

	Ref. No.	CS5	RAG
	Site name	Land at Norton Road	
Site Information			
	Site location	Land at Norton Road, Chart Sutton, ME17 3RT	
	Gross area (ha)	1 ha	
	Grid Reference	580433, 150374	
	MBC Ref.	n/a	
	MBC Assessment (if relevant)	n/a	
	Landowner	Ms J Corcoran	
	Agent/ Developer	n/a	
	Type of development proposed	Residential	
	Proposed yield	up to 5 dwellings	
	Greenfield/ PDL	Greenfield	
Site Assessment / Suitability			
	Site description	<p>Triangular area of land to the west of Norton Road, with access from Norton Road in the northern corner. Established hedgerows to all boundaries. Formerly used as a pig unit, with pig buildings remaining on site.</p> <p>Any scheme for the site would be sensitively designed, following necessary surveys of ecology etc, to ensure that natural features are retained where appropriate and to ensure that any development of the site would be sensitive and appropriate in terms of its design and its landscape and visual impact. The existing access would be improved as necessary, but visibility splays along Norton Road are reasonable.</p>	
	Current use	Agricultural	
	Surrounding land uses	Open countryside with scattering of existing houses	
	Planning/ other designations	Countryside	
	Site planning history	<p>90/0765 – Change of use of redundant agricultural buildings to warehousing and ancillary use (B8) – 29th June 1990</p> <p>95/0578 – Change of use from agriculture to storage – refused on 11th Aug 1995</p> <p>96/0028 – Retrospective change of use of agricultural buildings to warehouse (B8) use – refused 23rd Feb 1996, appeal dismissed 21st Aug 1996</p>	

	Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located towards the eastern edge of the parish boundary and is disconnected from the core of the village itself. The site is effectively the garden/land surrounding the property here.</p> <p>Developing 5 dwellings on the site would be in contrast to the few large properties located here currently and would be fairly high density for this countryside setting.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <ul style="list-style-type: none"> - Consider the general guidelines for Greensand Orchards and Mixed Farmlands - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable 	
	Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows that surround the site, and it is intended that these be retained. Further studies needed.	
	Trees (inc. TPO, ancient woodland within and adjacent to the site)	No significant trees on site.	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	None.	
	Archaeology	Further work needed to verify	
	PROW (within or near site)	No impacts.	
	Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	There is potentially highway access from Norton Road (currently overgrown). KCC has not provided advice re access. The site is located on a narrow lane with no footways. There is national speed limit here.	
	Access to services:		
	Bus stop	680m to the bus stop at The Plough, Langley.	
	Railway station	Staplehurst/ Maidstone	
	Shop	935m	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	1.17km	
	Recreation Ground	445m	
	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	

	Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation.	
	Impacts on existing residential amenity (including access to open space)	Minimal impact. Hedgerows to be retained where possible.	
	Utilities	Likely to be achievable	
	Suitability assessment	The site is disconnected from the village core and is located along a fast narrow rural lane with no footpaths. It is not considered suitable for development.	
AVAILABILITY			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	
	Availability conclusion	Available	
TIMING			
	Is there a timeframe for avail	2026/ 2027 subject to planning permission	
VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	No	
	Does the site intrude into distant key vistas from viewpoints in the parish?	Site may be visible from Plough Wents Road which would be detrimental to open c	
	Will the site bring other community benefits?	No	
	To what extent would you be prepared to deliver against local housing need?	Would contribute 5 dwellings (no affordable dwellings)	
	Will the biodiversity net gain be delivered on site?	Unclear	
	Can the site deliver the 35 dwellings required by the LPR?	No, but could be considered in combination with other sites.	
ACHIEVABILITY			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	
	Achievability conclusion	Achievable	

CONCLUSIONS		<p>The site is located at some distance from the core of the village, along a fast, narrow rural lane. It is some distance from the village amenities. It is located in a 60mph area with no footways. The site would not deliver the number of units required by MBC (35) so would need to be allocated in combination with one or more other sites. The pattern of development in this part of the parish is low density larger homes with large gardens/ land attached.</p> <p>Likely to cause harm to the open character of the countryside. The site is not related to any existing pattern of built development, nor is it within or adjacent to any existing settlement. It is visually separate from Chart Sutton village and development would be visible in both short and long range views across open fields from Plough Wents Road. The site is not well related to existing facilities, which are generally not within walking or cycling distance and there are therefore significant sustainability issues. There may be some harm to the rural setting of the listed building and minor ecological issues are envisaged. There would also be a loss of high grade agricultural land.</p>	
		Initial conclusion: Do not shortlist due to unsustainable location detached from the village and local amenities.	