

	<b>Ref. No.</b>	<b>CS8</b>	<b>RAG</b>
	<b>Site name</b>	<b>Land adjacent to Ivan's Field</b>	
<b>Site Information</b>			
	<b>Site location</b>	Land adjacent to Ivan's Field, Warmlake Road, Chart Sutton	
	<b>Gross area (ha)</b>	2.65 ha	
	<b>Grid Reference</b>	579806, 150395	
	<b>MBC Ref.</b>	130	
	<b>MBC Assessment (if relevant)</b>	Rejected (Hierarchy)	
	<b>Landowner</b>	For Landowner (Lambert and Foster).	
	<b>Agent/ Developer</b>	Macar Homes (Southern Home Counties Ltd)	
	<b>Type of development proposed</b>	Residential	
	<b>Proposed yield</b>	Approx. 35 dwellings	
	<b>Greenfield/ PDL</b>	Greenfield	
<b>Site Assessment / Suitability</b>			
	<b>Site description</b>	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.	
	<b>Current use</b>	Former agricultural land	
	<b>Surrounding land uses</b>	Directly to the south/south east and east of the site are fields currently in agricultural use. To the north, west and south west of the site are residential properties.	
	<b>Planning/ other designations</b>	Countryside	
	<b>Site planning history</b>	1976 - Refused outline application for three bungalows. 1985 - Approved outline application for new dwelling. 1985 - Approved First floor rear extension. 1986 - Refused outline application for the erection of two detached dwellings. 1987 - Approved detached 5 bedroomed dwellinghouses. 1993 - Approved change of agricultural land to residential land. 1997 - Approved erection of a part two storey and part first floor rear extension	

	<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>	A grassland field, which is regularly cut/mown with mature hedgerows around the eastern and southern boundaries. Some connectivity to the surrounding area but greatest interest likely to be hedgerows. Potential for some protected species to be present include bats and breeding birds. Further studies would be required.	
	<b>Trees (inc. TPO, ancient woodland within and adjacent to the site)</b>	No TPOs on site. Stretch of TPOs on other side of Warmlake Road.	
	<b>Agricultural land quality</b>	Grade 2	
	<b>Heritage impacts (listed building, conservation area)</b>	No	

	<b>Archaeology</b>	<p>Potential for important archaeology and archaeological landscape features associated with Iron Age and Roman activity. The southern boundary may contain remains of a significant bank and ditch system which would be preferable to retain. Rest of site may contain prehistoric and later remains.</p> <p>Archaeological DBA and Archaeological landscape assessment needed to inform development. Parts of this site, particularly the southern boundary may be constrained from development and no access across Iron Age boundary system.</p> <p>Assumed 20% deduction from developable area.</p>	
	<b>PROW (within or near site)</b>	No	
	<b>Access (Highways)</b> - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	New access Achievable onto B2163 with provision of a suitable access junction. Further consultation with Highways Authority needed.	
	<b>Access to services:</b>		
	<b>Bus stop</b>	Bus stop within 400m.	
	<b>Railway station</b>	Staplehurst/ Maidstone	
	<b>Shop</b>	within 400m	
	<b>GP</b>	Sutton Valence / Maidstone	
	<b>School (Primary / Secondary)</b>	Sutton Valence / Maidstone	
	<b>Village Hall</b>	480m	
	<b>Recreation Ground</b>	400m	
	<b>Air quality/ noise</b>	No significant issues	
	<b>Land contamination</b>	Not expected.	
	<b>Flood risk (zone/ drainage)</b>	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation. Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.	

	<b>Impacts on existing residential amenity (including access to open space)</b>	Buffering required along western part of the site.	
	<b>Utilities</b>	Likely to be achievable	
	<b>Suitability assessment</b>	<b>The site is well located within the village core. There is existing residential development to the north, hence the development would be in-keeping with the pattern of development. In light of the likely need to reduce the developable footprint by 20% (approx.) the developer confirms that 35 units could be delivered.</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 a</b>	Commencement 2029, completion 2031	
<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>	Views from B2163 and Warmlake Road	
	<b>Will the site bring other community benefits?</b>	No - the developer is promoting housing solely. Use of the remainder of the site has not been submitted and would need further discussion.	
	<b>To what extent would you be prepared to deliver against local housing need?</b>	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 know constraints	
	Achievability conclusion	Achievable	
CONCLUSIONS		The site is located within the village core and would align with the existing pattern of development. Whilst it would not bring forward additional community benefits, the site is capable of delivering the full number of required homes in a sustainable location.	
		Initial conclusion: Shortlist for further discussion	