

A Neighbourhood Plan for Chart Sutton



<https://www.chartsutton-pc.gov.uk>



What is a Neighbourhood Plan?



- It is a document that contains planning policies to guide how land is used locally and to help determine planning applications here.
- It is developed by the Parish Council, usually by a group of volunteers.
- Its planning policies are informed by local community feedback and other evidence.
- It will ultimately sit alongside the Maidstone Local Plan and carry equal weight in planning decisions.



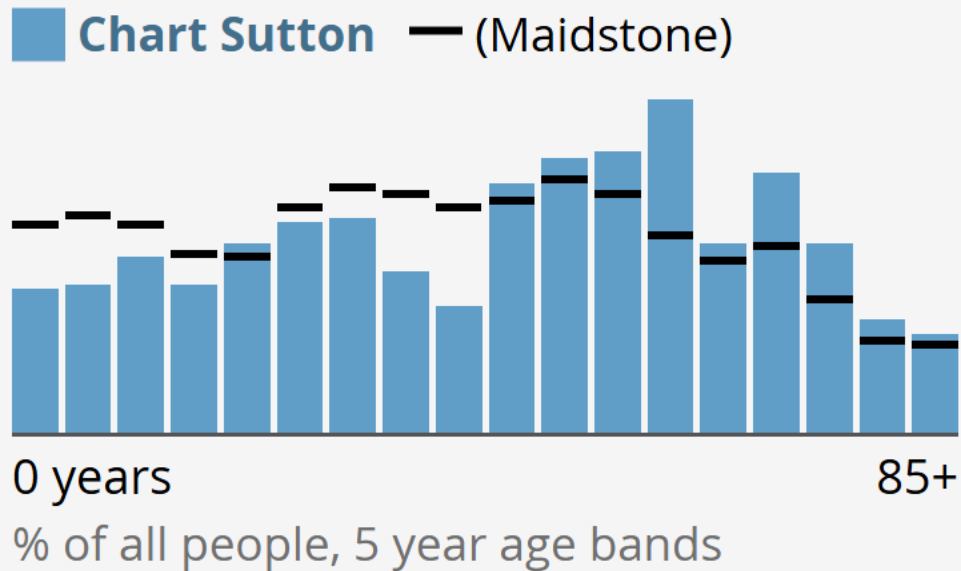
Why do we need a Neighbourhood Development Plan?

- The Plan is your opportunity to influence how the area develops in the future.
- An opportunity to influence where new housing is sited.
- Influence design of development, identify heritage assets, protect local green spaces, identify community infrastructure needs, promote walking and cycling.
- It will carry legal weight in planning decisions if successful.



The Plan covers the whole Parish

Age profile



Key facts:

- 920 residents
- 370 occupied households
- Ageing population

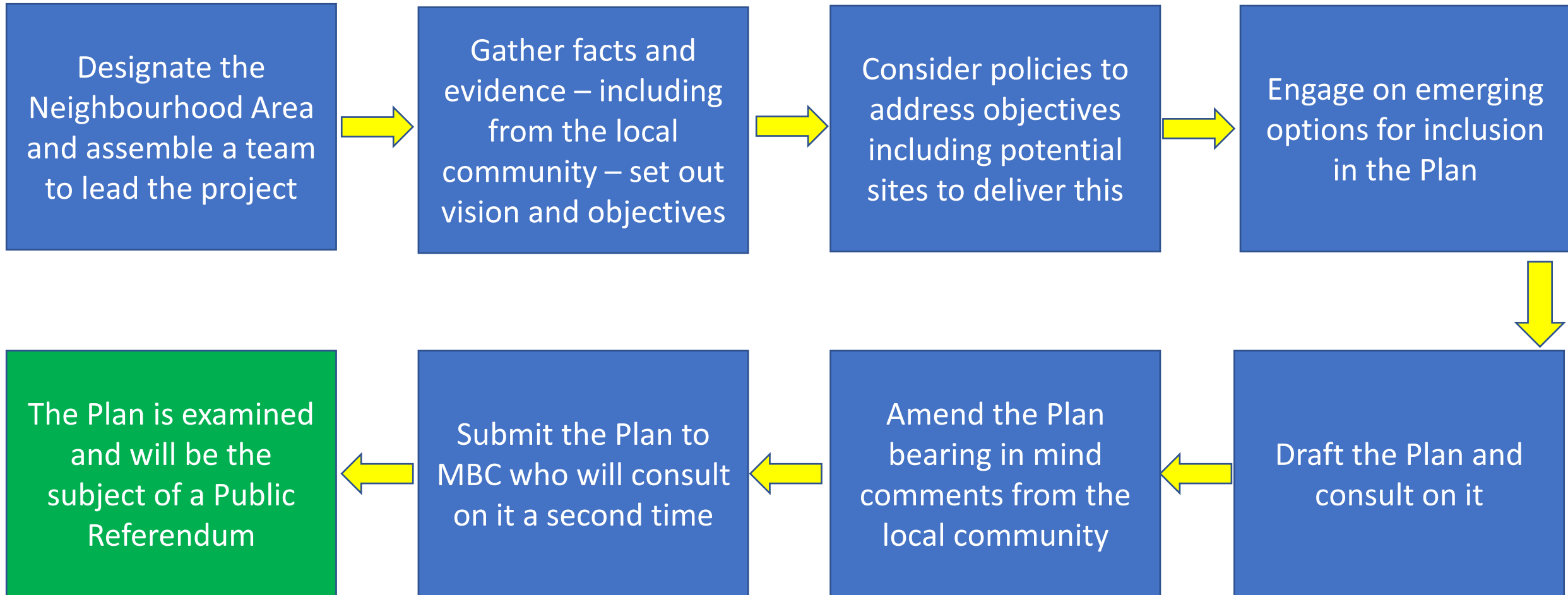
Notable features:

- Greensand Ridge
- Patches of ancient woodland

Within adopted Local Plan:

- Chart Sutton: smaller village and hamlet / countryside
- Policy LPRSP8 – identifies the village as suitable for up to 35 units...but leaves this to either a Neighbourhood Plan or as part of future review of the Local Plan.

The main steps involved in preparing the Plan...



Typically – depending on complexity of plan and time available – may take around 18 months

