

Chart Sutton Neighbourhood Plan

Strategic Environmental Assessment



April 2026

Presented by the Chart Sutton Neighbourhood
Development Plan Steering Group

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1. Non-technical summary for the strategic environmental assessment

- 1.1. This Strategic Environmental Assessment (SEA) has been prepared to support the Pre-Submission version Chart Sutton Neighbourhood Plan. (CSNP). The CSNP covers the whole of the parish of Chart Sutton (*Figure 1*). It has been prepared by a Steering Group comprising members of Chart Sutton Parish Council and volunteers from the community.
- 1.2. The purpose of this report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the Pre-Submission version of the CSNP. It forms an important part of the evidence base for producing the Neighbourhood Plan. This report will be submitted for consultation at the Regulation 14 planning stage, alongside the Neighbourhood Plan itself and supporting documents. It will be amended as necessary based on comments received, for submission to Maidstone Borough Council (MBC) at Regulation 16.
- 1.3. A Screening Opinion for the draft Neighbourhood Plan was prepared in May 2025. This, along with the Chart Sutton Neighbourhood Plan Scoping Report was the subject of a 5-week consultation with the Environment Agency, Natural England and Historic England. A summary table of the comments from the statutory consultees is contained in Appendix A. There were no substantive comments received to suggest that any amendments to the Scoping Report were required.
- 1.4. The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on SEA was implemented in the UK. This sets out the requirement for SEA, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development.
- 1.5. Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
 - Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Building a strong, stable and sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 1.6. One of the means by which sustainable development can be achieved is through the land-use planning process. The CSNP will need to be in general conformity with the adopted Maidstone Local Plan Review 2021-2038 (MLPR). If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the parish of Chart Sutton.
- 1.7. The CSNP can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parish, while at the same time helping to ensure that adverse environmental impact is minimised.

2. Methodology

2.1. The Strategic Environmental Assessment (SEA) process for a neighbourhood plan ensures environmental considerations are integrated into planning. It involves screening to determine if the plan has significant environmental effects, scoping to define assessment scope, and reporting on impacts to meet basic condition. Key stages of the SEA process are described in *Table 1*.

Table 1: SEA Stages

SEA Stage	Description	Commentary in relation to Chart Sutton
Screening (Required)	Determines if the NP is likely to have significant environmental effects. A screening report is prepared and consulted upon with statutory bodies (Environment Agency, Natural England, Historic England)	The screening was undertaken in May to July 2025. The screening opinion set out that the CSNP would likely have environmental impacts due to the fact that it was allocating at least one site for development.
Screening determination	The Local Planning Authority (LPA) issues a formal determination based on the screening report. If significant effects are likely, an SEA is required.	The responses from the statutory bodies to the screening were inconclusive. On the advice of MBC, the SG has opted to undertake an SEA.
Scoping (if SEA required)	Sets the scope and level of detail for the environmental report, identifying key environmental issues, data, and objectives.	The Scoping Report was prepared in May 2025 and issued, along with the Screening request to the statutory bodies. No substantive comments were received.
Assessment & Reporting (Environmental Report)	The draft plan is assessed against reasonable alternatives to identify, describe, and evaluate significant environmental effects. The resulting Environmental Report is published alongside the draft plan for consultation.	This report constitutes to the Environmental Report.
Consultation	The Environmental Report must be made available to the public and statutory bodies to allow for informed feedback.	This report will be subject to consultation at the Pre-Submission (Regulation 14) stage of the process.
Examination	The Independent Examiner reviews the NP, including the SEA, to ensure it meets the "basic conditions," which include compatibility with EU obligations.	This will take place once the CSNP has been formally submitted to MBC and post the second round of formal consultation at Regulation 16.

- 2.2. The Scoping Report prepared for the CSNP enabled the formulation of 10 sustainability objectives. These provide a recognised way in which the likely environmental and sustainability effects of a plan and reasonable alternatives can be described, analysed and compared. The objectives define the long-term aspirations of the Parish with regard to social, economic and environmental issues that the CSNP could affect. The objectives were originally defined from the analysis of relevant international, national and local policy objectives, baseline information, and key sustainability issues facing the plan area during the scoping stage of the SEA.
- 2.3. Since the Scoping Report, two SEA objectives have been combined (relating to utilities and community facilities). An additional objective has been added in relation to mitigating the impacts of climate change. This aligns more closely with the SEA objectives prepared in relation to the MLPR.
- 2.4. During the SEA, the performance of the CSNP policies and site allocation(s) are appraised in terms of their likely effects on the baseline, in relation to achievement of each of these SEA objectives. Each SEA objective is supported by a set of appraisal questions that are intended to help guide judgements on whether a particular element of the plan is likely to help the achievement of the objective in question. The appraisal questions are included for guidance only and are not intended to be definitive or exhaustive.
- 2.5. The relationship between the SA objectives and the 'SEA topics', which are the specific topics that SEA is required to cover in line with Schedule 2 of the SEA Regulations, is shown in the final column of *Table 2*. It can be seen that a number of the SA objectives cut across SEA topics, reflecting their interrelationship.
- 2.6. The SEA inevitably relies on an element of subjective judgement. However, in order to provide additional consistency and transparency in the appraisal of the policy and site allocation options, a clear set of decision-making criteria and assumptions for determining the significance of the effects were developed for each of the objectives. These assumptions provided clear parameters within which certain SEA scores would be given, based on factors such as the distance of site options from sensitive environmental features such as designated biodiversity sites or from key services and facilities such as service centres and public transport links.
- 2.7. The findings of the SEA are presented as colour coded symbols showing the significance of the effect of each policy or site option in relation to each SEA objective, accompanied by a concise justification for the effect identified, where appropriate. The colour coding is shown in *Table 3* and mirrors that used in the MLPR. Further information about the SEA criteria is provided in *Table 4*.

Table 2: SEA framework for the CSNP

Sustainability theme	SEA Objective	Appraisal questions: Does/will the CSNP...	Relevant SEA topic
1/Env	To preserve and enhance the natural beauty of Chart Sutton in terms of its natural features: - geology, soils, landform, water systems and climate - Priority habitats - ancient woodlands, orchards etc. - tranquillity	Promote and support the development of previously developed land, and under-utilised land and buildings? Take an appropriate approach to remediating contaminated land? Minimise development on the Parish's best and most versatile agricultural land? Safeguard the character and distinctiveness of the Parish's settlements?	Biodiversity, landscape, human health
2/Env	To protect and enhance the biodiversity of the Parish, its wildlife habitats and species.	Help to deliver biodiversity net gain? Conserve and enhance designated and undesignated ecological assets, taking into account the impacts of climate change? Ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced? Help to conserve, connect and enhance ecological networks, taking into account the impacts of climate change? Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations?	Biodiversity
3/Env	To protect the landscape setting of Chart Sutton	Protect the sensitive and special landscapes of the area?	Landscape, cultural heritage
4/ Env	To minimise the Parish's contribution to climate change,	Contain measures which will help to reduce congestion? Facilitate the take up of low / zero emission vehicles?	Air, Water, Human Health and Climatic factors

Sustainability theme	SEA Objective	Appraisal questions: Does/will the CSNP...	Relevant SEA topic
	including reducing flood risk and minimising air pollution	<p>Enable a choice of more sustainable modes?</p> <p>Minimise inappropriate development in areas prone to flood risk and areas prone to increasing flood risk elsewhere, taking into account the impacts of climate change?</p> <p>Minimise flood risk and promote the use of SuDS, flood resilient design and natural flood management measures?</p> <p>Promote energy efficient design?</p> <p>Encourage the provision of renewable energy infrastructure where possible?</p> <p>Minimise greenhouse gas emissions from transport?</p> <p>Ensure that the biodiversity value of brownfield sites is identified, protected and enhanced?</p>	
5/Env	To protect the identity, heritage, character and local distinctiveness of Chart Sutton as a rural village and to enhance the village streetscape.	<p>Facilitate the integration of new housing areas with existing housing areas?</p> <p>Help to support high levels of pedestrian activity/ outdoor interaction, where people mix?</p> <p>Conserve and enhance the parish's designated and non-designated heritage assets, including their setting and the wider historic environment?</p> <p>Outline opportunities for improvements to the conservation, management and enhancement of the parish's heritage assets, particularly heritage at risk?</p> <p>Promote access to, as well as enjoyment and understanding of, the local historic environment for the parish's residents and visitors?</p>	Cultural heritage, landscape
6/Soc	To ensure that housing addresses the needs of the existing community of Chart Sutton before addressing wider needs	<p>Provide for local housing need?</p> <p>Deliver the range of types, tenures and affordable homes the Parish needs over the Plan Period?</p>	Population, Human Health and infrastructure

Sustainability theme	SEA Objective	Appraisal questions: Does/will the CSNP...	Relevant SEA topic
		<p>Provide for the housing needs of an ageing population?</p> <p>Provide attractive places to live via multifunctional green infrastructure?</p>	
6/Soc	To ensure that the community has a high quality and healthy lifestyle.	<p>Help to reduce levels of crime, anti-social behaviour and the fear of crime?</p> <p>Promote health and wellbeing by maintaining, connecting, enhancing and creating multifunctional open spaces, green infrastructure, and recreation and sports facilities and improving people's access to nature?</p> <p>Protect health and wellbeing by preventing, avoiding and mitigating adverse health effects associated with air and noise pollution, vibration and odour?</p> <p>Promote healthy lifestyles by encouraging and facilitating walking and cycling?</p> <p>Safeguard human health and well-being by promoting climate change resilience through sustainable siting, design, landscaping and infrastructure?</p> <p>Allocate additional sites for open space in relation to population growth?</p>	Population and Human Health, infrastructure
8/Soc	To ensure the provision of a range of community facilities and key utilities infrastructure that provide for the needs of the community	<p>Provide for sufficient local services and facilities to support new and growing communities (e.g. sport and recreation, accessible green space/multifunctional green infrastructure, community facilities)?</p> <p>Promote developments that benefit and are used by existing and new residents in the Parish, particularly the most deprived areas?</p> <p>Provide housing within proximity to existing services and facilities that are accessible for all, if not to be provided on site?</p>	Population, Human Health and infrastructure

Sustainability theme	SEA Objective	Appraisal questions: Does/will the CSNP...	Relevant SEA topic
		Increase the number of community facilities that can be used for community gatherings e.g. cultural activities etc.?	
9/Econ	To improve safe movement around the Parish and to key service centres outside the Parish by a range of modes	Promote the delivery of integrated, compact communities made-up of a complementary mix of land uses? Support the maintenance and expansion of public transport networks including areas with sufficient demand for the introduction of new public transport? Enhance connectivity of the sustainable transport network and provide new cycling and walking infrastructure to enable modal choice?	Human health, Roads and transport
10/Econ	To maximise the potential of existing employment and support the needs of local employers.	Provide opportunities for employment locally? Safeguard existing employment sites?	Population, Human Health and Material Assets

Table 3: Key to SEA effect symbols

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/-	Mixed minor effects likely
-	Minor negative effect likely
-/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain
N/A	Not applicable or relevant

Table 4: SEA Assessment criteria detail

SEA objective	Site assessment criteria
1. Natural beauty, landform	Sites located in or adjacent to the Landscape of Local Value are likely to have a negative effect.
2. Biodiversity	Sites within or adjacent to designated habitats are likely to have negative effects. Sites which can offer a biodiversity net gain onsite will be likely to have more positive effects.
3. Landscape	Sites which are visible from the wider landscape will be likely to have more negative effects.
4. Climate change	Sites close to local facilities and public transport/public rights of way are likely to have more positive effects as a result of having the potential to reduce reliance on car travel. Sites within or adjacent to flood zones 2 and 3 are likely to have negative effects.
5. Heritage and local character	Sites located close to designated heritage assets could have negative effects, although this may be uncertain as will depend on the design of the site. Site in locations that contribute to the current settlement pattern are also likely to have positive effects.
6. Housing needs	Sites bringing forward housing will have a positive effect in relation to this objective.
7. Health and well-being	None of the sites are close to healthcare facilities as these are located in other settlements, therefore this has not been taken into account in the assessment. Public health can be influenced by access to open spaces, walking, play areas, recreation, sports facilities etc. which can encourage social activities. Sites that are within walking distance of open space/ footpath/ play area etc. will be assessed more positively. Sites that come forward with the opportunity to increase such amenities will also be assessed more positively.
8. Local facilities	Sites located close to community facilities will likely have positive effects. Those which offer new or enhanced facilities, including where they would support the village hub aspiration, will also have positive effects.

9. Sustainable travel	Sites located within or adjacent to the village core will be assessed more positively, as they enable residents to walk to facilities and bus stops. In contrast, sites further afield will be assessed less positively as they will be more reliant on car to access the village amenities.
10. Local employment	Sites which would enable employment will be assessed more positively.

Difficulties encountered and data limitation

- 2.8. As the MLPR has identified that 35 homes are required to be delivered in the Parish, it is assumed that the Parish has overall capacity for this, therefore alternative growth options have not been considered.
- 2.9. When considering potential loss of the best and most versatile agricultural land in relation to SEA objective 1, data to subdivide the agricultural land into grades 3a and 3b were not available, therefore these grades were considered together.
- 2.10. Due to the lack of facilities in the village, when considering the site options, the distance to nearest facilities such as schools, GP etc. has been calculated to the nearest larger settlement offering these services.
- 2.11. Certain information is not available at the very local level without further technical studies being undertaken, for instance relating to archaeology, biodiversity and potential traffic impacts. In these instances, a judgement has been made based on information available and local knowledge.

3. Policy Context

- 3.1. The CSNP has been prepared having regard to national policy and to be in general conformity with the strategic policies of the local development plan. At the national level, the National Planning Framework establishes the scope and purpose of neighbourhood plans. At the local level, the Maidstone Local Plan Review 2021-2028 (MLPR) adopted in March 2024 sets out the planning strategy for the years up to 2038 to deliver the social, economic and environmental needs for the borough.
- 3.2. During the Scoping stage of the SEA, a review was undertaken of the other plans, policies and programmes that are relevant to the CSNP. A summary is provided below, and the full review can be found in Appendix B. The SA undertaken for the MLPR also provides policy context for the wider borough.

International context

- 3.3. At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging CSNP. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on international nature conservation designations) are identified and can be mitigated.
- 3.4. There are a wide range of other international agreements and EU Directives, which have been transposed into UK law and national policy. Some of the key reports are:
 - **EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)** which aims to conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats. It identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.
 - **Waste Framework Directive (WFD) (2008/98/EC)** which aims to move the management of waste up the Waste Hierarchy and to encourage the use of waste as a resource. EU member states are required to achieve recycling and composting rates of 50% by 2020 for household waste streams including paper, metal, plastic, glass, and for other waste streams that are similar to household waste.
 - **EU Air Quality Directive (2008/50/EC)** which sets binding air quality standards (limits and targets) for countries to achieve by 2030 for all major pollutants and specifically for particulate matter pollution (PM_{2.5}) and nitrogen dioxide (NO₂) – double the ambition of the previous limits.

- **Water Framework Directive (Water FD) (2000/60/EC)** which aims to improve the local water environment for people and wildlife and promote the sustainable use of water. It applies to all surface water bodies, including lakes, streams and rivers as well as groundwater. The aim of the Water FD is for all water bodies to reach good status by 2027. This means improving their physical state and preventing deterioration in water quality and ecology. The Water FD introduced the concept of integrated river basin management planning. Kent lies within the Thames River Basin District and South East River Basin District.

National context

- 3.5. The National Planning Policy Framework (NPPF) stresses the importance of sustainability running as a 'golden thread' throughout plans and policies. Neighbourhood planning gives communities the power to develop a shared vision for the area. Neighbourhood plans can shape, direct and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan. SA Objectives should reflect the core planning principles and policies set out in the NPPF. Plan should contribute to the objective of achieving sustainable development (social, economic and environmental).

County context

- 3.6. Kent County Council prepares statutory land use plans for waste and minerals policy and non-statutory guidance on Landscape Character Assessment. It is also the Highways Authority for all publicly owned roads in the Parish, the most recent plan being the Local Transport Plan 5.

Borough context

- 3.7. The CSNP is being prepared in the context of the Maidstone Local Plan Review 2021-2028, which sets out a framework for how future development across Maidstone Borough will be planned and delivered in the period to 2028. It sets out strategic policies for land including housing and employment targets, land and location.
- 3.8. Policy LPRS10 (Housing delivery) states that over the plan period 2021 to 2038, provision is made for the development of a minimum of 19,669 new homes in the borough. Any designated neighbourhood areas will be expected to accommodate, as a minimum, relevant housing requirements from:
- a) Site allocations within this LPR (apportioned where sites are partially within the designated area);
 - b) Policy LPRSP8; and
 - c) Garden settlements or Strategic Development Locations (apportioned where sites are partially within the designated area)
- 3.9. There are no strategic allocations within or partially within the Chart Sutton Neighbourhood Area. There are also no garden settlements or Strategic Development Locations within or partially within the Chart Sutton Neighbourhood Area.
- 3.10. It is considered that Chart Sutton, classified as a "smaller village" have may have the potential to accommodate limited growth which will contribute to ensuring that local services are supported, and sustainable communities are maintained. This plan allows for limited growth

in the smaller villages by designating these as 'broad locations'. This will enable local communities to facilitate development and influence its location and timescale for delivery through Neighbourhood Plans. To that end, Policy LPRSP8 (Smaller Villages) envisages that Chart Sutton could deliver 35 net new residential units where all of the following apply:

- a) The scale of the development is proportionate to the size of the settlement and the type and level of local services available;
- b) The development design takes account of landscape impact having regard to the setting of the settlement within the countryside;
- c) It can be linked to the retention or expansion of specific infrastructure or service assets within the settlement;
- d) It has community support, either through a Neighbourhood Plan, or other Parish endorsement, for example as a Rural Exception Site; and
- e) Where suitable access can be provided.

