

	Ref. No.	CS10	RAG
	Site name	Land at Warmlake Road	
Site Information			
	Site location	Land south of Warmlake Road, Chart Sutton	
	Gross area (ha)	3.59 ha	
	Grid Reference	579886, 150222	
	MBC Ref.	N/A	
	MBC Assessment (if relevant)	N/A	
	Landowner	Private	
	Agent/ Developer	Byond Homes	
	Type of development proposed	Residential/ community (car park for recreation ground)	
	Proposed yield	Approx. 35	
	Greenfield/ PDL	Greenfield	
Site Assessment / Suitability			
	Site description	The site is accessed off Ivan's Field – a small residential close, itself accessed off Warmlake Road. The road leads up to a gate at the edge of the site. The site is a flat grass field bounded on all sides by hedgerow and trees.	
	Current use	Commercial orchard	
	Surrounding land uses	Residential to the west, open fields to the south (commercial orchard/ agriculture), recreation ground to the east, open fields to the north.	
	Planning/ other designations	Countryside	
	Site planning history	N/A	

	Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The Landscape Character Study identifies that the site is partially within the Greensand Orchards and Mixed Farmlands and (29) Boughton Monchelsea to Chart Sutton Plateau. Guidance states:</p> <ul style="list-style-type: none"> - Consider the generic guidelines for Greensand Orchards and Mixed Farmlands: <p>The conservation of the strong pattern of existing woodlands, hedgerows and shelterbelts and remaining hop gardens and orchards is important in maintaining the traditional landscape pattern and habitat connectivity</p> <ul style="list-style-type: none"> - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development <p>file:///C:/Users/da220/Downloads/LPR%202.67%20Landscape%20Character%20Assessment%202013-1.pdf</p>	
	Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	The site is bounded by hedgerows and trees. Further work needed to ascertain ecological value and impacts.	
	Trees (inc. TPO, ancient woodland within and adjacent to the site)	No	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	No	
	Archaeology	<p>Potential for important archaeology and archaeological landscape features associated with Iron Age and Roman activity. Rest of site may contain prehistoric and later remains.</p> <p>Archaeological DBA and Archaeological landscape assessment needed to inform development.</p>	
	PROW (within or near site)	No	

	<p>Access (Highways)</p> <ul style="list-style-type: none"> - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling 	<p>Access would be onto Warmlake Road. Upgrade required to existing access off Warmlake Road - assessed to be adequate to serve the development of the site. Access for the farm tenant would still continue and the proposed development will not affect the farming of the land behind.</p> <p>Public transport is available in the village centre.</p> <p>The recreation ground is within walking distance. The developer seeks to create a new footpath (internal to the site) to link to the recreation ground. There is an existing footway here.</p>	
	Access to services:		
	Bus stop	Bus stop within 400m.	
	Railway station	Staplehurst/ Maidstone	
	Shop	<300m	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	600m	
	Recreation Ground	adjacent	
	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	
	Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation. Attenuation pond proposed for the site.	
	Impacts on existing residential amenity (including access to open space)	Natural buffers to be provided to screen impact on existing housing to the west.	
	Utilities	Likely to be achievable	
	Suitability assessment	Suitable subject to some additional studies	
AVAILABILITY			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	
	Availability conclusion	Available	
TIMING			

	Is there a timeframe for availability?	Commencement 2029, completion 2031	
VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	No	
	Does the site intrude into distant key vistas from viewpoints in the parish?	Visible from the Greensand Ridge	
	Will the site bring other community benefits?	Yes: additional car parking for the recreation ground, enhanced footpath link between current edge of settlement and the recreation ground; community orchard (or similar); amenity / play space	
	To what extent would you be prepared to deliver against local housing need?	The site could deliver the required number of homes, including percentage of affordable homes.	
	Will the biodiversity net gain be delivered on site?	Yes	
	Can the site deliver the 35 dwellings required by the LPR?	Yes	
ACHIEVABILITY			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known constraints	
	Achievability conclusion	Achievable	

CONCLUSIONS		The site is well located to the east of the village core. It could deliver the full quantum of homes required and would also bring forward community benefits: additional parking to serve the recreation ground, community orchard, improved 'off-road' footpath to the recreation ground. The site is currently commercial orchard, which is a feature typical of the landscape. It would have landscape and visual landscape impacts.	
		Initial conclusion: Shortlist for further discussion	