Meeting local housing needs

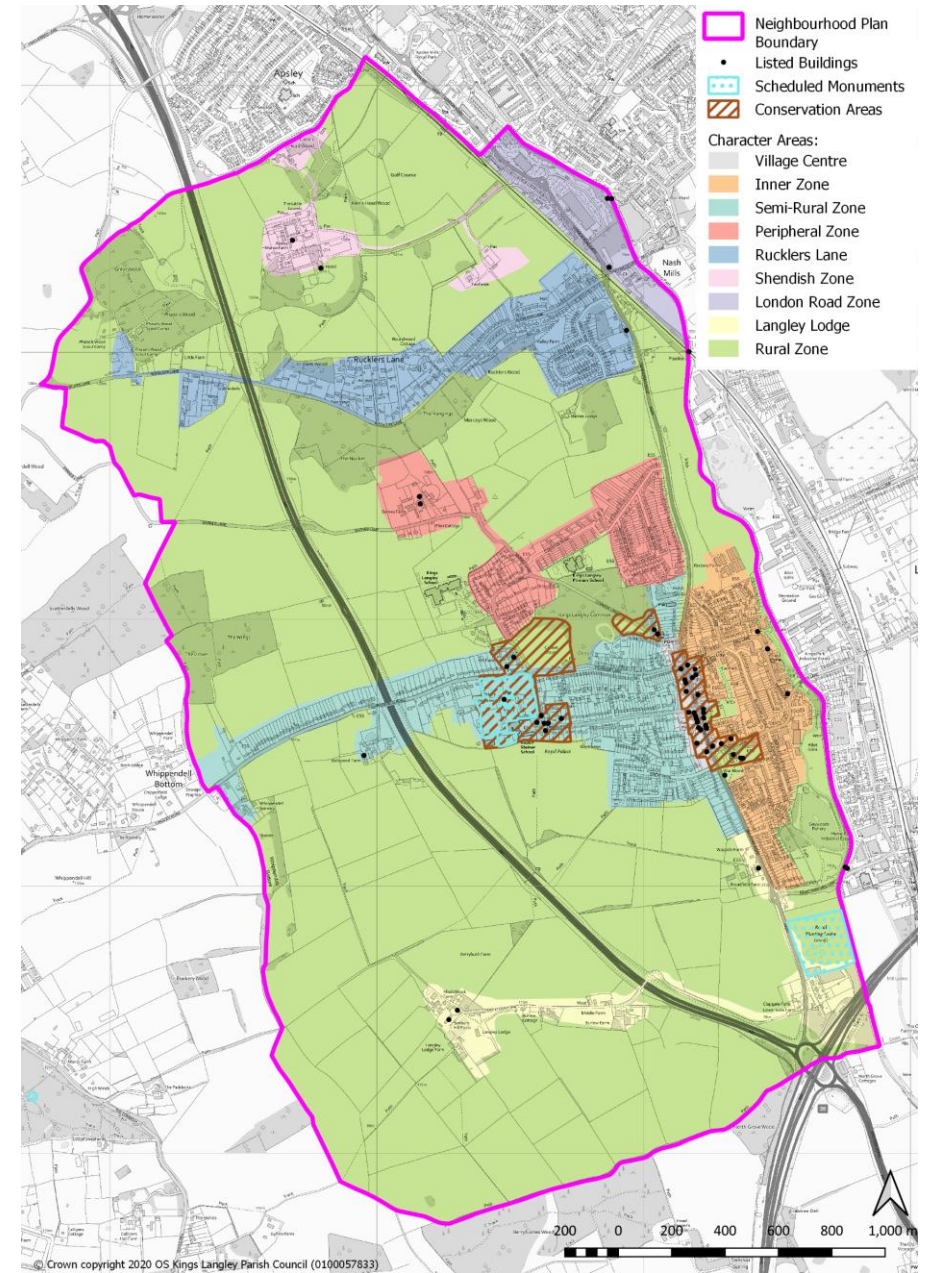
- ✓ Allocating site for new housing
 - ✓ Approx. 35 units needed
 - ✓ Where could it go?
 - ✓ What other benefits might it bring?
- ✓ Identifying local housing needs:
 - ✓ Size of homes
 - ✓ Type of homes
 - ✓ Affordability
 - ✓ Homes for older people



Character and Design of development

To ensure that any new development in our area is designed in a way that contributes positively to local character.

- ✓ Materials
- ✓ Layout
- ✓ Car parking space
- ✓ Storage
- ✓ Green space
- ✓ Building heights and densities
- ✓ Environmental standards