3.11. It should be noted that a number of other parishes in the vicinity of Chart Sutton are in the process of preparing, or have completed, neighbourhood plans. These are:

- North Loose Neighbourhood Plan 2015-2031 (2016)
- Staplehurst Neighbourhood Plan 2016-2031 (2020)
- Loose Neighbourhood Plan 2018-2031 (2019)
- Marden Neighbourhood Plan 2017-2031 (2020)
- Boughton Monchelsea Neighbourhood Plan (2021)
- Lenham Neighbourhood Plan 2017-2031 (2021)
- Otham Neighbourhood Plan 2020-2035 (2021)

3.12. These plans could potentially have a residual effect on Chart Sutton Parish.

4. Parish Characteristics

4.1. To set out the context for the SEA, a portrait of the Parish is provided in the box below.

The Parish of Chart Sutton is about 880ha in size and is located in Maidstone Borough in Kent. Although the historic village centre was originally located around St Michael's Church towards the east of the Parish, today the main village is Chart Sutton village, located in the north of the Parish, approximately 5 miles south of Maidstone. There were 921 usual residents in the Parish according to the 2021 census. This is a rise from 870 residents in 2011. There are approximately 370 households in the parish. Average population density is low, as is typical of rural parishes.

The Parish lies on the Greensand Ridge, a belt of greensand stone that forms an escarpment overlooking the Weald of Kent to the south. Elevations in the Parish are generally around 100m above sea level, with the land dropping steeply southwards into the lower-lying Weald landscape. This ridge gives the parish rolling hills, ridgelines and open views across rural Kent towards distant countryside features.

The landscape is largely rural and agricultural, with a patchwork of fields, orchards, hop gardens and meadowland; historically Kent's famed fruit and hop growing region extends into the parish. There are gentle slopes and broad valley bottoms where smaller streams drain southwards towards the River Medway system. Thanks to its ridge position, there are panoramic views over the Weald, the patchwork of farmland and beyond. Public footpaths (including sections of the Greensand Way) invite walkers to explore the varied terrain — from ridge tracks to lower wooded lanes and orchard fringes.

From a heritage perspective, excavations in Chart Sutton parish uncovered the foundations of a Roman building — roughly 60 ft × 27 ft, with coins dating from Hadrian to Constantine and pottery from the 2nd century AD. This suggests Roman occupation and activity in the area, possibly connected to the nearby Roman road network. The parish has many listed historic structures, reflecting a long history of settlement and agriculture — a characteristic feature of rural Kent. According to the National Heritage List for England, Chart Sutton contains a significant number of listed buildings of architectural and historic interest. Historically, Chart Sutton was dominated by farmsteads and agricultural buildings, with local structures often timber-framed with brick infill and tile roofs, typical of Kentish vernacular architecture. The parish's historic environment reflects its agricultural economy — cottages, farmhouses, barns and occasional oast houses (used for drying hops; now demolished) appeared on 19th- and early 20th-century maps.

Chart Sutton's community facilities centre on the village hall, community-run shop, playing field with play area and church activities, supported by the parish council's stewardship of local amenities. These help to maintain village identity, provide space for events and activities, and encourage social connections in this rural Kent community.

Chart Sutton's road network is typical of a small rural parish — made up of local lanes and residential streets linking farms and homes, with connections to larger roads outside the parish for travel to towns and the motorway network. Maintenance and occasional road closures are part of managing this quieter countryside network.

5. Key sustainability issues

- 5.1. There are several sustainability issues and challenges facing the Parish. These were set out in the scoping report in the form of a SWOT analysis.
- 5.2. While Chart Sutton Parish offers a high-quality environment to residents and local businesses, there is a lack of services and facilities located locally meaning that residents are reliant on accessing these in neighbouring settlements. Access to neighbouring settlements is predominantly by car in the absence of frequent and reliable public transport. To reduce the sense of isolation for older, less mobile residents, and to attract younger residents, there is a need to consider what additional facilities and housing opportunities might be supportable without requiring the village to grow in such a way as to diminish its rural appeal and character. The Neighbourhood Plan will need to balance these ambitions carefully.
- 5.3. A Neighbourhood Plan offers the opportunity for the community to establish a longer-term vision for the area and consider how best to enable this through a limited amount of development and by establishing locally specific planning policies to influence land-use and development proposals.
- 5.4. Without a Neighbourhood Plan, there would be a lack of vision and strategy for Chart Sutton. This could lead to fewer opportunities to address proactively the issues and challenges facing the Parish and may well result in a reduced opportunity for benefits stemming from development to be realised. *Table 5* sets some key challenges facing the Parish and the effect of not having a neighbourhood plan.
- 5.5. One of the sustainability issues identified relates to the provision of local employment. The CSNP has considered including a policy on employment, however that this topic was already adequately addressed in MLPR policy LPSRP11 (A). In addition, Policy CS1 (Supporting sustainable development) makes provision for bringing redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic. The option for including a policy has been included in Section 7 of this report.

Table 5: Key challenges and impacts of not having a neighbourhood plan

Challenges facing Chart Sutton Parish	Effect of not having a neighbourhood plan
Scale of housing growth	The MLPR provides a housing figure for Chart Sutton. If not delivered via a neighbourhood plan, this would be potentially delivered via MBC or speculatively. This would mean that local people would have less influence over the location and nature of any housing development.
Lack of affordable housing for Parish residents	No suitable sites for housing for local people would be delivered
Supporting an ageing population	Potential issues of care/support/transport and a lack of local homes suitable for the needs of older people
Inadequate public transport options	Increased dependence on the private car and increasing isolation for those unable to afford a car especially in more rural locations
Support and flexibility for local businesses	The needs of businesses to grow and change may be restricted by current rural policies
Infrastructure improvements such as roads, footways, public parking, community facilities, health provision etc.	Funding for infrastructure requirements may not arise
Loss of agricultural land to development	Could result in unnecessary loss of agricultural land due to unplanned development coming forward through speculative applications
Ensuring access to services and facilities	Increased dependence on the private car to access services and inability to do so for those unable to afford a car
Need to maintain and enhance the high-quality natural environment, wildlife networks and biodiversity of the Parish	Could result in unnecessary impacts on biodiversity due to unplanned development coming forward through speculative applications
Development at highly visible or intrusive locations	Local assessments carry less weight
Need to protect and enhance the historic buildings and environment of the Parish	Could result in unnecessary impacts on heritage assets due to unplanned development coming forward through speculative applications
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the rural lanes	Resident's lives will be further blighted and safety will be worsened by traffic movements. Traffic congestion on local routes will continue and, in time, worsen.
Access to jobs locally	Resident's would need to travel further afield to reach employment, adding to traffic volume.

6. SEA findings for vision and objectives

6.1. This section presents the appraisal of the vision and objectives for the CSNP. The vision is as follows:

“Chart Sutton Parish, both the central village and outlying areas, will retain its rural character and community spirit. Residents of the parish appreciate the peace and quiet, afforded by its location. Any new development will be directed to the most sustainable parts of the parish and its design will respect the natural environment and our heritage whilst meeting the needs of all age groups in the community. We will strive to conserve and enhance the natural beauty, wildlife and cultural heritage of the parish, notably the Greensand Way. We will support opportunities that enable our residents and visitors to access our natural spaces more easily as it is recognised that these promote wellbeing. Community facilities such as the Village Hall and St Michael’s Church will remain focal points within the village and they will, where possible, be improved to become more attractive to residents. Preservation of our rurality is paramount.”

6.2. The vision is supported by six objectives:

Objective 1: Rurality To safeguard the rural character of the parish. This includes improving access to the Greensand Way, Recreation Ground, safeguarding the important and dramatic views into and out of the villages and across the Weald and protecting trees, hedgerows and ponds. The distinctive, ridgeline landscape, ancient woodlands and open, farming character will be preserved.

Objective 2: Heritage To preserve and celebrate our built heritage and the identities of the individual settlements. Combined, these give a sense of place and character. All new development must be carefully and sustainably designed to enhance what exists already. The encroachment caused by the rapidly expanding Maidstone will be guarded against.

Objective 3: Environment To support the diversity of wildlife and habitats that is found here. Living close to nature is the reason so many people love our area. We aim to enhance and protect nature through the creation of improved habitats for wildlife, maintenance of native hedgerows and planting more trees and wildflowers. Dark skies are rare. Despite the proximity of Maidstone, Chart Sutton enjoys a low level of light pollution, and this is to be actively preserved in our neighbourhood. The expansion of polytunnels is to be resisted where possible.

Objective 4: Housing To support limited housing growth that helps to meet the needs of residents in terms of size, tenure (to buy/to rent) and affordability of homes. Development in our neighbourhood area should encourage healthy lifestyles and conserve the architectural and historical features of the area. Any development should use appropriate materials and styles, including ragstone and Kent peg tiles. Consideration will be given to community housing provision for both young and older people and any housing should be restricted to two storey dwellings. The urban cul-de-sac model will be discouraged. Adequate green space is to be provided, preferably with ponds.

Objective 5: Wellbeing To improve and better connect our network of footpaths, cycleways and bridleways so that people can access local and nearby facilities more easily. This may well necessitate improved signage. Homes within the village confines should link to facilities by safe, attractive and inviting walkable routes to encourage healthy lifestyles. something for everyone. In the village centre, support networks will enable elders to live in their own homes. Young families will have safe places to play, walk and cycle. Events will build unity and community spirit. We will

continue to encourage use of the village hall as a community hub. Clean energy use in the villages will be welcomed and we will consider environmentally friendly schemes such as improved waste recycling and community energy schemes. The health and well-being of our community will be a priority. Communications (mobile phone and internet connectivity) will be improved.

Objective 6: Facilities Chart Sutton badly needs a village hub; a convenient meeting place (for parents and others) that also be used to accommodate peripatetic services eg hairdresser, GP, Bank, chiropodist, clothing etc. Such a community hub could include a café, or this could possibly be incorporated within an updated village shop. A community orchard or allotments would also improve village life. Other improvements needed include enhanced broadband (essential for local businesses and those who frequently work from home), traffic speed and pavements that actually connect all parts of the village. Efforts to prevent or mitigate the effects of flooding in parts of the village are to be continued.

6.3. Each of the objectives has been assessed against the strategic objectives of the adopted Local Maidstone Plan as shown in *Table 6*.

Table 6: CSNP Objectives assessed against MLPR strategic objectives

Relevant Local Plan Spatial Objectives and commentary	Neighbourhood Plan objectives and commentary
Objective 1: Through the local plan review the council will provide for, during the plan period, a balance of new homes and related retail and employment opportunities across the borough	Objective 4: Housing The CSNP supports development that will contribute to the sustainable future of the small village of Chart Sutton. It allocates one site to achieve this, to meet its identified local housing needs, supporting a mix of housing tenures and promoting high-quality sustainable design.
Objective 2: Maintenance of the distinct character and identity of villages and the urban area	Objective 2: Heritage Objective 4: Housing Objective 5: Wellbeing The CSNP seeks to ensure that the character and identity of Chart Sutton is preserved, by, for instance, influencing the design of new development, safeguarding valued green spaces and significant views, and protecting local heritage. It seeks to restrict coalescence between the village and Maidstone to the north.
Objective 3: Protection of the built and natural heritage, including the Kent Downs National Landscape and its setting, the setting of the high weald national landscape and areas of local landscape value	Objective 1: Rurality Objective 2: Heritage Objective 3: Environment The CSNP celebrates the heritage (both above and below ground) of the area, as well as the natural landscape, which is much valued locally.

<p>Objective 4: Ensuring that development adequately mitigates and adapts to climate change, whilst addressing the issues of flooding and water supply and the need for dependable infrastructure for the removal of sewerage and wastewater</p>	<p>Objective 5: Wellbeing</p> <p>The CSNP supports high quality design that promotes environmental sustainability. It also supports household and community-scale energy generation.</p>
<p>Objective 5: Protection and enhancement of biodiversity, and protection and promotion of the multi-functional nature of the borough's open spaces, rivers and other watercourses</p>	<p>Objective 1: Rurality Objective 3: Environment</p> <p>The CSNP seeks to protect the network of green and blue infrastructure assets running through the Parish, including natural features which may not be statutorily protected, but which are important to natural character. It also designates a number of Local Green Spaces.</p>
<p>Objective 6: provision of strategic and local infrastructure to support new development and growth including a sustainable integrated transport strategy, adequate water supply, sustainable waste and minerals management, energy infrastructure, and social infrastructure such as health, schools and other educational facilities</p>	<p>Objective 6: Facilities</p> <p>The CSNP promotes the upgrading of existing facilities and the provision of new ones to support modest housing growth and to provide a range of local facilities. This includes the concept of enabling a village hub, within easy reach of all parts of the village. The CSNP highlights the challenges of getting around (notably active travel) in a rural village and supports improvements to the movement network.</p>
<p>Objective 10: Meeting housing needs by delivering affordable housing, local needs housing, accommodation for the elderly, accommodation to meet gypsy and traveller needs, and accommodation to meet rural housing needs</p>	<p>Objective 4: Housing</p> <p>The CSNP allocates a site for housing to meet its identified local housing need. It supports the provision of a mix of housing tenures to meet local needs.</p>
<p>Objective 11: Ensuring that all new development is built to a high standard of sustainable design and construction</p>	<p>Objective 4: Housing Objective 5: Wellbeing</p> <p>The Plan supports development that contributes positively towards local character and that is of high quality and sustainable.</p>

2.12. *Table 6* demonstrates that there are no conflicts between the objectives of the CSNP and the strategic objectives of the MLPR.

2.13. *Table 7* summarises the sustainability effects for the above vision and objectives in relation to the SEA objectives, and the findings are described below the table.

Table 7: Assessment of the vision

Assessment of Neighbourhood Plan vision and objectives

Vision and objectives

Policy Options:

Option A: To have an NP policy that directs where the bulk of development will be located.

Option B: To have no NP policy, covered by HDPF Policies 3, 4 and 27.

	1/Env – Natural beauty, landform	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/ air pollution	5/Env – local character	6/Soc – Housing	7/Soc - Health	8/Soc – Facilities/ utilities	9/Soc – Getting around	10/Econ – Employment
Vision	+/-	++	++	+	++	++	+	+	+?	+
Obj. 1	++	++	++	+	+	0	+	+	+	0
Obj. 2	0	0	+	+	++	0	0	0	0	0
Obj. 3	++	++	++	+	+	0	++	0	0	-?
Obj. 4	-	+/-	+/-	+/-	++	++	++	++	+/-	+
Obj. 5	0	0	0	+	0	0	++	++	++	+
Obj. 6	0	0	0	+	0	0	++	++	0	+

6.4. **Vision:** The vision for the Parish sets out a general ambition for development to take place in a sustainable way that contributes positively to meeting the needs of the community while safeguarding the important facilities of the Parish and the natural and historic environment that is so treasured by the community.

6.5. If the vision is achieved, it can be expected to lead to significant positive effects against the following SEA objectives:

- SEA objective 2: Biodiversity, because the vision encourages modest growth but seeks to protect local habitats.
- SEA objective 3: Landscape setting, because the vision directs growth to the village itself and seeks to protect the wider countryside.
- SEA objective 5: Local character, because the vision celebrates local heritage and local vernacular and seeks to embed this in any new development.
- SEA objective 6: Housing, because the vision seeks to deliver the housing needs as identified in the MLPR.

6.6. If the vision is achieved, it can be expected to lead to minor positive effects against the following SEA objectives:

- SEA objective 4: Climate change, because new development that adheres to high environmental standards is promoted. Whilst car use may increase, the vision supports opportunities to cluster community facilities at a village hub location and improve walking options locally.
 - SEA objective 7: Health, because the vision promotes additional outdoor amenity space, opportunities to encourage walking and cycling and the provision of facilities that could house community activities.
 - SEA objective 8: Facilities and utilities, because the provision of services is specifically referenced in the spatial vision.
 - SEA objective 9: Getting around, because the vision supports sustainable access to local facilities.
 - SEA objective 10: Employment, because the vision supports a range of facilities which could in turn provide local jobs. In addition, it seeks to safeguard the wider countryside, which provides agricultural jobs.
- 6.7. If the vision is achieved, it can be expected to lead to mixed minor positive and minor negative effects against the following SEA objectives:
- SEA objective 1: Natural beauty underlying landform as the vision seeks to direct development towards the most sustainable locations and safeguard against any adverse impacts on the wider landscape. Inevitably the development of a site will impact agricultural land as there are no options for development on previously development land. Nevertheless, such development could incorporate landscape features that would add to the attractiveness of the setting of the village.
- 6.8. **Spatial objectives:** CSNP objective 1 supports the safeguarding of the rurality of the Parish, including the natural features that contribute to its beauty and landscape character. As such it is expected to lead to significant positive effects on SEA objectives 1, 2, 3 and 5. It is expected to have minor positive effects on SA objectives 4, 7, 8, 9 and 10. Regarding climate change, this is in terms of safeguarding natural features that help to mitigate impacts, for instance the protection of trees and hedges. By preserving character and a sense of place, this will contribute to the mental health and wellbeing of residents. In addition, it seeks to safeguard valued open spaces and views as well as improving access to these. Finally, the objective recognises the importance of the farmed landscape and, as a consequence, the value of this industry to the Parish.
- 6.9. CSNP objective 2 relates to the historic environment. It is expected to result in significant positive effects on SEA objective 5 as it seeks to safeguard heritage assets and local character. Minor positive effects are anticipated for SEA objectives 3 and 4 as a result of guarding against coalescence and encouraging the retrofitting of heritage assets in the Parish.
- 6.10. CSNP objective 3 relates to the environment, in particular supporting the diversity of wildlife and habitats in the Parish. As such, it is expected to have significant positive effects on SEA objectives 1, 2 and 3. It promotes access to open spaces and supports the protection of dark skies, which is anticipated to result in a significant positive effect on SEA objective 7 (health).

