

	<b>Ref. No.</b>	<b>CS2</b>	<b>RAG</b>
	<b>Site name</b>	<b>Plough Wents (inc. site CS1)</b>	
<b>Site Information</b>			
	<b>Site location</b>	Plough Wents Road, Chart Sutton, Maidstone, Kent, ME17 3SA	
	<b>Gross area (ha)</b>	Approximately 1 ha	
	<b>Grid Reference</b>	579522, 150368	
	<b>MBC Ref.</b>	233	
	<b>MBC Assessment (if relevant)</b>	Not considered suitable due to insufficient access to services	
	<b>Landowner</b>	Mr and Mrs S Tomkins/ Mark Thompson (field adjacent)	
	<b>Agent/ Developer</b>	Alpha Developments Kent Ltd/ Consilium Town Planning	
	<b>Type of development proposed</b>	Residential	
	<b>Proposed yield</b>	up to 35	
	<b>Greenfield/ PDL</b>	Greenfield	
<b>Site Assessment / Suitability</b>			
	<b>Site description</b>	Site area split between two land ownership titles. Agricultural and former agricultural land. Site is level with no undulations. Existing residential properties on all boundaries of the site. Mature trees and vegetation on boundary of the site. New Access off Plough Wents Road	
	<b>Current use</b>	Agricultural / paddock land	
	<b>Surrounding land uses</b>	Rear gardens of residential properties lie to the east and south of the site. To the west of the site are two larger residential properties and adjoining fields. To the north of the site, on the opposite side of Plough Wents Road is a residential property and an employment	
	<b>Planning/ other designations</b>	N/a	
	<b>Site planning history</b>	Part of Site 233 in MBC Call for Sites 2021  <a href="https://docs.google.com/document/d/1G6Kk_nxH6VLBf9g2IEq46-xqs9Z6feBw/edit?tab=t.0">https://docs.google.com/document/d/1G6Kk_nxH6VLBf9g2IEq46-xqs9Z6feBw/edit?tab=t.0</a>  1987 – Approved rear extension. Approved side/rear extension and dormer windows. Refused residential development (outline). 1988 – Approved refurbishment to existing properties. Approved garage and rear extension. 1989 – Approved front extension. 1992 – Approved section 64 determination for erection of an extension. 1994 – Approved demolition of existing garage and erection of two	
	<b>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening</b>	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	

	<b>Ecological impacts (inc. SSSI &amp; local wildlife sites within or adjacent to the site)</b>	No designated ecological sites. The arable field surrounded by hedgerows/residential properties. Site should seek to retain, create and enhance site boundaries. Further studies needed to ascertain biodiversity features and value	
	<b>Trees (inc. TPO, ancient woodland within and adjacent to the site)</b>	None of particular importance	
	<b>Agricultural land quality</b>	Grade 2	
	<b>Heritage impacts (listed building, conservation area)</b>	No nearby designated assets	
	<b>Archaeology</b>	Potential for multi period archaeology associated with early settlement of Chart Sutton and site surrounded by historic designated buildings. Further work needed to verify - Predetermination assessment needed to clarify impact of proposal on historic designated buildings.	
	<b>PROW (within or near site)</b>	None	
	<b>Access (Highways)</b> - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/	Vehicle access off Plough Wents Road.  Cycle / pedestrian: along Plough Wents Road to Chart Sutton. No pavements currently. Potential to explore installing pavement along land owned by KCC but gets very narrow towards the junction.  The access to the site will be to the side of the house as shown on the plan leading onto Plough Wents Road. Width will need checking with KCC.	
	<b>Access to services:</b>		
	<b>Bus stop</b>	340m (Arriva bus services 14, 66,89)	
	<b>Railway station</b>	Staplehurst/ Maidstone	
	<b>Shop</b>	230m	
	<b>GP</b>	Sutton Valence / Maidstone	
	<b>School (Primary / Secondary)</b>	Sutton Valence / Maidstone	
	<b>Village Hall</b>	615m	
	<b>Recreation Ground</b>	890m	
	<b>Air quality/ noise</b>	No significant issues	
	<b>Land contamination</b>	Not expected.	
	<b>Flood risk (zone/ dra</b>	Not within Flood Zone. No known drainage issues, but will need confirmation. Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways	

	<b>Impacts on existing residential amenity (including access to open space)</b>	Buffering required at the southern end of the site to protect local amenity of houses along Amber Lane. Development would need to respect the amenity of neighbouring residences.	
	<b>Utilities</b>	Likely to be achievable. The developer should ensure that appropriate consultation with the underground utilities operator take place.	
	<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</b>	within 12 months of a formal planning application	
<b>VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>			
	<b>Does the site have the potential to provide improved public parking?</b>	No	
	<b>Does the site have the potential to support commercial activities, including start-ups?</b>	No	
	<b>Does the site intrude into distant key vistas from viewpoints in the parish?</b>	No	
	<b>Will the site bring other community benefits?</b>	No additional community benefits specified.	
	<b>To what extent would you be prepared to deliver against local housing need?</b>	Would deliver full number of homes required by the LPR include the % of affordable homes.	

	<b>Will the biodiversity net gain be delivered on site?</b>	Minimum 10% can be delivered on site (noting the MBC requires 20%)	
	<b>Can the site deliver the 35 dwellings required by the LPR?</b>	Yes.	
<b>ACHIEVABILITY</b>			
	<b>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</b>	Not expected	
	<b>Achievability conclusion</b>	<b>Achievable</b>	
<b>CONCLUSIONS</b>		<p>The site is well located within the core of the village, although the southern boundary backs on to existing housing, so will need to be buffered. The site could deliver the full number of residential units required by MBC, including the required % of affordable homes.</p> <p>There is limited footpath access along Plough Wents Road. Whilst there is a verge that could be utilised, this is owned by KCC and would need to be scoped. The verge narrows significantly as it reaches the junction with Chart Corner.</p>	
		<b>Initial conclusion: Shortlist for consideration</b>	