Character areas

Conserving heritage assets

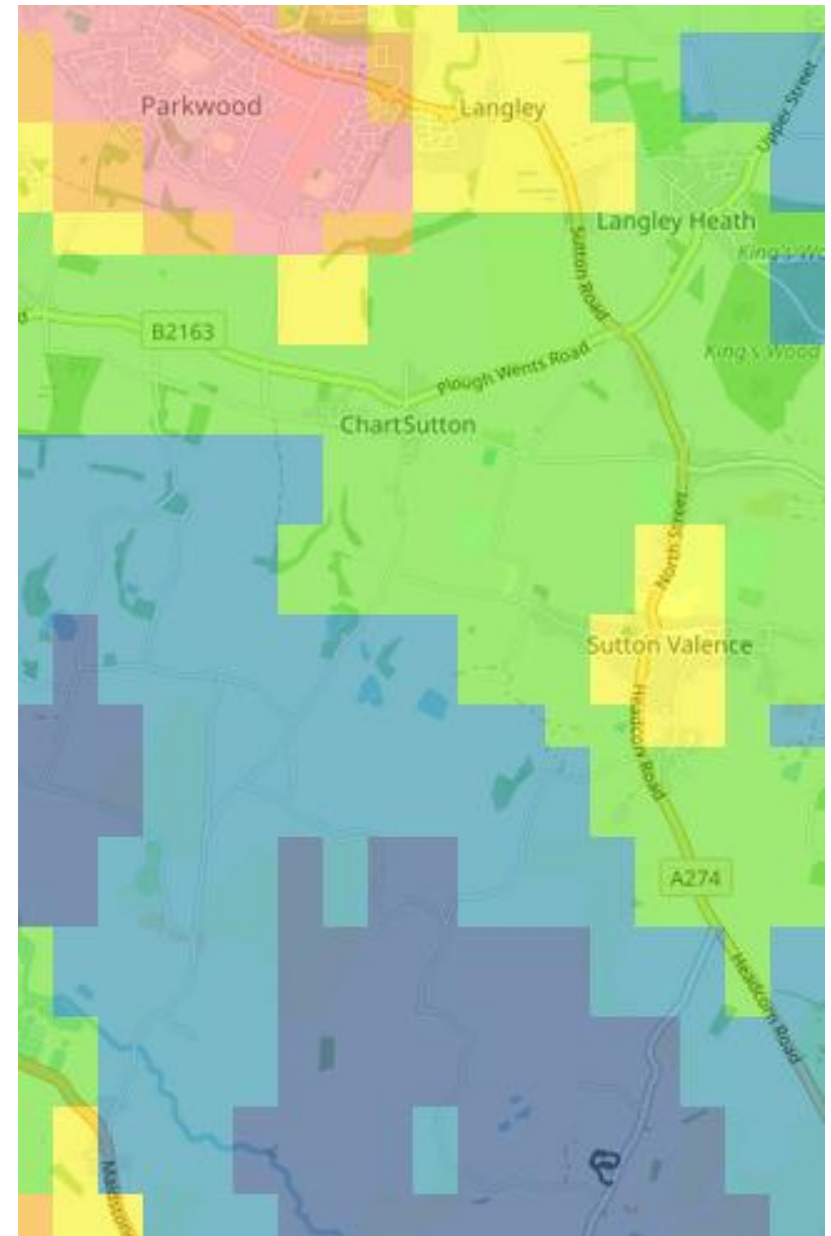
- ✓ 38 nationally listed assets
- ✓ Potential to identify other locally important heritage assets
- ✓ Rural and sunken lanes
- ✓ Archaeology



Dark skies

The benefits derived from the prevention of light pollution include:

- ✓ Enjoyment and appreciation – improving quality of life and providing creative inspiration.
- ✓ Health – promoting better sleep patterns and reducing stress.
- ✓ Wildlife – supporting a more natural environment for both nocturnal and diurnal animals.
- ✓ Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint.



The natural environment and biodiversity

- ✓ Map out the green (habitats, wildlife corridors etc.) and blue (streams, ponds etc.) features.
- ✓ Protect these and enhance them, for example, by connecting them more effectively.
- ✓ Support minimum 10% biodiversity net gain being delivered in the parish - including at identified 'biodiversity opportunity areas'.
- ✓ Encourage wildlife friendly features in all developments.
- ✓ Safeguard valued green space and important viewpoints.