Minor positive effects are anticipated for SEA objectives 3 and 4 due to the safeguarding of natural features that contribute to local character, and which can help mitigate against the effects of climate change. A minor uncertain negative effect is anticipated in respect of SEA objective 10 as it does seek to restrict the visual impact of polytunnels. This could impact farming in the Parish, although an uncertain effect has been flagged as the impact would be dependent on the specific location on such schemes and the ability to mitigate their negative visual impacts.

- 6.11. CSNP objective 4 relates to housing and design. This will likely lead to a significant positive effect in relation to SEA objectives 4, 5 and 7, due to the delivery against local housing needs and supporting development that contributes positively to the local character of the area. The objective explicitly talks about encouraging healthy lifestyles. A minor positive effect is expected in relation to SEA objective 10 as a result of potential additional employment, at least in the shorter term, related to construction. Mixed minor positive and negative impacts are expected in relation to Objectives 2, 3, 4 and 9, due to the fact that any development will inevitably impact issues such as transport generation and the local landscape, however development can also provide scope to make improvements to these, depending on the design and layout of the scheme. A minor negative impact is anticipated in respect of SEA objective 1 due to the fact that any development will likely take place on best and most versatile agricultural land.
- 6.12. CSNP objective 5 relates to wellbeing, notably around the promotion of the public rights of way network and support for community facilities and activities that will contribute to health and social cohesion. As such it is anticipated to result in significant positive effects on SEA objectives 7, 8 and 9 and minor positive effects on SEA objectives 4 and 10.
- 6.13. CSNP objective 6 focusses on the need to ensure that local facilities are safeguarded and supports the idea of a village hub. In this way, it is expected to have significant positive effects on SEA objectives 7 and 8. Minor positive effects are anticipated for objectives 4 and 10 as this objective supports infrastructure that will mitigate against climate change and also could result in options for additional employment in the Parish.

7. Assessment of Neighbourhood Plan policies

- 7.1. This section of the report considers each Neighbourhood Plan policy and alternative options in order to determine the most sustainable option for each policy area. It also includes information about likely future changes that will occur even without a new Neighbourhood Plan. These alternative options are assessed against the SEA framework in order to determine which option is the most sustainable. This will be used to inform the drafting of the Neighbourhood Plan in order to make sure it is the most sustainable plan possible, given all realistic alternatives.
- 7.2. As the Neighbourhood Plan has developed, the strategy and policies have been tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.
- 7.3. Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.
- 7.4. The following symbols have been used to record the impact of each option against each objective:

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/-	Mixed minor effects likely
-	Minor negative effect likely
-/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain
N/A	Not applicable or relevant

Assessment of Neighbourhood Plan policy options

Policy CS1: Location of development

Policy Options:

Option A: To have an NP policy that directs where new development should be located in Chart Sutton and the scale of housing to be delivered.

Option B: To have no NP policy, covered by MLPR policies LPRS8, LPRS9, LPRS10

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	+	+	+	+	+	++	0	+	0	+?
B	-?	-?	-?	0	0	+/-	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

Having a policy that identifies the village core (by way of a settlement boundary), will help to ensure that any future development is located to the most sustainable parts of the village. This will ensure that the wider landscape beyond is protected, including its biodiversity value. Much of the Parish falls within one of three Landscapes of Local Value, the intrinsic values of which would be protected. Directing development to within the core of the village will also help to protect the local character of the village and wider parish, by preventing sprawl and coalescence with neighbouring settlements.

Local Option A would enable this and would also set out the broad number of homes to be delivered across the Plan period in line with the requirement as set out in the MLPR. This would have a positive effect on SEA objective 6.

Option A scores positively against objectives 1, 2, 3, 4, 5, 6, 8 and 10 largely because of the opportunities that the new development strategy would create to address these objectives in a positive, well-planned manner. By concentrating development to within the village settlements area, the landscape and biodiversity of the wider Parish would be protected.

Option B would lead to less community involvement in determining the location and scale of new development. This could lead to uncertain negative effects on SEA objectives 1, 2 and 3 as there would be little control as to where development is focused.

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Assessment of Neighbourhood Plan policy options
Policy CS2: Allocation of Land South of Amber Lane
<p>The overarching growth strategy for Chart Sutton is established in Policy LPRSP8 of the MLPR. It sets out that Chart Sutton should deliver 35 dwellings to 2042.</p> <p>This policy allocates one site to deliver 35 dwellings at Land South of Amber Lane.</p> <p>In determining this site for allocation, options have been explored with regards allocating any one or a combination of sites.</p> <p>Inclusion of this policy would address the identified housing needs of Chart Sutton and contribute towards the wider housing needs of Maidstone borough. It would also enable a range of community facilities to be delivered, which aligns with the community consultation on ensuring that sites offer benefits to the village and wider parish as a whole. A full list of all sites, with assessments, can be found in the Chart Sutton Site Assessment Report. A summary of the site assessments is provided below, including a commentary about their effects on the Sustainability Framework. A conclusion is provided after this.</p>

Site	1	2	3	4	5	6	7	8	9	10	Commentary
CSS1: Joblands, Plough Wents Road	-	+/-	0	+/-	0	++	+/-	-	-	0	Whilst located within the village core, the site cannot accommodate the full quota of units. It would need to be developed in combination with at least one other site. The other smaller sites are too remote from the village. Site ref CSS2 incorporated CSS1 into a larger site, but that was withdrawn from the process in January 2026.
CSS2: Joblands with adjacent site Plough Wents Road	-	+/-	0	+/-	0	++	+/-	-	-	0	The site has been withdrawn from the process (January 2026).
CSS3: Land South of Amber Lane	-	+/-	-	+/-	0	++	++	++	++	+?	<p>The site is located close to existing village facilities, notably the Village Hall and Village Green (existing shop). The land is greenfield and has been used in the past for agriculture. The topography is fairly flat. It is set on higher ground with vistas to the south towards the Greensand Way, which could be retained. A minor negative effect is recorded against SEA Objective 1. The site would deliver the full 20% BNG on site hence mixed minor and positive effects are anticipated in relation to SEA Objective 2.</p> <p>A minor negative effect is expected for SEA Objective 3 due to the fact that the site is currently greenfield and good agricultural land. It has been farmed in the past. The site would offer the full number of homes. It would also offer significant community facilities including: a built community facility for the Parish Council to take on and associated car parking, a playground and Village Common. This would be located close to the existing Village Hall, which would contribute to the overall hub concept, which is supported in the CSNP.</p> <p>The site is close to bus stops and walkable to the Village Hall and local shop on the green. Facilities would be provided on site (including playground, additional community facility and Common), which would be connected to the north and west of the village by a footpath. This clustering of facilities, linked to the footpath network, would encourage more active travel and</p>

											<p>help to reduce car usage for local traffic. Furthermore, the main vehicle access to the housing will be along Amber Lane, which is of a nature that can accommodate this – in preference to Chart Hill Road. The scheme has potential to widen part of Chart Hill Road if necessary. The permeability of the site by way of footpaths linking different parts of the village to the village hall and cluster of facilities around the new Common will likely result in significant positive effects in relation to SEA Objective 9.</p> <p>As with all sites, most strategic facilities are located outside the village, hence there will be a dependency on car use and the associated air pollution. New housing is likely to be built to higher sustainability standards (as required in MBC policy). Hence it is expected to result in a mixed negative and positive effects in relation to SEA Objective 4.</p> <p>The site is located adjacent to the built housing line to the north and the east, hence it is anticipated to contribute well to SEA Objective 5. The site would deliver the full quantum of homes required, which would have significant positive effects in relation to SEA Objective 6. The provision of a range of facilities – including open space, community facility, playground, new footpath links and access to the countryside to the south of the site is expected to have a significant positive effect on community health and wellbeing. The provision of such a range of clustered facilities is also expected to have a significant positive effect in relation to SEA Objective 8. As well as employment provided at the construction stage, there is scope for a modest amount of employment to be generated by way of the community facility. Therefore, a minor positive is recorded against SEA Objective 10, although with an element of uncertainty as to the exact nature of this.</p>
CSS4: Land at Back Lane	-	-	-	--	-	+	--	--	--	0	The site is considered to be too remote from the village core and would not deliver the full quantum of homes required.

CSS5: Land at Norton Road	-	-	-	--	--	+	--	--	--	0	The site is considered to be too remote from the village core and would not deliver the full quantum of homes required.
CSS6: Land at Green Lane	-	-	--	--	--	+	--	--	--	0	The site is considered to be too remote from the village core and would not deliver the full quantum of homes required.
CSS7: Land at Green Lane	-	-	--	--	--	+	--	--	--	0	The site is considered to be too remote from the village core and would not deliver the full quantum of homes required.
CSS8: Land Adjacent to Ivans Field/ North of Warmlake Road	-	+/-	-	+/-	-?	++	+	+	+/-	0	<p>The site is located close to existing village facilities including the Village Green and Playing Field. Slightly further away is the Village Hall. Whilst the land is greenfield, this is the same for all sites promoting residential housing. The topography is fairly flat. It lies on the eastern edge of the village and minor negative effects are recorded against SEA Objective 1. The site would deliver the full 20% BNG on site hence mixed minor and positive effects are anticipated in relation to SEA Objective 2. A minor negative effect is expected for SEA Objective 3 due to the fact that the site is currently greenfield and lies on the edge of the village.</p> <p>As with all sites, most strategic facilities are located outside the village, hence there will be a dependency on car use and the associated air pollution. New housing is likely to be built to higher sustainability standards (as required in MBC policy). Hence it is expected to result in a mixed negative and positive effects in relation to SEA Objective 4.</p> <p>The site was rejected by MBC in the Borough-wide call for sites due to uncertainty around archaeological importance. It is suggested that the full site may not be developable as a result, which could impact the precise layout of the scheme. A minor negative and uncertain effect is therefore recorded for SEA Objective 5.</p> <p>The site would deliver the full quantum of homes required, which would have significant positive effects in relation to SEA Objective 6. The provision of some open space for use possibly as a community orchard and a children's playground is</p>

											<p>expected to have a minor positive effect on community health and wellbeing (SEA Objective 7) and a minor positive effect on SEA Objective 8. There is no provision for further community facilities – the promoter has suggested that they could fund a car park at the Memorial Playing Field, however this is uncertain and would be subject to a separate planning permission. It may also require the existing playground in that area to be moved further back to make space.</p> <p>Primary vehicle access would be from Plough Wents Road. It is anticipated that a footpath would also be provided onto this B-road, although there is no pavement adjacent to the development site. Kent County Council has confirmed that whilst the access is acceptable, reducing the current 40mph limit along Plough Wents Road to a 30mph limit and the incorporation of traffic calming measures would not be supported. Footpath access would also be provided from Warmlake Road, with no through-access from the existing development at Ivan’s Field. This means that access from the west of the village to the new open space/ playground could be limited. A mixed minor and positive effect is recorded for SEA Objective 9. Aside from employment provided at the construction stage, there is little scope for further employment, therefore a mixed minor and positive effect is recorded against SEA Objective 10.</p>
CSS9: Land at Warmlake Rd/Norton Rd	-	-	-	--	--	+	--	--	--	0	<p>The site is considered to be too remote from the village core and would not deliver the full quantum of homes required.</p>
CSS10: Land South of Warmlake Road	-	+/-	-	+/-	-	++	+	+	+/-	+/-	<p>The site is located close to the Memorial Playing Field, but further away from the village hall. The land is greenfield and agricultural – currently used for commercial orchards. Such features are considered valuable in the parish setting and therefore a minor negative has been recorded against SEA Objective 1. There is also a concern as to how tractor access to the working orchards beyond the site would be managed. The</p>

										<p>site would deliver the full 20% BNG on site hence mixed minor and positive effects are anticipated in relation to SEA Objective 2.</p> <p>A minor negative effect is expected for SEA Objective 3 due to the fact that the site is currently greenfield and good agricultural land in active use. The site is fairly close to bus stops and walkable to the local shop on the green and, further on the Village Hall, although there are not pavements throughout. Very limited community facilities would be provided on site – this would likely comprise a small orchard/allotment space. Land could be set aside for the Parish Council to use for any purpose, such as a car park to serve the existing Playing Field or a community building, but this would be subject to a separate planning application and would need additional funding. The site would incorporate an internal footpath (separated from Warmlake Road), which would connect the new homes to the Playing Field. Access to the Village Green/shop and Village Hall is without footpaths however. Therefore, mixed minor and positive effects are anticipated in relation to SEA Objective 9.</p> <p>As with all sites, most strategic facilities are located outside the village, hence there will be a dependency on car use and the associated air pollution. New housing is likely to be built to higher sustainability standards (as required in MBC policy). Hence it is expected to result in a mixed negative and positive effects in relation to SEA Objective 4.</p> <p>The site is located adjacent to the built housing line to the west, however it extends beyond the main built core of the village to the north. Development here could therefore result in additional land being considered suitable for development from a built line perspective. Therefore, a minor negative effect is expected in relation to SEA Objective 5. The site would deliver the full quantum of homes required, which would have</p>
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											significant positive effects in relation to SEA Objective 6. The provision of a modest range of facilities – allotment/orchard and new footpath link to the Playing Field – is expected to have a minor positive effect on community health and wellbeing (SEA Objective 7). The provision of some facilities is also expected to have a positive effect in relation to SEA Objective 8, although where only is provided, this would need to be considered in terms of Parish Council budgets and associated planning. Aside from employment provided at the construction stage, there is little scope for further employment, therefore a mixed minor and positive effect is recorded against SEA Objective 10.
CSS11: Land opposite Ladds Ct Cottages	-	-	-	--	--	--	--	--	--	++	The site was put forward for employment and not housing. The CSNP is not allocating employment sites.

Preferred policy option: Allocate CSS3 Land South of Amber Lane

Summary and conclusion:

The majority of the sites assessed (CSS1, CSS4, CSS5, CSS6, CSS7, CSS9) are not within/adjacent to the village core, which is assessed as the most suitable location for new development at the scale anticipated. Locations in open countryside away from the main village are considered unsustainable for housing of a scale above limited infill or as rural exception sites. Furthermore, a number of the sites are too small to deliver the 35 units required. Whilst smaller sites could be allocated ‘in-combination’ to reach the required number, all of the potential smaller sites are located away from the village and would therefore be unsustainable either individually or collectively. Site CSS2 was withdrawn during the process. Site CS11 was not put forward for housing.

This left a shortlist of three potential sites: CSS3, CSS8 and CSS10. All sites are located some distance away from key services, such as state schools, GP surgeries etc. Therefore, this has not been taken into account in the assessment. Furthermore, all sites will have a degree of impact on the village road network. However, the premise that Chart Sutton can accommodate 35 new units (including associated car use) has been established through the MLPR. Each of the three remaining sites are greenfield locations on agricultural land graded as good.

Site CSS10 is actively farmed as an orchard at the moment. It would also extend the current settlement eastwards beyond the existing building line. This could leave other areas more vulnerable to development in the future. Whilst it is close to the Playing Field, that field itself is well outside the village core, largely because – as with many rural villages – it was gifted by a former resident for the village, rather than being ‘planned’ to be in the most accessible and suitable location. The main core of the village and residential areas lies to the west. The site offers very few facilities beyond housing. This is confined to a small area of open space, potentially as a community orchard, and a footpath linking the site to the Playing Field. Whilst land may be gifted to the Parish Council adjacent to the Playing Field, there is uncertainty around this. This site is considered to be the least sustainable of the three both from an environmental perspective and in terms of its contribution to the overall vision and objectives for Chart Sutton Parish.

Site CSS8 was submitted to MBC in the Local Plan Review Call for Sites. It was assessed as unsuitable due to unknown issues around archaeology. Whilst the site submitted to the Local Call for Sites includes a reduction in the number of homes when compared to the submission to MBC, there is still much uncertainty around this, which could impact what is deliverable at the site. In addition, foot access onto Plough Wents Road (40mph road) is considered problematic as there is no pavement at that location. Whilst Kent County Council has confirmed that vehicle access is acceptable in this location, reducing the current 40mph limit along Plough Wents Road to a 30mph limit and the incorporation of traffic calming measures would not be supported. The site offers few benefits to the village and wider parish as a whole beyond a new playground and some open space (possibly a community orchard). Although it should be noted (for this site and CSS10) that the concept of a community orchard has received little support locally. The site promoter has suggested that funding could be provided for additional car parking at the playing field, however this is subject to planning approval and would require the existing playground there to be moved further back into the corner of the field, which may not be ideal from a safety perspective.

The main differentiating features between the sites is the extent to which they can deliver against the vision and objectives for the neighbourhood plan. An important theme running through the engagement on the CSNP has been a desire to enable new facilities that improve the quality of life for all residents, including potential for the clustering of facilities to create a ‘village hub’.

Site CSS3 offers the most community facilities, including a large Village Common, a new children’s playground, a community building (use to be determined by the community) and associated car parking. This could be located opposite the existing Village Hall and would be accessed either via Chart Hill Road or by foot from Amber Lane by way of a new footpath through the site. This would mean that the facilities would be clustered and accessible by foot. The site promoter has stated that the Village Common and community facility would be gifted to the Parish Council as a legacy for the village. The provision of a formal footpath linking the north west of the village (from Amber Lane) to the Village Hall will also enable greater permeability by foot and off-road.

One further consideration has been the premise that the selected site should have community support, as required in MLPR Policy LPRSP8 (Smaller villages). The promoter of Site CSS3 is keen to evolve the plans for the site in consultation with the community. This is a different approach to the other sites, notably CSS10, which has already submitted a speculative planning application in advance of the neighbourhood plan process.

