

**CHART SUTTON NEIGHBOURHOOD PLAN**  
**MINUTES OF STEERING GROUP HELD VIRTUALLY**  
**7/3/26**

Present     Robert Sagrott (Chair)  
                 Chris Webb  
                 Steven Waring  
                 Wendy Gatward  
                 Alison Eardley (Planning Consultant)

Apologies   Kerry Dreger

Further to the meeting on 4 March, the Comparison of Sites was drawn up by RS and AE and circulated to other SG members on 6 March. With only minor amendments, it was accepted and is set out below. On an informal basis, a majority supported the Land South of Amber Lane as being the preferred site for inclusion in the Local Neighbourhood Plan. The document was submitted to the Parish Council Meeting on 9/3/26 as a briefing note

## **CHART SUTTON – COMPARISON OF DEVELOPMENT SITES**

### **Factors In Common**

- 35 homes have been allocated by MBC. Cannot be challenged
- Purpose of LNP is to have control over siting of the new development
- No central facilities (eg hospital, surgery or school) will be forthcoming
- Approval of the Local Plan means that KCC Highways are satisfied that the additional traffic is acceptable (even if residents do not agree) so cannot be challenged.
- In public consultations and surveys, residents have shown a pronounced desire to have new facilities that improve the quality of village life
- Green spaces in developments to be maintained by a management company (owned/funded by residents in the development)

## SITES

### Land south of Warmlake Road (B.Yond)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Provides connection to Playing Field</li> <li>• Potential Hub and Car Park</li> <li>• Playground provided</li> </ul>	<ul style="list-style-type: none"> <li>• No funding for Hub and Car Park – would be land only for PC to fund any provision.</li> <li>• Planning consent needed</li> <li>• No facilities</li> <li>• Tractor Access is unresolved</li> <li>• Loss of orchards</li> </ul>

### Land north of Warmlake Road (Macar)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Fairly central, preserving village core to a certain extent</li> <li>• Buffer zone 'protecting' existing residents</li> <li>• Access to Plough Wents Road, a 'major' B road.</li> <li>• Some green space, an orchard and a playground</li> <li>• Pedestrian connection to Playing Field</li> </ul>	<ul style="list-style-type: none"> <li>• Site is also partly isolated</li> <li>• Pedestrian accesses are not safe? (no pavement on Plough Wents Road)</li> <li>• Access is to a very busy road</li> <li>• No certainty of a 30mph limit and traffic calming</li> <li>• No village facilities provided (offer to fund new carpark at Playing Field is vague and planning consent would be needed)</li> </ul> <p>Site was deemed unsuitable by MBC in their Local Plan process – due to archaeological constraints that would make 20% of the land undevelopable.</p>

### Land south of Amber Lane - (based on Concept 3)

Pro's	Con's
<ul style="list-style-type: none"> <li>• Central, preserving village core</li> <li>• Village hub with parking to be provided (flexible community space, suitable for shop/ café /meeting place) that will work well in conjunction with Village Hall (and providing additional car parking)</li> <li>• Playground near village hub/café/community facility</li> <li>• Large open space for village enjoyment (and village functions), to be granted to the Parish in perpetuity</li> <li>• Orchard</li> <li>• Potential for allotments</li> <li>• All funded by owner/developer</li> <li>• Prepared to work with the community to understand facilities required.</li> <li>• May be potential to provide a passing space along Chart Hill Road (as land is under their ownership)</li> <li>• Potential for additional (formalised) walking routes across the site, linking the west of the village (Amber Lane) to the village hall)</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian route along Chart Hill Road is sub-par, although Concept 3 would only enable access to the community facility/ car park from this access point.</li> <li>• Adjacent to existing houses</li> <li>• Traffic flow on Amber Lane</li> </ul>

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6 March 2026