Important community facilities

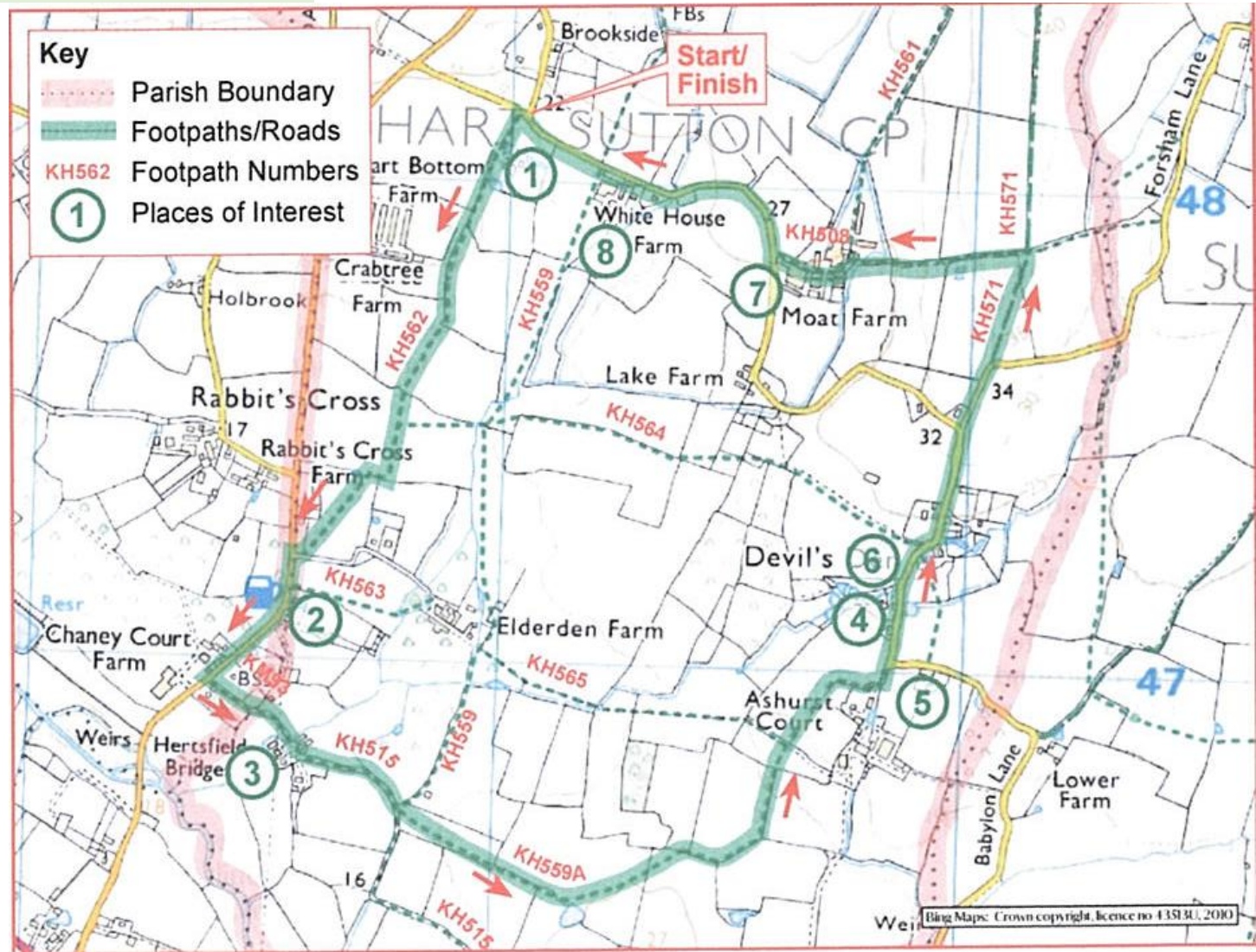
- ✓ Safeguard important facilities against loss.
- ✓ Support the improvement of existing facilities
- ✓ Support the provision of new facilities.



Getting around

✓ Identify improvements to the rights of way network:

- ✓ Maintenance
- ✓ Connections
- ✓ Safety
- ✓ Attractive



How can you get involved?

- ✓ **Visit our website:**
<https://www.chartsutton-pc.gov.uk/>
- ✓ **Complete the survey:**
<https://www.surveymonkey.com/r/ChartSuttonNP1>
- ✓ **Volunteer to get involved:** chartsuttonpc@gmail.com
 - ✓ Communications/ engagement
 - ✓ Interest in a topic – walking, environment, design, heritage etc.
 - ✓ Project management
 - ✓ Proofreading
 - ✓ Writing