Overall, the analysis leads to the conclusion that Site (CSS3) Land South of Amber Lane is suitable for allocation in the neighbourhood plan and is of a sufficient size to deliver the scale of housing noted in the overarching growth strategy for the parish as set out by MBC. It would offer the most benefits from a community perspective in the context of the vision and objectives that have been developed for the neighbourhood plan.

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Assessment of Neighbourhood Plan policy options

Policy CS3: Character and design of development

Policy Options:

Option A: To have a NP policy which identifies the key considerations that should be considered in designing high quality development that contributes positively to the character of Chart Sutton.

Option B: To have no NP policy, covered by MLPR Policies LPRSP15, LPRQD1, LPRQD4 and LPRTRA4

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	+	+	+	0	++	+	+	0	+	0
B	0	0	0	0	0	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

In a rural, historic parish such as Chart Sutton, the design of any new build is important in order that the nature and character of the area is not eroded. Whilst the MLPR includes a policy about design, Option A here enables greater detail, locally specific to Chart Sutton, to be applied. For instance, the policy would provide a more detailed description of what character means in the Chart Sutton setting, to ensure that local materials and architectural features are embedded, and topography of the landscape is considered. There are no anticipated negative sustainability effects expected to result from this policy. Having a NP policy emphasises that good design is key in achieving social, environmental and economic aims.

Option B would rely on existing policy, which is not as locally specific to Parish as would be achieved via Option A.

-

Assessment of Neighbourhood Plan policy options

Policy CS4: Conserving heritage assets

Policy Options:

Option A: To have an NP policy that identifies heritage assets of importance to the Parish that might not otherwise be protected in any way.

Option B: To have no NP policy, covered by MLPR policy LPRSP14 (B) and policy LPRENV1

Policy Options	1/Env – Natural beauty, landform	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	0	0	+	+	++	0	0	0	0	0
B	0	0	-	0	-	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

Option A would identify non-designated heritage assets in the Parish that are not otherwise afforded protection. In addition, it acknowledges the important role that farmsteads and rural lanes play locally, from a character and heritage perspective. This will assist in supporting the landscape setting and village character. The policy would also support the retrofitting of heritage assets, which could contribute to SEA objective 7.

Not including this policy could lead to the degradation of heritage assets that have not been formally identified.

-

Policy CS5: Landscape and biodiversity

Policy Options:

Option A: To have an NP policy that supports landscape and biodiversity in the context of Chart Sutton.

Option B: To have no NP policy, covered by MLPR Policy LPRS14 (A)

Policy Options	1/Environment – Natural beauty, landscape, landform	2/Environment – Biodiversity	3/Environment – Landscape setting	4/Environment – Climate change/air pollution	5/Environment – local character	6/Social – Housing	7/Social – Health	8/Social – Facilities/utilities	9/Social – Getting around	10/Economic – Employment
A	++	++	++	+	++	0	+	0	0	0
B	0	+/-	0	0	0	0	0	0	-?	0

Preferred Policy Option: A

Summary and conclusion:

Option A provides an opportunity to add additional local detail to the Local Plan, for instance in terms of identifying key features of the natural landscape that are not protected by way of a designation, but which are important to the character of the Parish. It supports the delivery of biodiversity net gain locally, where possible, which otherwise could be undertaken in locations beyond the Parish. The policy is not anticipated to result in any negative effects. Policy B would rely on existing MLPR policy, which is not specific to the Parish.

-

Assessment of Neighbourhood Plan policy options

Policy CS6: Local Green Space

Policy Options:

Option A: To have an NP policy that designates local green spaces.

Option B: To have no NP policy, covered by MLPR policy LPRINF1

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – Local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	+	+	+	+	+	0	++	+	0	0
B	0	0	0	0	0	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

Option A would enable the safeguarding of green spaces considered to be demonstrably special to the community. Without such a policy, these spaces could be subject to inappropriate development. Retaining the spaces would likely have positive effects in terms of supporting biodiversity, enhancing the beauty of the area, enabling access for residents to wildlife and recreation, and helping to combat climate change, but retaining natural features. Option A is the preferred option with no negative effects anticipated.

Assessment of Neighbourhood Plan policy options

Policy CS7: Locally significant views

Policy Options:

Option A: To have an NP policy that directs where the bulk of development will be located.

Option B: To have no NP policy, covered by MLPR policies LPRSP14 (A) LPRSP9

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – Local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	++	0	++	0	++	0	+	0	0	0
B	-?	0	-?	0	-?	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

Option A makes provision for the CSNP to identify views in the Parish that are particularly treasured by the community. This could be because they look onto specific landscape or a heritage asset or add to the setting of the village and wider Parish. A policy within the CSNP would assist in safeguarding those views against negative impacts associated with development. Without the policy, these areas would not be protected, which could have uncertain negative effects on a range of the SEA objectives, notably those related to beauty, landscape setting and location character (1, 3 and 5). Effects are considered to be uncertain as the impacts would depend on the overall design of any scheme that might impact these. The policy is expected to have positive effects on a number of the SEA objectives as shown above.

-

Assessment of Neighbourhood Plan policy options

Policy CS8: Dark skies

Policy Options:

Option A: To have an NP policy that celebrates the dark skies of the Parish and seeks to limit light pollution stemming from development proposals.

Option B: To have no NP policy, covered by MLPR policy LPRQD2

Policy Options	1/Env – Natural beauty, landscape, landform	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	++	++	+	0	0	0	+	0	0	0
B	0	0	0	0	0	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

The policy maps out the dark skies in the Parish and provides additional detail to the MLPR policy in relation to specific guidance that should be adhered to when considering lighting. This adds positively to the existing Local Plan policy, although the Local Plan policy does offer a level of protection already, hence Option B also have a negligible effect in the round.

-

Assessment of Neighbourhood Plan policy options

Policy CS9: Horticulture

Policy Options:

Option A: To have an NP policy that sets out criteria against which horticultural applications would need to adhere to

Option B: To have no NP policy, covered by MLPR policy LPRSP9

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – Local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	++	++	++	0	++	0	0	++	0	-?
B	0	0	0	0	0	0	0	0	0	+

Preferred Policy Option: A

Summary and conclusion:

Option A recognises the importance of the landscape character and natural beauty in the Parish (evidenced by the existence of the three Landscapes of Local Value) and the impact that certain types of agricultural development can have on this. The topography of the Parish could exacerbate impacts depending on the location. Without a policy, there would be few safeguards in place to control this sort of development and ensure that effective visual screening and other mitigating features is put in place. Option A is considered to result in a number of significant positive effects across a range of the SEA objectives. In contrast, Option A could have potential negative effects on employment, because of the impact on farming, however, this is suggested as an uncertain effect due to the fact that the policy does not preclude this sort of development, rather it seeks to ensure it is undertaken in a way that is sympathetic to local character.

Assessment of Neighbourhood Plan policy options

Policy CS10: Sustainable travel

Policy Options:

Option A: To have an NP policy that directs development to the most accessible locations in the Parish, connected to the existing movement network.

Option B: To have no NP policy, covered by MLPR LPSR12, LPRTRA2 and LPRTRA4.

Policy Options	1/Env – Natural beauty, landform	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	0	0	0	+	0	0	++	0	++	0
B	0	0	0	-	0	0	-	0	-	0

Preferred Policy Option: A

Summary and conclusion:

Whilst the CSNP cannot influence strategic transport matters, it can consider how to encourage more walking (and to an extent cycling) in the Parish, particularly for local journeys. This would promote healthy, active lifestyles and also help to limit the amount of local traffic on the roads, which in turn could help to mitigate the impacts of climate change. The policy and supporting text sets out the specific issues in the Parish on this theme and directs development to those areas close to facilities so that car usage, at least for shorter journeys, can be minimised.

Option B would result in fewer benefits at the local level in terms of encouraging active travel in the Chart Sutton setting.

-

Assessment of Neighbourhood Plan policy options

Policy CS11: Important community facilities

Policy Options:

Option A: To have an NP policy that safeguards existing facilities and identifies where these can be improved, or new ones provided.

Option B: To have no NP policy, covered by MLPR policy LPRINF2

Policy Options	1/Env – Natural beauty, landform	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	0	0	0	+	0	0	++	++	0	+?
B	0	0	0	0	0	0	0	0	0	0

Preferred Policy Option: A

Summary and conclusion:

Option A adds additional local detail to the Local Plan policies, which offer broad support for community facilities and enhancements, but do not provide detail specific to the Chart Sutton location. As such, Option A would be expected to have positive effects across a range of the SEA objectives in relation to the provision of new facilities, improving health and wellbeing, potentially increasing employment opportunities and negating the need for car journeys to reach particular local facilities.

Additional policies considered:

Safeguarding employment space and supporting new employment space

Policy Options:

Option A: To have an NP policy that safeguards existing commercial employment space in the Parish

Option B: To have no NP policy, covered by MLPR policy LPRSP11 (A)

Policy Options	1/Env – Natural beauty, landscape	2/Env – Biodiversity	3/Env – Landscape setting	4/Env – Climate change/air pollution	5/Env – local character	6/Soc – Housing	7/Soc – Health	8/Soc – Facilities/utilities	9/Soc – Getting around	10/Econ – Employment
A	0	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0

Preferred Policy Option: B

Summary and conclusion:

Including a policy relating to safeguarding existing employment space and supporting new space was considered by the Steering Group. It was decided, however, that this topic was already adequately addressed in MLPR policy LPSRP11 (A), which states, in relation to employment sites elsewhere in the borough (which includes Chart Sutton Parish):

Elsewhere in the borough, outside of allocations or designated Economic Development Areas, applications seeking an alternative use of employment land/premises will only be supported where the proposal:

- a. Would help meet an identified need;
- b. Would not undermine key economic sites or the vitality and viability of the town centres, and is compatible with other policies in the framework; and
- c. Complies with all other relevant development plan policies.

In addition, Policy CS1 (Supporting sustainable development) makes provision for bringing redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic.

8. Cumulative effects of Neighbourhood Plan policies

- 8.1. Cumulatively the plan is likely to make a positive contribution to housing, economic development and community. However, there are also likely to be some cumulative negative effects. A summary of the likely cumulative impacts of the policies is provided in *Table 8*. The key areas where policies are likely to have negative cumulative implications are as follows:
- 8.2. **Increased traffic** - Any development will inevitably result in an increase in car traffic, but as provision for the additional 35 homes was included within the Maidstone Local Plan Review, this level of growth in the broad sense has been adequately assessed as part of that and found to be unlikely to result in significant negative effects. Indeed, concentrating housing development within/adjacent to Chart Sutton village will enable residents to have easy access to local services and facilities and the creation of a new footway links will encourage greater use of non-car methods to do this. This is underpinned in Policy CS10 (Sustainable travel) of the CSNP, which would assist in encouraging non-car uses to reach local facilities, including those on the outskirts of the village. Whilst there is scope to seek additional employment sites, there were no suitable sites for this. This could however be revisited when the Neighbourhood Plan is reviewed.
- 8.3. **Impact on the countryside, landscape setting and biodiversity** - There is a potential effect on the landscape with both the identification of the settlement boundary and the site allocation giving rise to new development to the southern part of Chart Sutton village. It is anticipated that impacts can be heavily mitigated, for instance through the retention and enhancement of hedgerows and trees, the incorporation of green open space, the provision of buffers between existing properties, the delivery of biodiversity net gain (of 20%) onsite. The Plan has considered carefully the impact of development on the landscape in terms of topography, given the fact that Chart Sutton village is visible from the Greensand Way, and the site assessed as suitable for allocation would not be detrimental to this.
- 8.4. A Habitat Regulations Screening Assessment (HRA) was carried out for the Maidstone Local Plan Review. It concluded that the Local Plan Review will not have any adverse effects on the integrity of any European sites. That Review included provision for 35 new homes at Chart Sutton. The provision of these new homes was therefore subject to that HRA screening and the conclusions would apply to the CSNP. In any case, a HRA screening Assessment was carried out as part of the CSNP process and Natural England had no substantive comments. They also had no comments on the Scoping Report. At that point, a specific site had not been selected, but this draft SEA will be subject to consultation again with Natural England.
- 8.5. It is acknowledged that there are a number of uncertainties when considering the effects of the policies over the time scale of the Plan. The sustainability effect of the Neighbourhood Plan should therefore be monitored on a regular basis, against the Sustainability Framework, for both its positive and negative impacts.

Table 8: Cumulative impact of Neighbourhood Plan policies

Policy	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9	SEA10
CS1	+	+	+	+	+	++	0	+	0	+?
CS2										
CS3	+	+	+	0	++	+	+	0	+	0
CS4	0	0	+	+	++	0	0	0	0	0
CS5	++	++	++	+	++	0	+	0	0	0
CS6	+	+	+	+	+	0	++	+	0	0
CS7	++	0	++	0	++	0	+	0	0	0
CS8	++	++	+	0	0	0	+	0	0	0
CS9	++	++	++	0	++	0	0	++	0	-?
CS10	0	0	0	+	0	0	++	0	++	0
CS11	0	0	0	+	0	0	++	0	++	0

9. Monitoring

- 9.1. This section recommends indicators for the Parish Council to monitor the sustainability effects of implementing the CSNP.
- 9.2. *Table 9* sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan Review. The data used for monitoring in many cases will be provided by outside bodies, for example the Environment Agency. It is therefore recommended that the Council remains in dialogue with statutory environmental consultees and other stakeholders and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 9: Suggested indicators

Sustainability theme	Objectives	Criteria / Indicator
1/Env	To preserve and enhance the natural beauty of Chart Sutton in terms of its: <ul style="list-style-type: none"> - geology, soils, landform, water systems and climate - Priority habitats - ancient woodlands, orchards etc. - landscape character - tranquillity 	<ul style="list-style-type: none"> - Area (ha) of Ancient Woodland within the Parish. - Area (ha) of traditional orchard in the Parish. - Number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas. - Loss of any designated and non-designated natural features through grant of planning consent. - Percentage of development on previously developed land. - Net loss of agricultural land. - Water pollution incidents recorded by the Environment Agency.
2/Env	To protect and enhance the biodiversity of the Parish, its wildlife habitats and species.	<ul style="list-style-type: none"> - Area (ha) of designated habitat within the Parish. - Area of biodiversity opportunity area in the Parish. - Condition of ancient woodland in Parish. - Number of trees with TPOs. - Length of hedgerows in Parish. - Variety of BAP species recorded. - Number and hectares of SSSIs. - Percentage of development generating overall biodiversity enhancement. - Percentage of biodiversity net gain delivered in the Parish.

Sustainability theme	Objectives	Criteria / Indicator
3/Env	To protect the landscape setting of Chart Sutton	<ul style="list-style-type: none"> - Number of net new dwellings built within the village core versus open countryside - Loss of views/viewpoints of value - Number of planning applications granted in areas with low landscape capacity. - Development on previously developed land. - Green infrastructure secured through development.
4/Env	To minimise the Parish's contribution to climate change, including reducing flood risk and minimising air pollution	<ul style="list-style-type: none"> - Flood incidents recorded by the Flood Authority. - Air pollution data. - Car ownership. - Percentage of trips to work, school, local facilities using public transport, walking and cycling.
5/Soc	To protect the identity, heritage, character and local distinctiveness of Chart Sutton as a rural village and to enhance the village streetscape.	<ul style="list-style-type: none"> - Number of designated and identified non-designated heritage assets in Parish / village. - Number of applications for listed building consent. - Density of housing. - Number of designated Local green spaces.
6/Soc	To ensure that housing addresses the needs of the existing community of Chart Sutton before addressing wider needs	<ul style="list-style-type: none"> - Mix of housing built by dwelling size. - Number of people with a local connection on the Housing Register that are newly housed. - Number of homes built compared to target. - Number of affordable homes completed. - Residential property prices and sales.
7/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> - Census figures on long term illness and general health. - Number/area of amenity green space within walking distance of homes. - Usage of formal green spaces within the Parish. - Number of formal recreation facilities within walking distance of homes.

Sustainability theme	Objectives	Criteria / Indicator
		<ul style="list-style-type: none"> - Number of homes experiencing unacceptable levels of noise.
8/Soc	To ensure the provision of a range of community facilities and key utilities infrastructure that provide for the needs of the community	<ul style="list-style-type: none"> - Distance the population of the Parish live from key services. - Availability of regular public transport. - Number of shops in the Parish. - Speed of broadband services. - Geographic availability of mobile service. - Number of community facilities within the Parish, distinguished by target user age. - Loss/gain of community facilities.
9/Econ	To improve safe movement around the Parish and to key service centres outside the Parish by a range of modes	<ul style="list-style-type: none"> - Levels of traffic using the B2163, Amber Lane, Warmlake Road, Chart Hill Road. - Levels of traffic using local roads around the village and wider Parish. - Number and distance of new footpaths/cycle paths. - Speed data. - Accident data from police. - Number of safe crossing points across key routes - Number of public parking spaces. - Car ownership. - Public transport punctuality and efficiency.
10/Econ	To maximise the potential of existing employment and support the needs of local employers	<ul style="list-style-type: none"> - Number of existing businesses retained. - Number of new businesses in the Parish. - Number of those working from home. - Distance travelled to access work. - Number of local start-ups. - Data on employment levels. - Number of businesses and dwellings (for home workers) with access to superfast broadband.

