Chart Sutton Parish Council
Local Neighbourhood Plan
Public Meeting

Questions from residents on the presentation on 6th December 2025 from B.YOND Homes

Location: **Land to the West of Chart Hill Road known as Salmons Field.**

1. Has a Traffic assessment been made as a result of these extra homes?
   - **Answer: KCC have carried out an ATC survey and there is no requirement to reduce speed on Warmlake Road, so no action will be taken by B.YOND homes. If KCC said there was a need, this would be done. East and West sight-lines from the entrance have also been considered with no need to make any changes.**

2. There will be an addition of 70-100 cars brought into the area, what provisions have been made?
   - **Answer: KCC have not asked for any TRO changes to be made to the sight lines or to reduce road speeds.** *A Traffic Regulation Order (TRO) is a legal instrument made under the Road Traffic Regulation Act 1984. It allows a highway authority (like Kent County Council) to regulate traffic movement and parking on public roads. TROs are essential for managing traffic flow, improving safety, and supporting community needs.*

3. What assurances do we have that you will not extend to the East and South of this 35-site dwelling, and will the community orchard be maintained?
   - **Answer: At present, there are no planned further developments beyond the current proposal. However, future projects cannot be entirely ruled out. It was noted that the Neighbourhood Plan remains the most effective mechanism for guiding and controlling future development within Chart Sutton and Maidstone Borough Council.**
   - **Regarding the community orchard, responsibility for its upkeep will rest with the appointed management company. The orchard may be incorporated into their ongoing maintenance agreement to ensure its preservation and care.**

4. What would happen to the Farmer traffic that currently use the same access road onto Warmlake road, would they be diverted elsewhere? How would a farmer get access to their land?
    - **Answer: BYOND would have to consider possible options and methods, there are multiple farmers who use this road, we do not know the answer.**

5. The access road is used by large farmer vehicles and would not be suitable for traffic to run adjacent to the new housing development.
    - **Answer: This would be discussed further down the line and would be considered by Local Planning and Highway authorities at a later stage.**

6. Extension of Recreational Ground to allow extended football and cricket ground facilities – this development would restrict this.
    - **Answer: No reply given.**

7. Community Hub building – it suggested you would be building such a facility, but this does not seem to be the case now. A building is shown on the plans will this be built by BYOND Homes as it says it is excluded at the moment?
    - **Answer: BYOND is committed to provide an area to enable a building and a car park to be provided and will not be providing the building.**

8. The Car Park is an important requirement, with direct access to recreation field, this would be required as the Parish does not have the funds to do this.
    - **Answer: Final design not completed.**

9. The new footpath location being behind the trees, will it be able to take a cycle path and mobility scooter access?
    - **Answer: Due to constraints to Warmlake Road, there are Trees with TPO's which is why it has been placed to the south of the trees. We do have the ability to widen the footpath from the development to the centre of the village along Warmlake road as there are less tree restrictions and this will be part of the planning application when completed.**

10. Are you able to say how much land is within your option agreement with the Salmons?
    - **Answer: We are unable to disclose this confidential information as it is a commercial matter.**

11. **General comment from B.YOND –** The development of 35 houses where 40% will be affordable homes means these are sold at cost to housing providers. In addition to this, money is given to MBC under S106 and CIL to develop local services such as schools and other public facilities, these are not controlled by B.YOND. This means there is a limited scope to provide additional facilities within the scale of allocated budget. A definition of affordable housing was explained to the audience to appreciate the concept.

12. The barrier between new houses and existing properties on the west side of the development, known as ECO area, can this be made bigger and can these be single storey buildings?
    - **Answer: A 10 Metre area is considered very generous. What we would propose is to ensure the hedgerow was maintained by the management company and possibly extended in height to 5 metres. Single storey buildings will be in some areas but not all. In most cases, a dual storey house design will not have any first-floor windows looking over existing properties. It is early stages and a final design is yet to be agreed.**

13. Can you redesign the layout and use more land to the east side of the development rather than the west side?
    - **Answer: The design must integrate with existing buildings, MBC planning will not allow a larger open area as this would create an island, they do not want this, and this is something B.YOND cannot control.**

14. Once the development was completed what would happen to the Local Neighbourhood Plan, would this development determine future developments?
    - **Answer: MBC would determine housing needs not B.YOND.**

15. CIL and S106 should come to Chart Sutton and the TPO are not on all Trees, could this be checked by BYOND. The recreational Ground is an official memorial ground No: 253109.
    - **Answer: No comment on TPOs, but BYOND has no control where the CIL and S106 money is spent by the local council.**

16. What Street lighting will be provided or provisioned, as the village would prefer no street lighting.
    - **Answer: No proposal to provide street lighting has been made to MBC.If it was only low-level low-key t lighting, it would be considered for this development, but it would have to be adopted by KCC**.

17. What would the possible demographic be of the people who might rent these properties?
    - **Answer: The process is to offer the 40% of affordable houses to the approved list of housing providers, and these would be sold at cost. B.YOND have no control as to who the end occupant or tenant would be. Local authorities have a cascade system where they would be offered to local people for a period of a few months, and then only offered out to a wider area within Maidstone if occupation not fulfilled.**

18. A concern was that B.YOND will be building 35 houses, and the land for a carpark, all it will do is increase the population and vehicles to the area, what good does it bring to Chart Sutton.
    - **Answer: The traffic implications will be considered by KCC and the S106 and CIL (25%) money will be released by trigger points and used to enhance some of the local facilities in the area. These could include the community building and car park for example.**

19. How will the displaced surface water and foul water be dealt with.
    - **Answer: The clean water supply and foul water will be by a connection to the incumbent water providers facilities, if they are considered insufficient B.YOND would have to contribute to accommodate needs. A SuDS (Sustainable Drainage Systems) will be provided by ponds controlling runoff quantity and integrating amenity/biodiversity.**

20. Does the proposal support the provision of Flats or Maisonettes above two stories.
    - **Answer: The proposed development of 35 house does not have any buildings above two storeys, only single- and two-storey building.**

Please Note: These questions and answers have been collected in good faith to be as accurate record as possible but should not be considered an exact record of events and are for guidance only.

Information collected by: Steve Hill – Clerk to Chart Sutton Parish Council.