

	<b>Ref. No.</b>	<b>CS3</b>	<b>RAG</b>
	<b>Site name</b>	<b>Chart Hill Road (opposite village hall)</b>	
<b>Site Information</b>			
	<b>Site location</b>	Chart Hill Road - Land to the West of Chart Hill Road, Chart Sutton	
	<b>Gross area (ha)</b>	7.5 ha	
	<b>Grid Reference</b>	579451/150167	
	<b>MBC Ref.</b>	N/A	
	<b>MBC Assessment (if relevant)</b>	N/A	
	<b>Landowner</b>	Mr A Bodin Saphir	
	<b>Agent/ Developer</b>	DHA Planning	
	<b>Type of development proposed</b>	Mixed use - residential/ open space/ community/ retail	
	<b>Proposed yield</b>	35 dwellings, community shop and café. Green space to the west	
	<b>Greenfield/ PDL</b>	Greenfield	
<b>Site Assessment / Suitability</b>			
	<b>Site description</b>	<p>The site is currently used for arable purposes, with a strong hedgerow along the eastern boundary, and significant tree planting along the northern boundary.</p> <p>To the south of the site, the field is more open, with views outwards towards the Greensand Ridge.</p> <p>There is a point of access from Chart Hill Road (five bar gate/field access) which is located opposite the village hall.</p> <p>An informal pedestrian access has been formed in the north – eastern corner of the site, which links into a pedestrian path leading to Amber Lane.</p> <p>The site is currently used for arable purposes, with a strong hedgerow along the eastern boundary, and significant tree planting along the northern boundary.</p> <p>To the south of the site, the field is more open, with views outwards towards the Greensand Ridge.</p> <p>There is a point of access from Chart Hill Road (five bar gate/field access) which is located opposite the village hall.</p> <p>An informal pedestrian access has been formed in the north – eastern corner of the site, which links into a pedestrian path leading to Amber Lane.</p> <p>There are no buildings on the site.</p>	
	<b>Current use</b>	Agricultural	
	<b>Surrounding land uses</b>	Residential to north and east. Open fields to south and west. Hedgerows along boundaries	
	<b>Planning/ other designations</b>	N/a	
	<b>Site planning history</b>	N/a	

	<b>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening</b>	<p>The site is well connected to the main village and follows the existing pattern of development.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> <li>- Plateau above the Greensand Ridge</li> <li>- Sweet chestnut coppice woodland</li> <li>- Orchards</li> <li>- Arable land</li> <li>- Recent infill development</li> <li>- Grid like road pattern</li> </ul> <p>- Consider the general guidelines for Greensand Orchards and Mixed Farmlands</p> <p>- Conserve and improve the extent of woodland cover</p> <p>- Improve hedgerows and therefore habitat connectivity by gapping up where practicable</p> <p>- Improve the sense of place by maintaining remaining open space between swathes of development</p> <p>The western part of the site would be retained as open land. Residential/ mixed use would be located on the eastern part of the site along Chart Hill Road.</p>	
	<b>Ecological impacts (inc. SSSI &amp; local wildlife sites within or adjacent to the site)</b>	<p>No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows that surround the site, and it is intended that these be retained aside from any new point of access that would be formed. Any subsequent planning application would be accompanied by the appropriate surveys to ensure that any loss is suitably mitigated.</p> <p>Whilst no survey works have been undertaken to date, due to the nature of the field – having been used for arable farming, the owner considers it is unlikely that there would be significant biodiversity within the site.</p>	
	<b>Trees (inc. TPO, ancient woodland within and adjacent to the site)</b>	One cluster of TPOs on the eastern part of the site. This would need to be retained.	
	<b>Agricultural land quality</b>	Grade 2	
	<b>Heritage impacts (listed building, conservation area)</b>	Marshalls Place (Grade II) is opposite the western part of the site. This part of the site is proposed to be left to open space hence impact would be lessened.	
	<b>Archaeology</b>	Further work needed to verify	
	<b>PROW (within or near site)</b>	None on the site. It is proposed to develop a footpath internal to the site running alongside Chart Hill Road.	

	<b>Access (Highways)</b> - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	<p>The specific location of the new site access is yet to be defined, although it would be provided from Chart Hill Road. In determining the location, suitable visibility splays could be provided. Owner would also undertake the necessary speed surveys to consider whether traffic calming would be required before the entry point (most likely to the south).</p> <p>There is currently limited public transport links provided for the residents of Chart Sutton. The 59 Bus (NU Venture) runs only on a Wednesday, and would be a short walk from this site. It is unlikely that this would become a more frequent service by virtue of this development.</p> <p>The bus stops are sited on Warmlake Road – a short distance from the proposal site.</p> <p>Potential to provide new footway along Chart Hill Road within the site, buffered from the road by existing hedgerow. The proposal would formalise the existing pedestrian link through the site (from the north-eastern corner)..</p> <p>KCC to confirm access arrangements.</p>	
	<b>Access to services:</b>		
	<b>Bus stop</b>	190m (Arriva bus services 14, 66,89)	
	<b>Railway station</b>	Staplehurst/ Maidstone	
	<b>Shop</b>	180m	
	<b>GP</b>	Sutton Valence / Maidstone	
	<b>School (Primary / Secondary)</b>	Sutton Valence / Maidstone	
	<b>Village Hall</b>	The site is opposite the village hall	
	<b>Recreation Ground</b>	830m	
	<b>Air quality/ noise</b>	No significant issues	
	<b>Land contamination</b>	Not expected.	
	<b>Flood risk (zone/ drainage)</b>	Not within Flood Zone. No known drainage issues, but will need confirmation.	
	<b>Impacts on existing residential amenity (including access to open space)</b>	Minimal impact. Hedgerows to be retained where possible.	
	<b>Utilities</b>	Likely to be achievable	
	<b>Suitability assessment</b>	<b>The site is suitable</b>	
<b>AVAILABILITY</b>			
	<b>Is site landowner willing to submit site for development?</b>	Yes	
	<b>Are there any legal or ownership problems?</b>	No	
	<b>Availability conclusion</b>	<b>Available</b>	
<b>TIMING</b>			
	<b>Is there a timeframe for availability?</b>	2028 to be completed by 2030	
<b>VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>			

	Does the site have the potential to provide improved public parking?	Yes.	
	Does the site have the potential to support commercial activities, including start-ups?	Potentially yes	
	Does the site intrude into distant key vistas from viewpoints in the parish?	No	
	Will the site bring other community benefits?	Potential to deliver a shop/ café, recreational space depending on the specific needs of the community. Potential to explore gifting the open space (western part of the site) to the community.	
	To what extent would you be prepared to deliver against local housing need?	Would deliver full number of homes required by the LPR include the % of affordable homes.	
	Will the biodiversity net gain be delivered on site?	BNG can be delivered on site.	
	Can the site deliver the 35 dwellings required by the LPR?	Yes.	
<b>ACHIEVABILITY</b>			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	
	Achievability conclusion	Achievable	
<b>CONCLUSIONS</b>		The site is well located in relation to the built up area of the village and is opposite the village hall. It could bring forward not only the number of homes required (and associated percentage of affordable homes) but also other community facilities, depending on the needs of the community. This could comprise a shop/cafe with associated public parking space, recreational areas and open green space. Collectively with the village hall, located opposite the site, this could contribute to the 'village hub' desire. Vehicular access would be off Chart Hill Road, which is a narrow lane. There may be potential to use part of the site to widen this lane. There is a proposal to formalise an informal walking route alongside Chart Hill Road, which would provide pedestrian access buffered from the road itself.	
		<b>Initial conclusion: Shortlist for consideration</b>	