10. Overall conclusion and next steps

- 10.1. This report presents the findings of the SEA process for the Pre-Submission Draft Version of the Chart Sutton Neighbourhood Plan. It includes up-to-date baseline information about the Parish and a detail of relevant plans and programmes and the implications of these for Chart Sutton. This has enabled the development of a Sustainability Framework against which to assess the CSNP and its policies. Scale of growth has already been determined in the MLPR where Policy LPRSP8 makes provision for 35 new homes in Chart Sutton. This SEA has undertaken an appraisal of the approach to location of growth in the Parish against reasonable alternatives. The resulting site allocation was appraised as were the policies, the latter including a 'do nothing' scenario for the sustainability implications if the CSNP were not in place. Where relevant, mitigation measures required to address any potential negative impacts have been identified and reflected in the Plan. The cumulative impacts of the plan were also considered.
- 10.2. The SEA is published alongside the Pre-Submission draft of the CSNP under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012(as amended). Comments received will be incorporated into the Final SEA.
- 10.3. For some of the policies that could have a negative impact on the environment, there are other aspects that contribute positively to social or economic objectives. Moreover, other policies in the CSNP and MPLR should mitigate these negative environmental impacts. There may be mitigation measures that could also be introduced as part of any planning proposals.
- 10.4. Overall, the most sustainable policy options have been chosen for inclusion in the CSNP when considered against reasonable alternatives.
- 10.5. None of the policies are likely to have any significant negative effects, giving confidence that the Neighbourhood Plan will contribute to sustainable development.

APPENDIX A: SUMMARY OF RESPONSES FROM STATUTORY BODIES DURING SEA SCOPING PROCESS

Table 10: Responses from the statutory consultees at scoping stage

Statutory body and response	How response has been dealt with
<p>Historic England:</p> <ul style="list-style-type: none"> - In terms of the historic environment, we consider that the report has identified the plans and programmes which are of most relevance to the development of the plan, that it has established an appropriate baseline against which to assess the plan's proposals and that it has put forward a suitable set of objectives and indicators. Overall, we believe that it provides an appropriate framework for assessing significant effects which this plan might have upon the historic environment. - However, we would suggest that there has been an error in the scoping report highlighting Historic England as statutory consultee; this needs to be amended throughout to Historic England. - Historic England strongly advises that conservation and archaeological advisers are closely involved throughout the preparation of the SEA of this plan. 	<ul style="list-style-type: none"> - Correct references to 'Historic England'
<p>Environment Agency</p> <ul style="list-style-type: none"> - No comments received. 	<ul style="list-style-type: none"> - No amendments required at this stage.
<p>Natural England:</p> <ul style="list-style-type: none"> - It would appear that no new site allocation details are included in the attached documents, so at this stage we have no comments to make. - However, please do consult us again should such details be added. 	<ul style="list-style-type: none"> - No amendments required at this stage, although with a site being added, the SEA will be issued alongside the Submission Version Plan for further comment.

APPENDIX B – BASELINE PARISH INFORMATION INCLUDING SUMMARY WITHIN EACH TOPIC AREA OF RELEVANT PLANS AND PROGRAMMES

- B1. The SEA Scoping Report outlined the current state of the environment and also identified key trends and pressures for the future. The information is reflected here categorised under topics, although it must be recognised that many of the topics are interlinked.
- B2. Within each topic (*Table 11*), a detail of the main relevant plans and programmes is provided. This should be read in conjunction with those identified for each topic area in the Maidstone Local Plan Review (Appendix B).

Table 11: Topics and their relevance to the Chart Sutton Neighbourhood Plan

Topic	Relevance to the Chart Sutton NP
Nature conservation	Potential for new site allocations to impact on the habitats of species within areas of nature conservation value.
Landscape	Potential for new site allocations to impact on the varying landscape qualities of the area.
Water	Risk of flooding impacts on where people live and can impact on the economic prosperity of an area. The way in which water is drained off land, including road and other hard surfaces, can be important to the level of flood risk experienced in an area. Flooding from insufficient sewer capacity also a threat.
Soils	Potential for site allocations to be located on greenfield land, which could comprise best and most versatile agricultural land.
Heritage	Heritage assets (both designated and non-designated) and their settings can be vulnerable to damage and other impacts from neglect, decay or development pressures. There may be impacts on archaeological assets in the Parish.
Air and Climate	New site allocations could increase air pollution and contribute to climate change.
Human characteristics	Potential for the plan to impact positively on human health, for example through provision of improved access to community and recreational facilities.
Roads and transport	Development could impact on congestion on the local road network but could also introduce management measures to improve the traffic environment and assist in creating better links to the main routes from the neighbourhood area.

Infrastructure	Development could have an impact on the infrastructure necessary to keep society running smoothly.
Economic characteristics	Development could impact on the ability of communities to function effectively (in their interaction with services) and on the economic prosperity of an area.

B3. The information relating to each has been compiled from a wide range of information sources, both technical research and knowledge of local residents themselves. Work to support the CSNP has included significant engagement from a range of consultees including local residents. There are also a number of key reports relevant to the environment of the area and some of their key findings have been summarised here – they are referenced through the text, as are various data sources used to provide maps and statistics. This section presents topics relevant to the Neighbourhood Plan and while it seeks to be comprehensive only the key issues are included to keep the document manageable.

Nature conservation

Policy context	Commentary
International Convention on Biological Diversity (1992)	International commitment to biodiversity conservation through national strategies and action plans.
United Nations Declaration on Forests (New York Declaration) (2014)	International commitment to cut natural forest loss by 2020 and end loss by 2030
National Planning Policy Framework (NPPF)	Encourages plans to “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and measurable net gains for biodiversity.
National Planning Practice Guidance (PPG)	Supports the NPPF by requiring Local Plans to include strategic policies that conserve and enhance the natural environment through sustainable development.
Wildlife and Countryside Act 1981	Provides protection of wildlife, countryside and National Parks.
The Conservation of Habitats and Species Regulations	Protects biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay

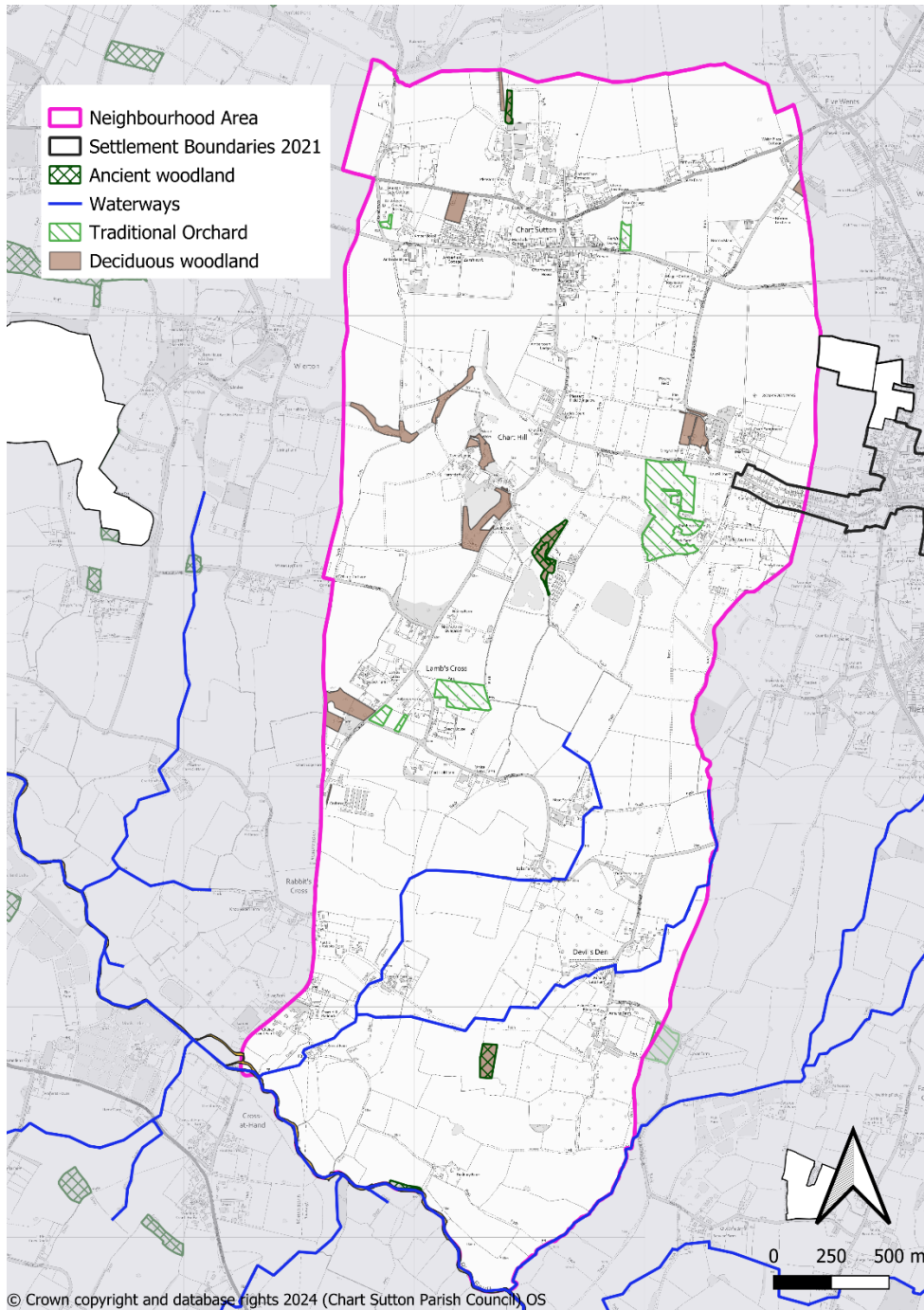
	down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.
England Biodiversity Strategy Climate Change Adaptation Principles	Sets out principles to guide adaptation to climate change. The principles are: take practical action now, maintain and increase ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these.
Natural Environment and Rural Communities Act 2006	Places a duty on public bodies to conserve biodiversity
Environment Act 2021	Requires a minimum 10% net gain on (most) development sites.
<u>Kent Biodiversity Strategy 2020</u>	Sets out the contribution the county of Kent, and the Kent Nature Partnership, can make to the Government’s ambition to leave our environment in a better state than we found it and the aspirations set out in its 25 Year Environment Plan “A Green Future”.
Kent and Medway Nature Recovery Strategy 2025	Sets out the county’s priorities for nature recovery and the recommended actions to deliver these. It also identifies where in the county this action should be targeted to deliver the greatest outcomes for the county’s habitats and species.
Maidstone Green and Blue Infrastructure Strategy 2016	Sets out a vision for the borough’s green and blue infrastructure for the next 20 years. The vision is for greener, healthier, attractive towns and villages sustainably connected to the rich tapestry of distinctive landscapes, wildlife habitats and waterways – valued, enjoyed and cared for by local people. The strategy sets out seven key themes, including: Maintaining and enhancing biodiversity, water and air quality.

- B4. There are no European designated sites located within or adjacent to the boundaries of the Neighbourhood Plan area. At the national level, there is one Sites of Special Scientific Interest, the River Beult, located at the southern boundary of the Parish. There are no Local Nature Reserves or Local Wildlife Sites within the Parish. There are three small clusters of ancient woodland, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC). Additionally, the Neighbourhood Plan area contains a variety of BAP Priority Habitats and Species.
- B5. Chart Sutton has a range of varying environmental areas which provide enjoyment and natural resources to the community and habitats to a variety of flora and fauna. The Maidstone Green and Blue Infrastructure Strategy (2016) notes that across the borough, there are 17 UK BAP

broad habitat types. Arable and horticulture and improved grassland are the largest broad habitat types, occupying almost three-quarters of the Borough area. Important woodland habitats are also found here, with over 11% of the Borough being broadleaved, mixed and yew woodland.

- B6. *Figure 1* provides a map of the environmental features of the neighbourhood area. Further detail is provided on the [Making Space for Nature map](#) (prepared as part of the Kent and Medway Nature Recovery Strategy 2025), which identifies areas in the Parish that could become of importance to biodiversity. This includes areas around Park Farm Reservoir.

Figure 1: Key habitats, Parish wide



B7. In terms of wildlife recorded in the Parish, [irecord](#) is a free website and app for sharing wildlife observations. It is a platform operated by the [Biological Records Centre](#) to collect, verify, and share wildlife records for research, conservation, and decision-making. Users can submit records, including photos, and have them checked by experts and made available to relevant organisations. Entries for Chart Sutton include:

- Insects: various butterflies (Red Admiral, Orange-tip, Common Blue), Hornet, Bumblebee

- Mammals: Red fox, Eurasian Badger, Fallow Deer
 - Birds: collared dove, buzzard
 - Flora: Jelly ear fungus, mosses, various wildflowers
- B8. Defra’s [Magic Map](#) provides detail on habitat areas and identifies the following in Chart Sutton Parish: Traditional Orchard, Deciduous woodland, broadleaved woodland
- B9. The Magic Map also identified important species found in the Parish including: Turtle doves, Lapwing (priority species) and Grey Partridge.

Landscape

Policy context	Commentary
European Landscape Convention (2002)	Promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.
National Planning Policy Framework (NPPF, 2024)	Planning principles include: <ul style="list-style-type: none"> • Recognising the intrinsic beauty and character of the countryside. • Protecting and enhancing valued landscapes. • Development should be sympathetic to local character and history, including the surrounding built environment and landscape setting.
Countryside and Rights of Way Act 2010	An Act of Parliament to make new provision for public access to the countryside.
A Green Future: Our 25 Year Plan to Improve the Environment	Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies six key areas around which action will be focused. Those of relevance to this chapter are: recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows: <ul style="list-style-type: none"> • Identifying opportunities for environmental enhancement • of all England’s Natural Character Areas, and monitoring • indicators of landscape character and quality.
Green and Blue Infrastructure Strategy 2016	Sets out a vision for the borough’s green and blue infrastructure for the next 20 years. The vision is for greener, healthier, attractive

Policy context	Commentary
	<p>towns and villages sustainably connected to the rich tapestry of distinctive landscapes, wildlife habitats and waterways – valued, enjoyed and cared for by local people. The strategy sets out seven key themes, including:</p> <ul style="list-style-type: none"> • Promoting a distinctive townscape and landscape. • Providing opportunities for sport, recreation, quiet enjoyment and health.
Maidstone Green and Blue Infrastructure Strategy Action Plan	<p>This plan builds on the adopted Green and Blue Infrastructure Strategy from 2016 (mentioned above). The plan aims to deliver multiple projects centred on the same themes set out in the Green and Blue Infrastructure Strategy.</p>

B10. Chart Sutton sits on the edge of the Weald of Kent in an attractive rural setting with extensive open countryside, comprising farmland with scattered woodland, some of it ancient. It is crossed by lanes, bridleways and footpaths. The Parish comprises the main village of Chart Sutton, and there are a number of smaller rural housing clusters to the south. The Parish is located just south of Maidstone on the northern side but has managed to retain its own distinct identity. Sutton Valence village is located to the east, and part of its settlement boundary extends into Chart Sutton Parish. The larger village of Staplehurst, is located further to the south, while to the west is Boughton Monchelsea.

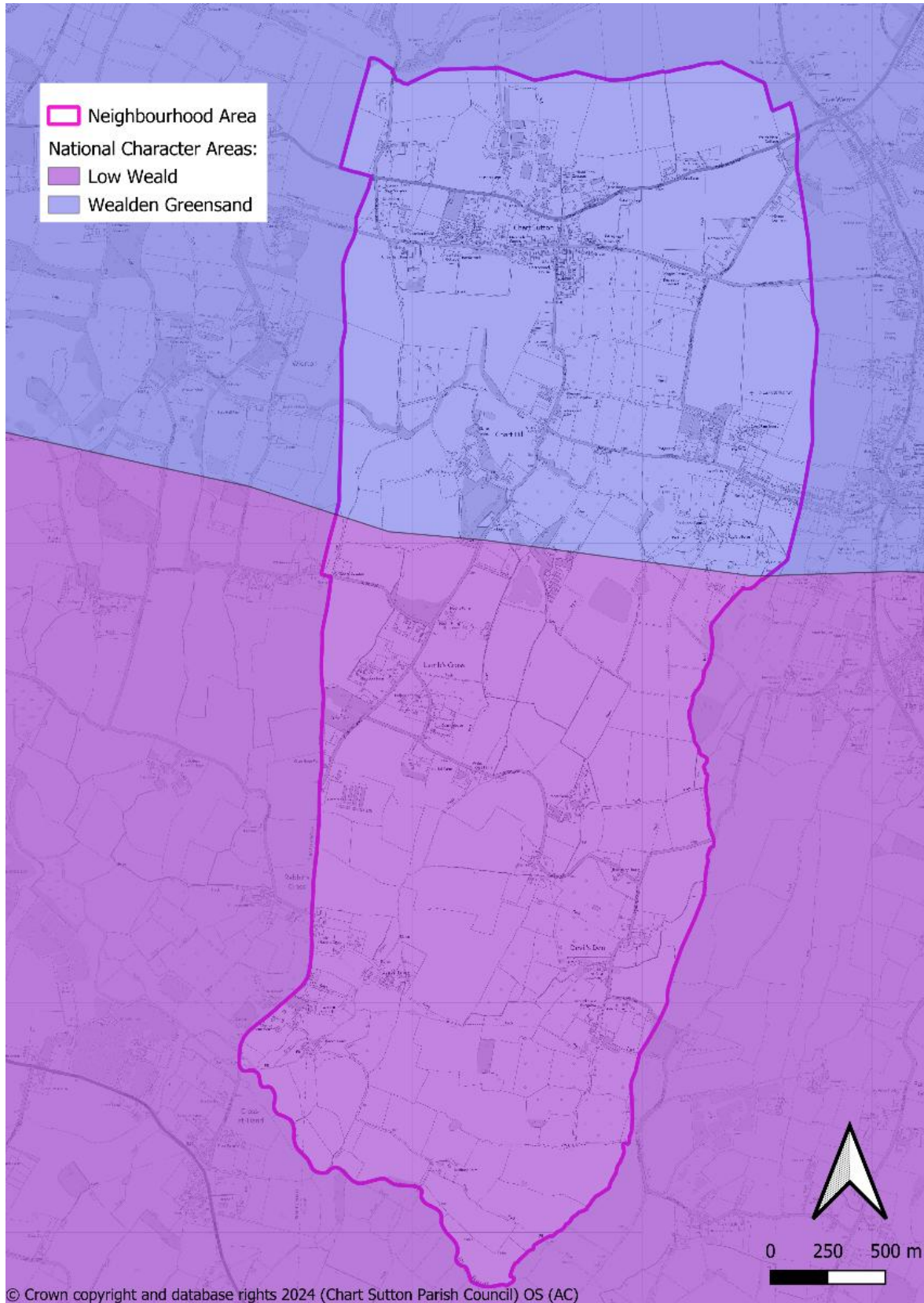
B11. Chart Sutton has traditionally been a farming community, including fruit, arable and livestock, including chickens. The Greensand Ridge cuts east-west through the centre of the Parish enabling extensive views. The extensive areas of agricultural land and woodland, some ancient, ghylls and the hedges and trees that border many roads and lanes, define the distinctive rural character of the Parish.

