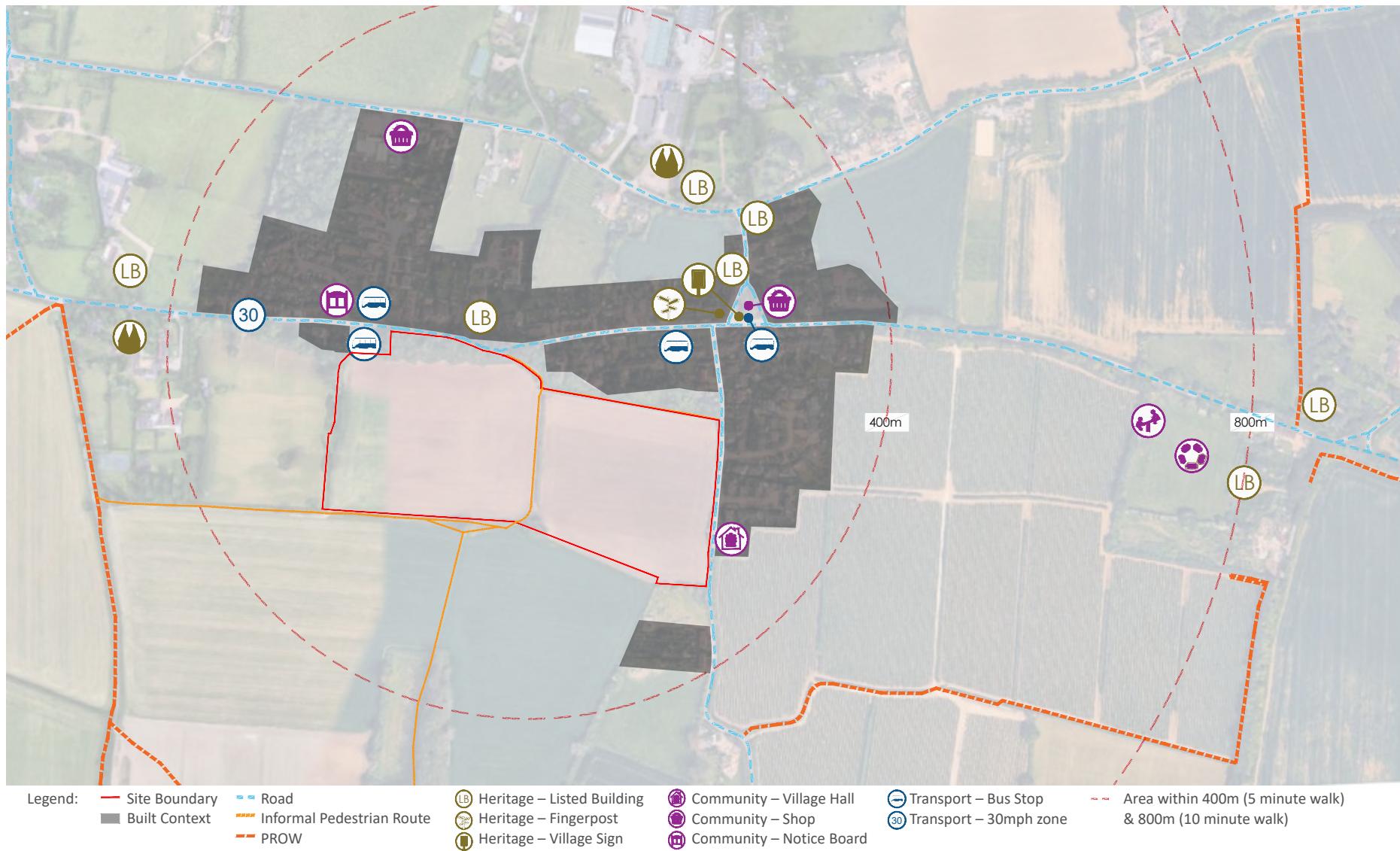


1990



2006 - Present

# Land South of Amber Lane



# Chart Sutton – Future Growth



# What makes a village successful?



- 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 Hedgerow
- 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



Concept 2



Concept 3

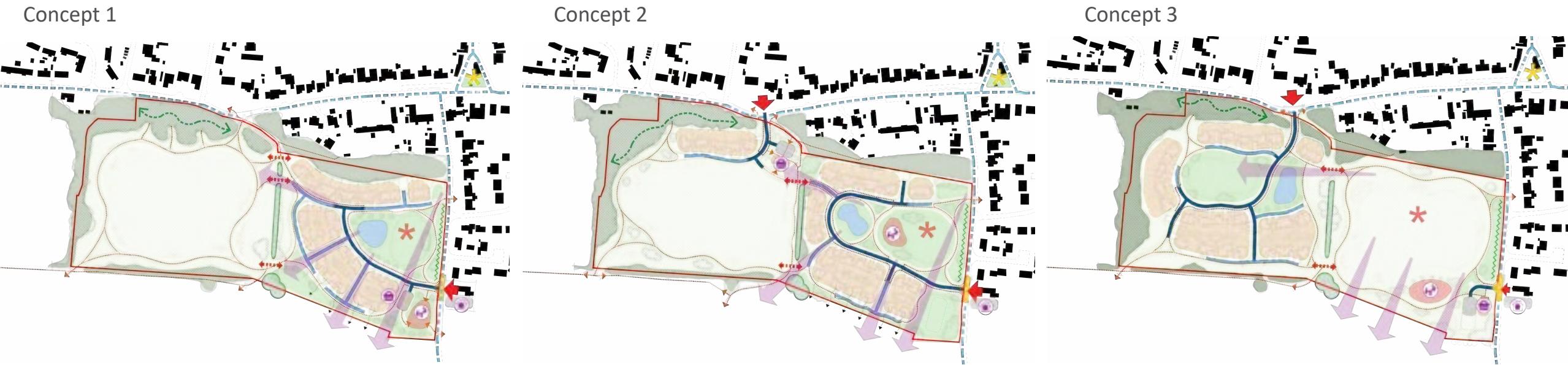


- Access from Chart Hill Road
- Built form contained to eastern field
- Village common public open space to west
- Village green to east
- Community shop opposite village hall
- Play space adjacent to shop and village green

- 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

- 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



# Site Concept 1



# Site Concept 1



## 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 2



# Site Concept 2



## 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
- 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 3



# Site 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

# Precedents



Manston Village Expansion (TJDA)



Vere Meadows, Benenden, Kent (WH)



Haversham Court, Staplehurst, Kent (WH)



Manston Village Expansion (TJDA)

# Community Benefits



Smarden Community Store



Biddenden Millennium 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)

# Land South of Amber Lane

Concept 1



Concept 2



Concept 3



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- Built form contained to eastern field
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- Village green to east
- Community shop opposite village hall
- Play space adjacent to shop and village green

- Access from Chart Hill Road and Amber Lane
- Built form spread across full site
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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

[qrco.de/chartsutton](http://qrco.de/chartsutton)