B12. The Parish falls within two National Landscape Character Areas (NCA) (*Figure 2*):

- Wealden Greensand ([NCA 120](#)) – The long, curved belt of the Wealden Greensand runs across Kent, parallel to the North Downs, and on through Surrey. It moves south, alongside the Hampshire Downs, before curving back eastwards to run parallel with the South Downs in West Sussex. Around a quarter of the NCA is made up of extensive belts of woodland – both ancient mixed woods and more recent conifer plantations. In contrast, the area also features more open areas of heath on acidic soils, river valleys and mixed farming, including areas of fruit growing.
- Low Weald ([NCA 121](#)) - A broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within

the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park.

Figure 2: National Landscape Character Areas

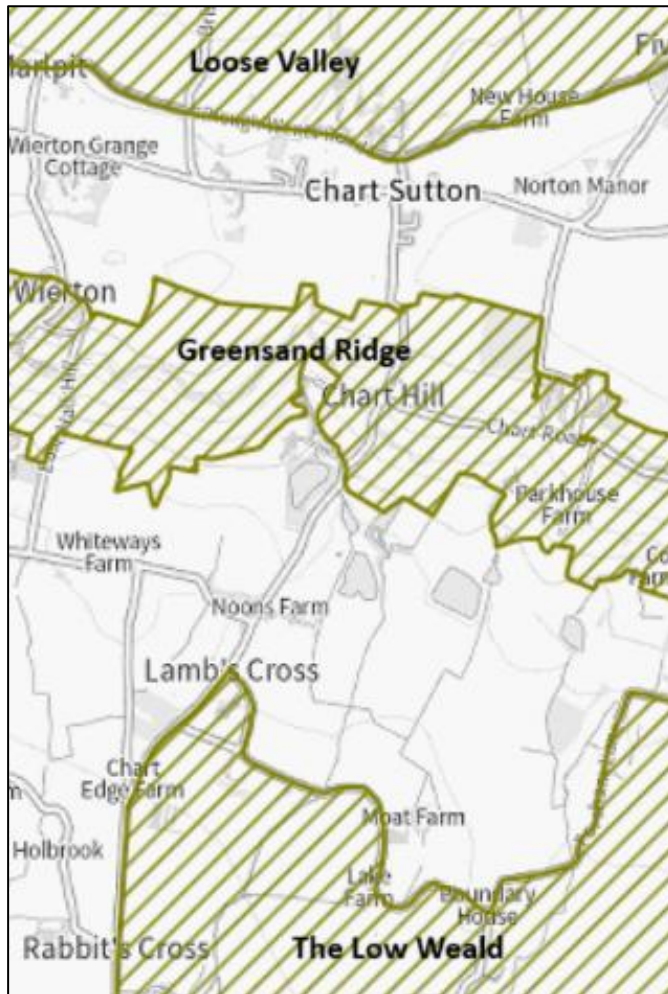


B13. Within these broader areas, the Maidstone Landscape Character Assessment (2012) has designated five Landscapes of Local Value/Areas of Great Landscape Value, which have been identified according to criteria relating to character and sensitivity. Three of these are relevant to Chart Sutton Parish (*Figure 3*):

- Loose Valley – The Loose Valley is located just to the north of the Parish and runs into Maidstone town to the south and the Len valley runs to and through Mote Park from the east.
- Greensand Ridge - The undulating Greensand Ridge, which cuts through the Parish of Chart Sutton, provides a distinctive landscape characterised by sunken lanes and hidden valleys with panoramic views southwards to the Low Weald. The landscape is generally a varied and pleasant mix of winding lanes and mixed farmlands with a high percentage of fruit, scattered small woodlands and grasslands interspersed with larger arable fields. Orchards and hops used to be more frequent but now the landholdings are fragmented and much of the land use converted to arable.
- Low Weald – Located to the south, the Low Weald is bisected by the Beult, Teise and Medway rivers and includes an abundance of ponds and small stream valleys often with wet woodlands of alder and willow and scattered orchards. The field patterns, many of medieval character, hedgerows, stands and buildings of character add to the distinctive character of the area. Traditionally, orchards and hops were widespread. But during the 20th century many were converted to horticultural and arable crops.

B14. Within these landscapes are many attractive villages with historic vernacular style buildings, and there is a particularly strong use of ragstone throughout the landscape, which reflects the underlying geology.

Figure 3: Landscapes of Local Value



Water

Policy context	Commentary
European Floods Directive (2007)	A framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity
Future Water: The Government's Water Strategy for England	Sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include: improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

<p>Flood and Water Management Act (2010)</p>	<p>Sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes: incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).</p>
<p>Kent Environment Strategy 2015</p>	<p>Sets the following targets in relation to climate change mitigation and adaptation:</p> <ul style="list-style-type: none"> ■ Reduce emissions across the County by 34% by 2020 from a 2012 baseline (2.6% per year). ■ More than 15% of energy generated in Kent will be from renewable sources by 2020 from a 2012 baseline. ■ Reduce the number of properties at risk from flooding
<p>Kent and Medway Growth and Infrastructure Framework (GIF) 2018 update</p>	<p>Sets out the fundamental infrastructure needed to support growth planned to 2031 across Kent and Medway. The document identifies water and waste water challenges across the region arising from new housing, jobs and associated infrastructure. These include the need to provide additional clean water supplies and the management of increased amounts of waste water. Additional demand will need to be met from the abstraction of existing ground or surface water resources or through the development of new resources. Kent and Medway is already an area of serious water stress.</p>
<p>Thames River Basin Management Plan 2009 (Updated December 2015)</p>	<p>The purpose of the plan is to provide a framework for protecting and enhancing the benefits provided by the water environment. The Medway catchment, which is within the Thames River Basin District, has identified four priority issues: the physical modifications to the river, water quality and water flows and availability. In regard to climate change, the latest UK climate projections show that temperatures will continue to rise, with increased winter rainfall and more rain falling in intense storms and continuing sea level rise. The impact on river flows, water quality and ecosystems is less clear. Studies to learn more about the effects of climate change on the river basin district are underway</p>

Maidstone Biodiversity and Climate Change Action Plan	Includes aims around adapting to climate change and tackling flooding locally.
Southern Water Business Plan 2025-2030	Sets out key priorities to address severe water shortages expected across the region.
South East Water Business Plan 2025-2030	Sets out key priorities to address severe water shortages expected across the region.
Water Environment Supplementary Paper, MBC LPR	Sets out the impact of the LPR on water quality and quantity/supply in order that growth can be delivered in a sustainable way.

B15. The Kent Environment Strategy identifies Kent as one of the driest regions in England and Wales. Kent's household water use is above the national average (154 litres per person per day compared with 141 litres nationally) and its water resources are under continued pressure, requiring careful management and planning.

B16. The borough of Maidstone lies predominantly within the Water framework Directive surface water catchment of the River Medway.

B17. *Figure 4* shows the Flood Zones located within the Parish and *Figure 5* shows them for Chart Sutton village. These are taken from the Environment Agency Flood Map service.

Key

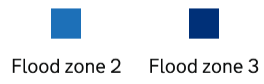


Figure 4: Flood Zones, Chart Sutton Parish

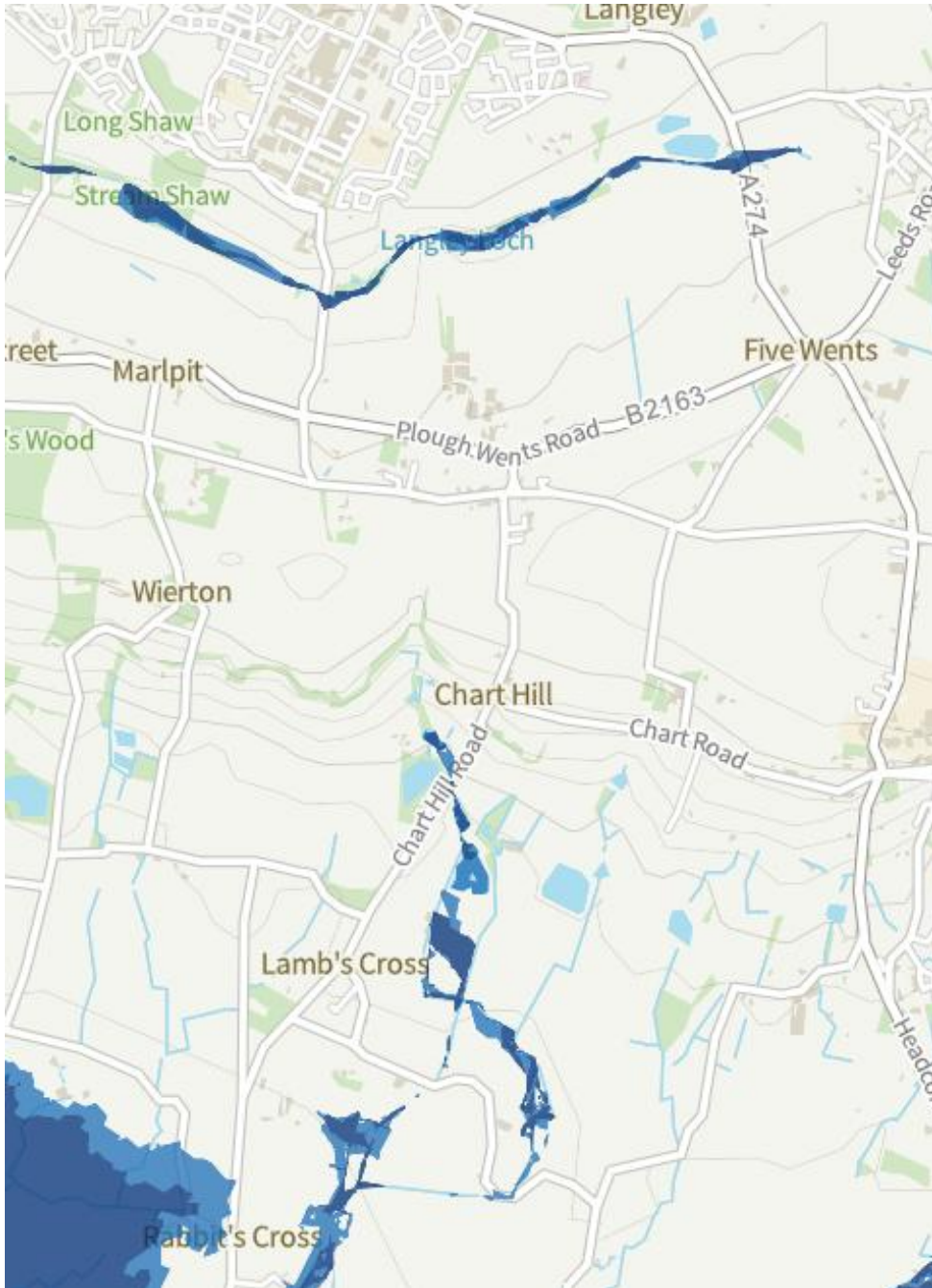
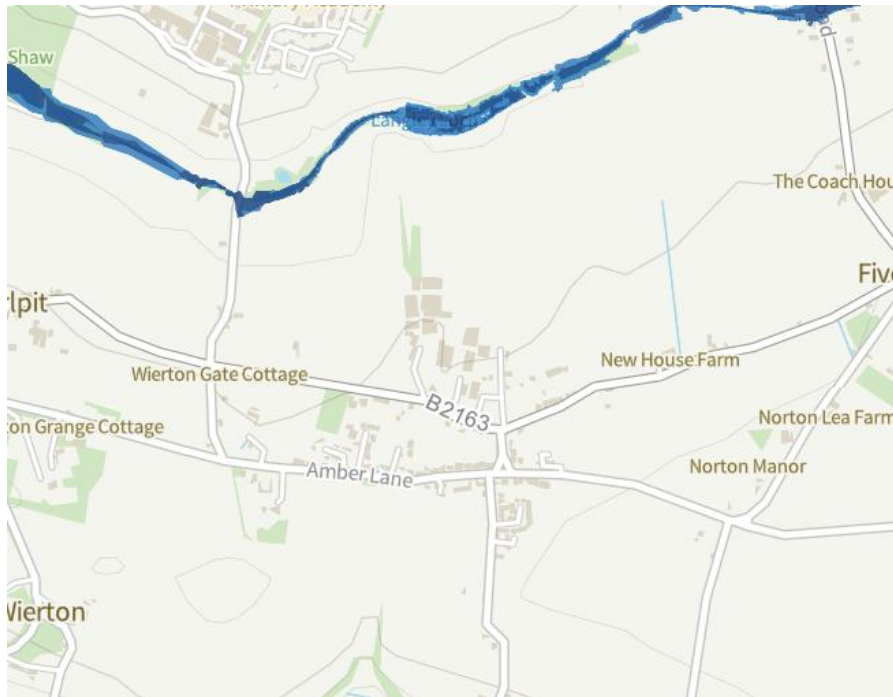
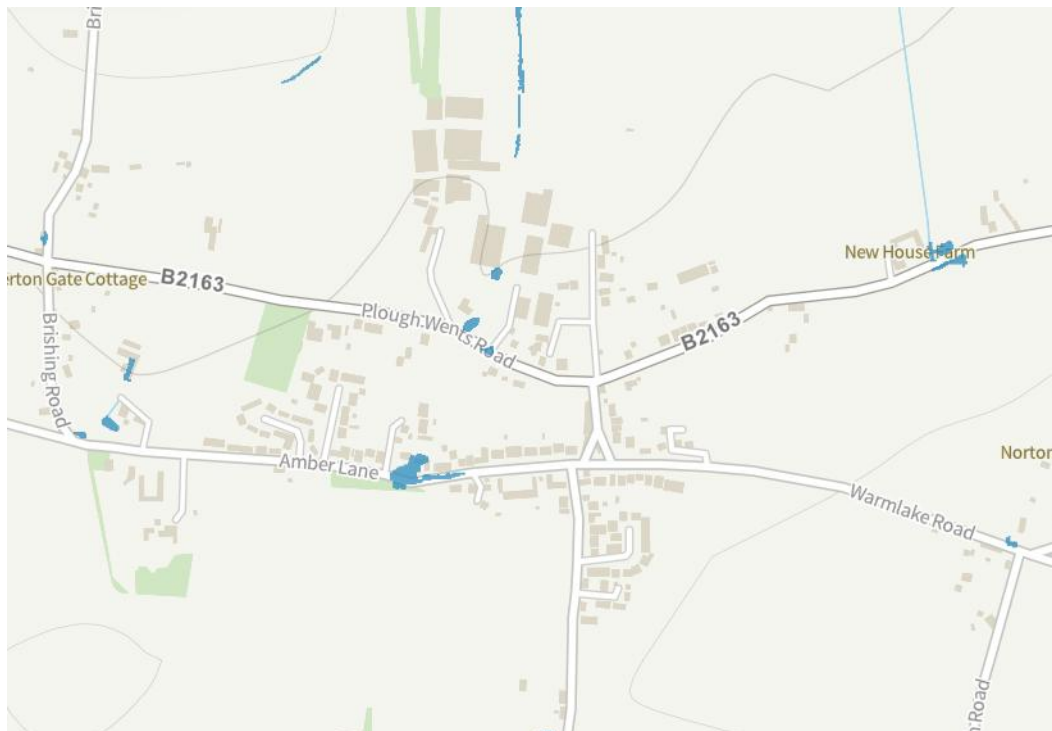


Figure 5: Flood Zones, Chart Sutton Village



B18. Figure 6 shows areas at risk of surface water flooding in the village itself, demonstrating that small pockets of localised flooding is witnessed in the Parish.

Figure 6: Areas at risk of surface water flooding, Chart Sutton village



B19. South East Water is responsible for supplying the water to Chart Sutton and Southern Water provides sewerage services.

- B20. South East Water is responsible for pumping water from source, treating it to the highest standards, and distributing it to customers through water mains. Drinking water is supplied by South East Water from groundwater, surface water, Bewl Reservoir, and imported water sources.
- B21. There are 12 water treatment works across Maidstone borough. In terms of accommodating new development, Southern Water’s position is that the proposed growth can be sufficiently accommodated provided the current situation is not exacerbated.
- B22. Water Quality: The availability and quality of water is becoming a major issue. Agriculture, industry and residential areas all produce pollutants which can affect the quality of wetlands, open water bodies and flowing waters. The ecological status of the River Medway is listed in the Thames River Basin District Management Plan as (Moderate), the River Beult (Poor), the River Teise and Lesser Teise (Moderate) and the River Len (below) (Bad). Some of the domestic water supply in the Borough is abstracted from underground and Source Protection Zones are in place to protect vulnerable groundwater areas. These zones show the risk of contamination from any activities that might cause pollution in the area. (Green and Blue Infrastructure Strategy, 2016).
- B23. In terms of water quality, the requirements of the Water Framework Directive (and its replacement) are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to water bodies.
- B24. Climate change and flooding: climate change has the potential to increase the occurrence of extreme weather events in the Parish, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation.

Geology and soils

<p>Safeguarding our Soils – A Strategy for England</p>	<p>Sets out how England’s soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention in tackling degradation threats, including: better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.</p>
<p>Kent Minerals and Waste Local Plan 2013-3022</p>	<p>Describes (1) the overarching strategy and planning policies for mineral extraction, importation and recycling, and the waste management of all waste streams that are generated or managed in Kent; and (2) the spatial implications of economic, social and</p>

	environmental change in relation to strategic minerals and waste planning. The Plan identifies a number of areas of minerals safeguarding across Maidstone. Some area already been developed or are identified for future development.
Maidstone Green and Blue Infrastructure Strategy , 2016	Sets out a vision for the borough's green and blue infrastructure for the next 20 years. The vision is for greener, healthier, attractive towns and villages sustainably connected to the rich tapestry of distinctive landscapes, wildlife habitats and waterways – valued, enjoyed and cared for by local people.
MLPR Agricultural Land Assessment Supplementary Paper	This assessment considers the potential loss of the 'best and most versatile' land that may arise through allocations in the Local Plan Review.

B25. The underlying geology of Maidstone consists of four distinct rock types that define the landform and character of the area – Chalk, Gault Clay, Lower Greensand and Wealden Clay which run in bands varying in width in a north westerly to south easterly direction across the borough.

B26. The northern part of the Parish sits atop the geological region of Gault Clay. Soils range in the Gault Clay Vale from the calcareous chalk soils to the north through to heavier clays and a mix of clay and sandy soils there they meet the Greensand to the south. Typically these soils are:

- Deep Loam to clay – some well drained and fine loamy over clayey soils, and some coarse and fine loamy over clayey soils with slowly permeable sub soils and slight seasonal water logging.
- Seasonally wet deep clay – slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils. Some fine loamy over clayey soils with only slight seasonal water logging and some slowly permeable calcareous clayey soils.

B27. The central to southern part of the Parish is within the Greensand and is overlain with soils of loam over limestone, constituting some deep well drained coarse and fine loamy soils and occasional shallower calcareous soils.

B28. The underlying soils give rise to a mix of classified agricultural land, the majority being of Grade 3, with small areas of Grade 1, Grade 2 and Grade 4. Grade 1 and Grade 2 agricultural land represent the best and most versatile land for farming, along with Grade 3a agricultural land (the national maps of agricultural land classification do not distinguish between Grade 3a and Grade 3b agricultural land).

B29. The [Agricultural Land Classification \(ALC\)](#) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Published by Natural England, the ALC provides a classification in 5 grades using a

number of criteria including climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). The scales ranges from 1 (high quality) to 5 – poorest. *Figure 7* shows this for the Parish.

Figure 7: Soil classification in the area, with rectangle showing Parish area and surrounds. Light blue is Grade 2 and green is Grade 3 (source: [Natural England](#))



Heritage

Policy context	Commentary
United Nations (UNESCO) World Heritage Convention (1972)	Promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.
European Convention for the Protection of the Architectural Heritage of Europe (1985)	Defines ‘architectural heritage’ and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.
Planning (Listed Buildings & Conservation Areas) Act 1990	An Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.
The Government’s Statement on the Historic Environment for England 2010	Sets out the Government’s vision for the historic environment. It calls for those who have the power to shape the historic

	environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.
The Heritage Statement 2017	Sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.
Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note	Sets out Historic England's guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.
The Kent Design Guide	Seeks to provide a starting point for good design while retaining scope for creative, individual approaches to different buildings and different areas. It aims to assist designers and others achieve high standards of design and construction by promoting a common approach to the main principles which underlie Local Planning Authorities' criteria for assessing planning applications. It also seeks to ensure that the best of Kent's places remain to enrich the environment for future generations. The guide does not seek to restrict designs for new development to any historic Kent vernacular. Rather it aims to encourage well considered and contextually sympathetic schemes that create developments where people really want to live, work and enjoy life.
Maidstone Local Plan Review	Policy LPRENV1 (Development affecting heritage assets) set out the Borough approach to development affecting a heritage asset.

B30. Parts of Maidstone Borough have been occupied since the Neolithic period, but more recently agriculture, industry and human activities have influenced the borough's landscapes and townscapes. Maidstone, including the Parish itself, contains characteristic ragstone villages and hop and fruit-growing infrastructures of oast houses and orchards.

B31. Within the Parish, there are 38 listed buildings including the Church of Saint Michael (Grade II), Chart Place (Grade II) and numerous farm buildings. There are no scheduled ancient monuments in the Parish and no sites are listed in Historic England's Heritage 'At Risk' Register.

B32. It should be noted that not all of the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by local communities. For example, the [Kent Historic Environmental Record](#) has over 100 entries for Chart Sutton parish and includes archaeological sites, finds and buildings.

B33. A map of heritage assets is shown in *Figures 8* (Chart Sutton village) and *Figure 9* (Parish wide).

Figure 8: Map of heritage features, Chart Sutton village

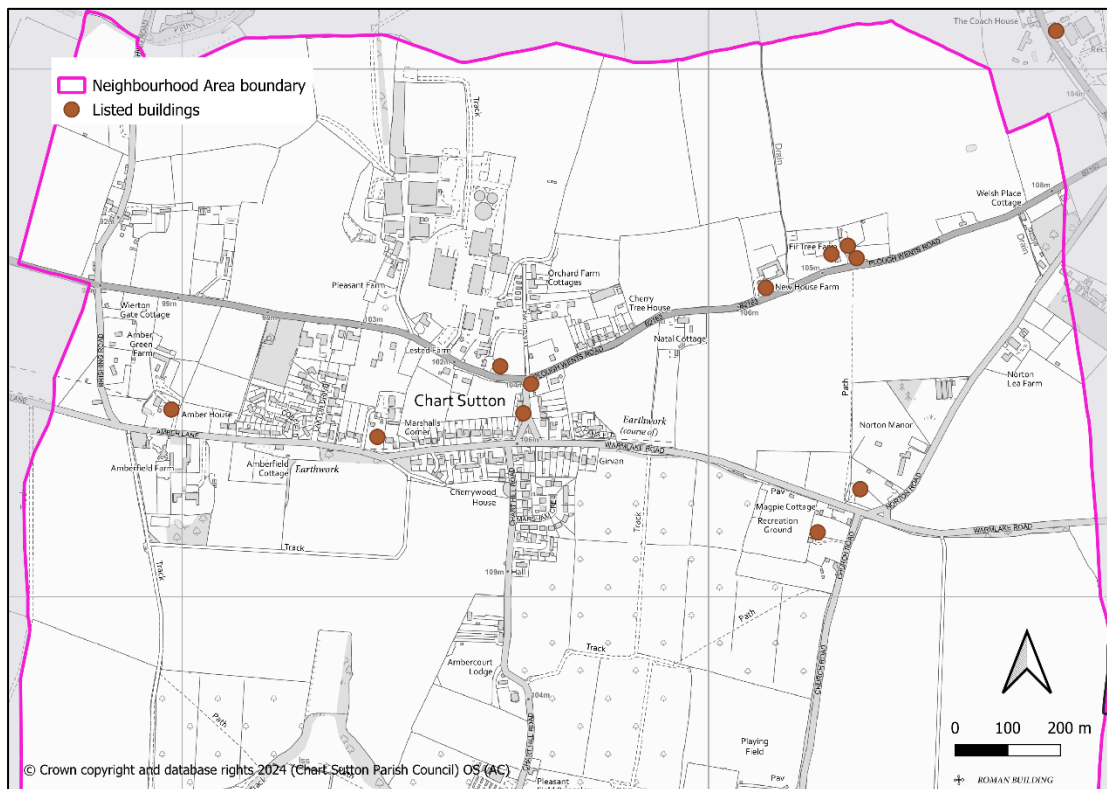
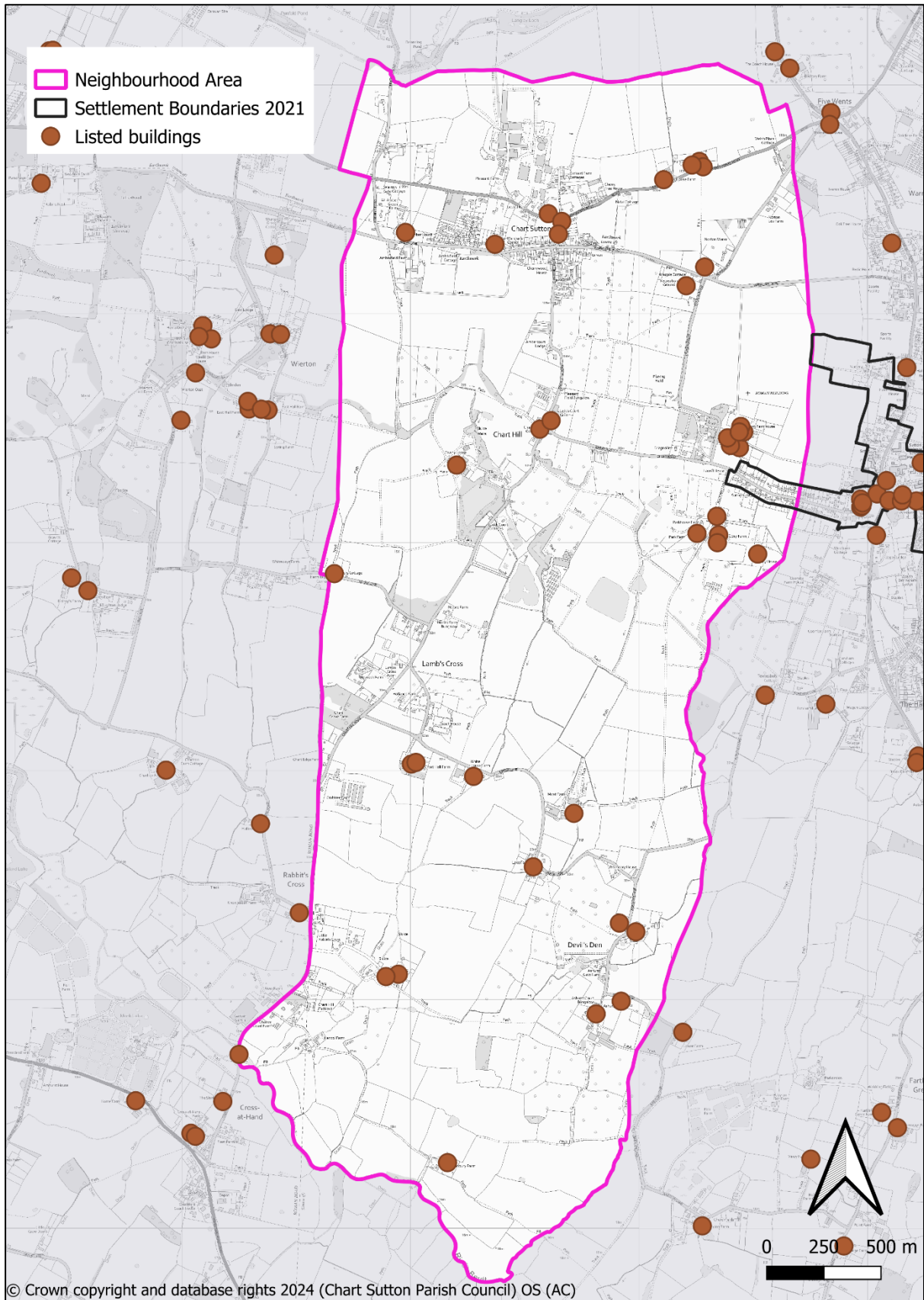


Figure 9: Map of heritage features, Parish wide



Air and noise

B34. Key messages from the National Planning Policy Framework (NPPF) include:

- ‘Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.
- Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
 - a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

Policy context	Commentary
Environmental Assessment of Plans and Programmes Regulations 2004	Sustainability appraisals incorporate the requirements of these regulations.
Climate Change Act 2008 and (2050 Target Amendment) Order 2019	Sets overarching national targets for reducing greenhouse gases. It establishes a legally binding target to reduce the UK’s greenhouse gas emissions by 100% in 2050 from 1990 levels
Environment Act 2021	Introduced a new statutory cycle of target setting, monitoring, planning, and reporting to help deliver significant, long-term environmental improvements and a framework for setting legally-binding targets in four priority areas: air quality, waste and resource efficiency, water, and nature. Enables greater local action on air pollution, ensuring responsibility is shared across local government structures and public bodies; better enabling them to tackle emissions from burning coal and wood; and bringing forward powers for government to mandate recalls of vehicles and machinery when they do not meet relevant legal emission standards.

Air Quality (Standards) Regulations 2010	Transpose into English law the requirements of Directives 2008/50/EC and 2004/107/EC on ambient air quality.
National Planning Policy Guidance	There is a specific PPG on air quality which sets out the main considerations including Air Quality Management Areas. The PPG states that ‘consideration of air quality issues at the plan-making stage can ensure a strategic approach to air quality and help secure net improvements in overall air quality where possible’. The PPG looks at air quality impacts of new developments and the mitigation that might be appropriate.
Kent Design Guide	Sets out requirements for highway infrastructure and defines the different standards of road required to accommodate different scales of development, among other important considerations.
Kent Environment Strategy	<ul style="list-style-type: none"> • Highlights the significant local effect of the transport network on the environment. • Identifies the increasing levels of congestion in particular areas of the county, specifically referencing Maidstone town centre and that this represents a potential constraint on growth. • States the need for “a shift to active travel” and “an increase in use of public transport”. • Recognises the importance of evidence-based approaches in planning for transport infrastructure and strategy
Kent Active Travel Strategy	The overarching ambition of the Active Travel Strategy (ATS) is to “make active travel an attractive and realistic choice for short journeys in Kent”.
Local Transport Plan 5 – Striking the Balance, 2024	The overall ambition of LTP4 is to deliver safe and effective transport, ensuring that all Kent’s communities and businesses benefit, the environment is enhanced and economic growth is supported.
Air Quality Annual Status Report (2020)	Contains an action plan for the Borough of Maidstone that outlines many projects varying in topic and timeframe. The main priority and challenge for the Council with regards to air quality is to tackle poor air quality within the AQMA and to identify any further areas of poor air quality.
Maidstone Borough Council Air Quality Planning Guidance (2017)	Provides developers and the wider community with clear information about Maidstone Borough Council’s information requirements

	and its overall approach to determining planning applications in respect of air quality
Maidstone Walking & Cycling Strategy 2011–2031	Brings together policies and related actions, under 5 objectives, to promote walking and cycling and the delivery of related infrastructure in Maidstone Borough, with the aim of increasing the proportion of journeys made by these active travel modes.
Maidstone Low Emission Strategy (2017)	<p>The aims of the Low Emission Strategy are as follows:-</p> <ol style="list-style-type: none"> 1. To achieve a higher standard of air quality across Maidstone 2. To assist Maidstone Borough Council in complying with relevant air quality legislation. 3. To embed an innovative approach to vehicle emission reduction through integrated policy development and implementation in Maidstone and across the region 4. To improve the emissions of the vehicle fleet in Maidstone beyond the ‘business as usual’ projection, through the promotion and uptake of low and ultra low emission vehicles 5. To reduce emissions through an integrated approach covering all appropriate municipal policy areas. Under each area, the specific actions aimed at reducing emissions will be developed.

B35. There are no Air Quality Management Areas in the Parish.

B36. The main source of air pollution locally stems from traffic passing through the village. Traffic is also the main source of noise locally. There is a high occurrence of HGV traffic through the village, as it lies on the route connecting Maidstone and Staplehurst.

Human characteristics

B37. Key messages from the National Planning Policy Framework (NPPF) include:

- Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.
- Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocation
- Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- Planning policies and decisions should aim to achieve healthy, inclusive and safe places.
- The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

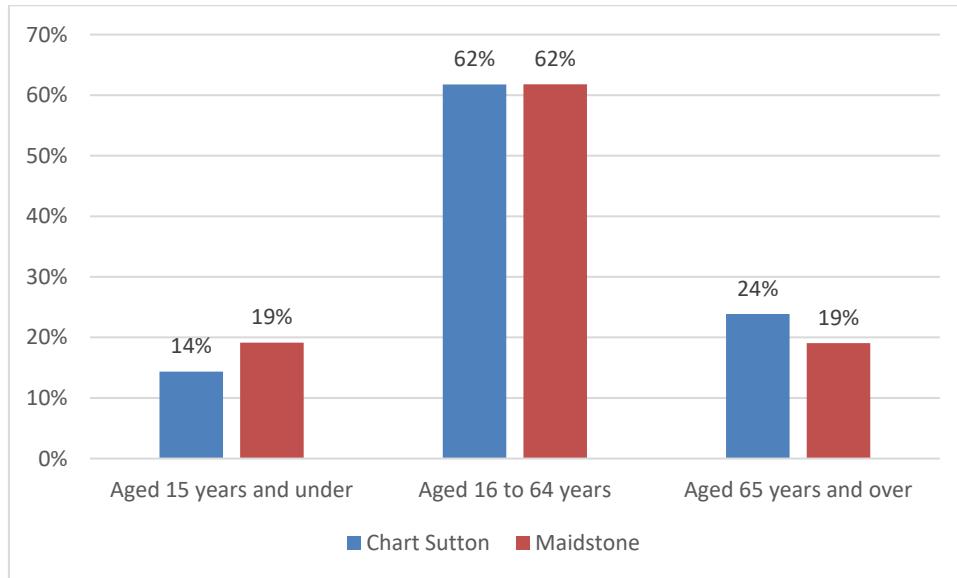
Policy context	Commentary
United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998)	Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.
United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002)	Sets a broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.
Select Committee on Public Service and Demographic Change report Ready for Ageing?	Warns that society is underprepared for the ageing population. The report states "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of

	specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.
National Design Guide	Sets out the Government’s priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.
Fair Society, Healthy Lives	Investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”
Healthy Lives, Healthy People: Our strategy for public health in England	Sets out the Government approach to public health challenges.
Joint Health and Wellbeing Strategy for Kent	A review to consider how services need to be prioritised and delivered to address health and wellbeing issues across the county.
Maidstone Borough Local Plan Infrastructure Delivery Plan 2022	Set outs infrastructure needs across the borough.
Maidstone’s Parks & Open Spaces -10 Year Strategic Plan 2017-2027	To ensure that Maidstone Borough Council’s Parks and Open Spaces continue to provide benefits for residents, visitors and wildlife, despite increased pressure on the resources available to deliver this service.

Demographics

- B38. The 2021 census recorded that the population of Chart Sutton was approximately 935 people. This data is based on the most granular allocation of data (individual properties) to Parishes. The population in 2011 was 870 people, indicating an increase of approximately 7% although the methodology used to assemble the 2021 Census was newly introduced. In the 2011 Census, Parish data was produced by the output area best-fitting methodology. Therefore, some caution is required when comparing the 2021 Parish profile counts with data from previous Censuses.
- B39. There is a lower percentage of children and younger teens in the Parish compared to Maidstone. Conversely there are more people within the 65 years and over age bracket (*Figure 10*). In common with other particularly rural areas, the population of the Neighbourhood Plan area is ageing.

Figure 10: Age profile of the Parish



Housing

B40. The number of households in Chart Sutton is recorded as 376 in the 2021 census.

B41. Within the Neighbourhood Plan area, 74.0% of residents either own their home outright or with a mortgage, compared to 70.5% for Maidstone and 63.3% for England. There are also fewer residents within socially rented and private rented accommodation in the Parish area (10.7% and 15.2% respectively) in comparison to the regional and national trends.

B42. A potential barrier for access to housing, particularly for first time buyers, is house prices – both in relative and absolute terms. In May 2024 to April 2025, the average price of a dwellings (all types) in Chart was £526,667 ([Rightmove](#)). This compares to £408,377 in nearby Staplehurst.

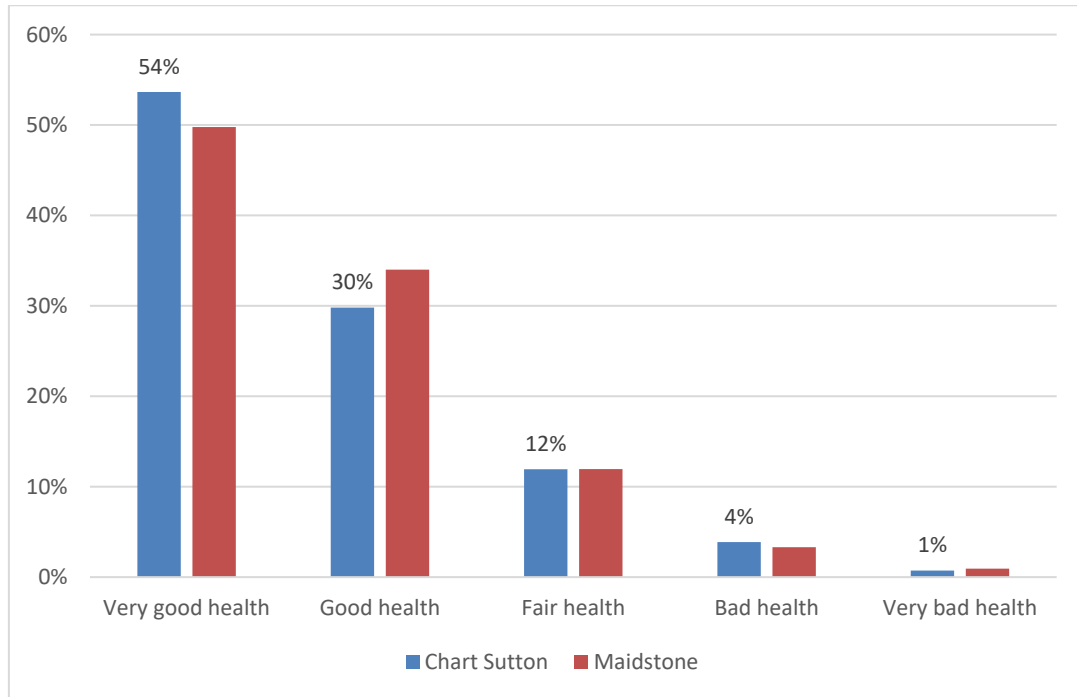
Highest level of qualification

B43. Based on the 2021 census data, 16.5% of residents in the Parish area have no qualifications, marginally lower than the percentages for Maidstone (17%) and England (18.1%). The number of residents with Level 4 qualifications in the Parish (32.3%) is similar to that at the Maidstone level (29.9%) and England (33.9%).

Health and wellbeing

B44. *Figure 11* shows that the general health of Chart Sutton residents is good. The figures largely mirror those for Maidstone with 84% of residents experiencing ‘good’ or ‘very good’ health.

Figure 11: General Health, 2021 Census



B45. In terms of disability, 16.2% of residents consider themselves to be disabled under the Equality Act compared to 15.9% across the borough and 17.3% across England.

B46. Overall, health and wellbeing levels within the Parish area are generally good, with a high percentage of residents reporting ‘good’ or ‘very good’ health, and a low percentage of residents reporting that their activities are limited in some way.

B47. An ageing population within the Parish might place future pressures on health services in the area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing over the long term.

B48. In addition to the main challenges outlined in the Joint Health and Wellbeing Strategy for Kent, obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

Index of Multiple Deprivation

B49. The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but

are unable to do so due to unemployment, sickness or disability, or caring responsibilities.

- Education, Skills and Training: The lack of attainment and skills in the local population.
- Health Deprivation and Disability: The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- Crime: The risk of personal and material victimisation at local level.
- Barriers to Housing and Services: The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains:
 - i. 'Geographical Barriers': relating to the physical proximity of local services
 - ii. 'Wider Barriers': relating to access to housing, such as affordability
- Living Environment: The quality of the local environment, with indicators falling categorised in two sub- domains.
 - i. 'Indoors Living Environment' measures the quality of housing.
 - ii. 'Outdoors Living Environment' measures air quality and road traffic accidents.

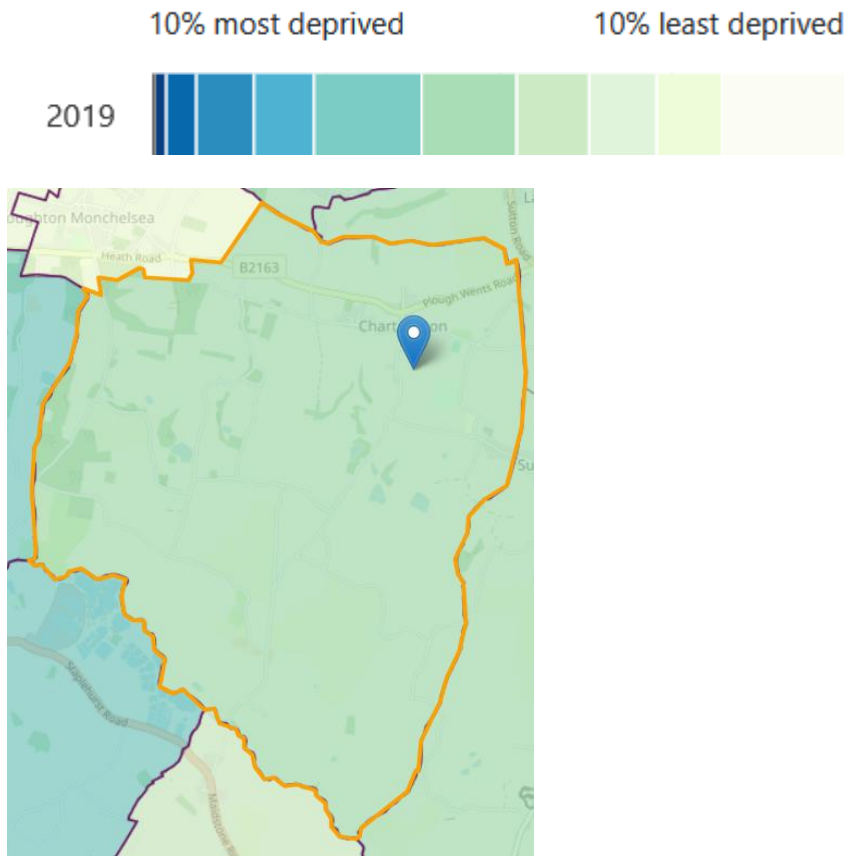
B50. Two supplementary indices (subsets of the Income deprivation domains), are also included:

- Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
- Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

B51. Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOA re ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalised into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

B52. The [Indices of Multiple Deprivation \(2019\)](#) place Chart Sutton in the 50% least deprived Lower Layer Super Output Areas (*Figure 12*).

Figure 12: Indices of Deprivation, Chart Sutton, 2019



Roads and transport

Policy context	Commentary
Local Transport Act 2000, as amended by the Local Transport Act 2008	The 2000 Act introduced requirements for local transport authorities to develop plans, granted powers for quality partnerships and road user charging, and established the framework for local road pricing schemes. The 2008 Act built upon this, providing further powers for authorities to meet local transport needs, enhance bus services, and improve governance structures.
Kent Local Transport Plan 5 – Striking the Balance	Sets out the overarching strategy for Kent and infrastructure and investment priorities. Walking and cycling forms a core part of the plan.
Bus Service Improvement Plan (BSIP)	The Bus Service Improvement Plan (BSIP) is a strategic document which describes how Local Transport Authorities (LTAs) and operators in a

	given area will look to achieve the goals of the National Bus Strategy .
Kent Cycling and Walking Infrastructure Plan (KCWIP)	This has been in consultation. It seeks to set out the overarching strategy for Kent and infrastructure and investment priorities in relation specifically to walking and cycling
Kent Rights of Way Improvement Plan 2018-2028	Seeks to deliver the Kent-wide vision “to provide a high quality, well-maintained Public Rights of Way network, that is well used and enjoyed. The use of the network will support the Kent economy, encourage active lifestyles and sustainable travel choices that support health and wellbeing, and contribute to making Kent a great place to live, work and visit”.
Maidstone Walking & Cycling Strategy 2011-2031	Brings together policies and related actions, under 5 objectives, to promote walking and cycling and the delivery of related infrastructure in Maidstone Borough, with the aim of increasing the proportion of journeys made by these active travel modes.

B53. The Maidstone Settlement Hierarchy Study Review Final (2021) reviewed settlements in Maidstone with an indication of their access to transport services. Chart Sutton does not have a railway station and only a limited bus service. This has contributed to it being classified within the ‘small villages and hamlet’ category.

B54. The main part of the village of Chart Sutton sits at a junction (Chart Corner) with Chart Hill Road leading south to link with the A229 and on to Staplehurst, Warmlake Road and Amber Lane running east-west. These latter roads run parallel to the B2163 (Plough Wents Road). The junction can get extremely busy as it provides a key route to Maidstone and Staplehurst and the village beyond. The narrow lanes found throughout the Parish are often challenged by the sheer number of vehicles and the size of them (with HGVS a frequent sight).

B55. The nearest railway stations are located in Maidstone town and in Staplehurst, connecting residents to London.

B56. The local roads serving Chart Sutton village and rural surrounds are small, rural routes that are inappropriate for carrying significant volumes of traffic. They are frequently used, however, as a short-cut for drivers in peak periods to avoid congestion on the surrounding strategic routes. A 20mph scheme in Chart Sutton village has been put in place to help address this and there is a desire among locals to extend similar measures to other roads in the Parish.

B57. In terms of buses, every Monday to Friday (except Bank Holidays), the number 14 Nu-Venture service provides a shoppers bus to and from Maidstone, leaving Chart Sutton at 11.05am and returning at 1.40pm from the bus stop opposite Maidstone town hall. There is also a number 59 shoppers bus to Maidstone town centre on Wednesdays only, leaving Chart Sutton at 10.02am and arriving in the town centre at 10.33am. The bus back leaves Maidstone's King Street L2 bus

stop at 1.00pm. Arriva continue to run the number 89 'school' bus service, leaving Chart Sutton at 7.13am (weekdays, term time only).

B58. New development has the potential to increase traffic and cause congestion within the Parish area, particularly along the existing highways network. Given good public transport links, ridership levels are likely to increase. Whilst negative effects of new development on the transport network may be mitigated in part by the latest Local Transport Plan, there will be a continuing need for development to be situated in accessible locations which limit the need to travel by private car. A particular challenge locally relates to the lack of continuous footway in Chart Sutton.

Infrastructure

Policy context	Commentary
Maidstone and Tunbridge Wells NHS Trust Five Year Strategy 2021-2026	Sets out the strategy for health provision in this part of Kent.
Joint Health and Wellbeing Strategy for Kent	A review to consider how services need to be prioritised and delivered to address health and wellbeing issues across the county.
Maidstone Borough Local Plan Infrastructure Delivery Plan 2022	Set outs infrastructure needs across the borough.
Initial Infrastructure Feedback – LPR Growth Locations	Provide robust evidence in respect to the capacity of local services to accommodate future plan growth.

B59. The main village in the Parish is Chart Sutton itself, categorised by Maidstone Borough Council as a 'smaller village'. There are some scattered rural dwellings beyond this. The Parish has a limited number community facilities, most of which are sited in the village of Chart Sutton itself, including:

- A Village Hall
- A community run village shop (the shop on the Green)
- Recreation Ground
- St Michael's Church
- Public house

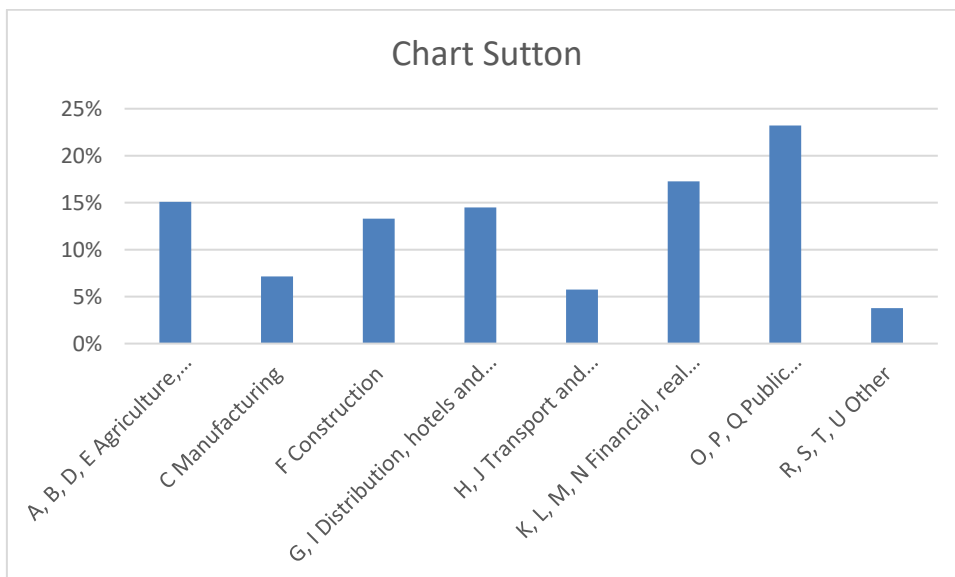
B60. Health and educational facilities are found in the neighbouring settlements.

Economic characteristics

Policy context	Commentary
Maidstone Economic Development Needs Study Stage One, 2019 and Stage Two, 2020	Provides an up-to-date, robust and comprehensive evidence base for employment, retail, leisure and town centre needs within the Borough during the period to 2037.
Retail and Leisure Spatial Topic Paper, 2020	Considers matters relating to retail and leisure provision in the borough, from a spatial perspective only. This includes understanding the objectively assessed needs for main town centre uses (retail and town centre leisure uses) – both quantitative and qualitative – and considers how to accommodate such requirements spatially.
Maidstone Economic Development Strategy 2020	Sets out the Council’s vision and ambition for the future growth and development of Maidstone Borough’s economy.

B61. The 2021 census records that 63% of residents in the Parish are economically active. Of these, 97% are in employment. 37% of residents are not economically active. Those in work are doing so within a variety of sectors (*Figure 13*).

Figure 13: Industry sector of Chart Sutton working residents



Employment

B62. With regards to employment within the Parish, the following three occupation categories support the most residents:

- Managers, directors and senior officials (20.1%);
- Professional occupations (18.0%); and
- Elementary occupations (14.8%).

B63. Overall, 52.9% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, compared with 43.1% for Maidstone and 43.7% in England.

B64. However, there are notable contrasts between the occupation categories, with the Parish having a higher percentage of residents within the 'managers, directors, senior officials' and 'skilled trade occupations' categories and a lower percentage of residents within the 'professional occupations' category in comparison with the regional and national trends. Additionally, there are fewer residents within the Parish employed in 'sales and customer experience occupations' (4.2%) in comparison to Maidstone (6.8%) and England (7.5%).

B65. Of those in employment, 33.3% work from home. 56.5% use a car to get to work, implying they work out of Parish, which is not unexpected. The needs of the large cohort of homeworkers will need to be considered in terms of ensuring the appropriate provision of services and other facilities.

B66. The Maidstone Settlement Hierarchy Study Review Final (2021) provides an assessment of settlement access to employment. The following significant employment was identified within approximately 500m of the settlement core:

- Lested Farm Offices home to a number of businesses. (ca 8-10)
- Chart Sutton Business Estate, Cherry Tree Yard (4-6 businesses)
- Pleasant view garden centre is home to a few small businesses, broadly related to countryside/landscape (4)
- Lested Farm has very large agricultural operation (low jobs density)

B67. Approximately 20-30 commercial/ industrial/ office premises were also identified.

B68. There is a significant number of temporary residents working on the farms in the Parish.

APPENDIX C – MAP SHOWING SITES SUBMITTED VIA THE LOCAL CALL FOR SITES

