

Chart Sutton Neighbourhood Plan 2025 to 2038



**Pre-Submission Draft Plan for consultation at
Regulation 14**

April 2026

**Prepared by the Chart Sutton Neighbourhood Plan Steering
Group on behalf of Chart Sutton Parish Council**

Foreword

This Neighbourhood Plan documents the community's vision of how the Parish of Chart Sutton should evolve and thrive to meet the needs of its residents. Our plan will align with the plan produced by Maidstone Borough Council but will have more local detail.

A Neighbourhood Plan gives local people a voice in defining planning policies. It aims to protect green spaces, encourage better designed housing and bring forward required development that genuinely meets local needs. Under the Government's Localism Act of 2011, every community in the country is encouraged to produce their own specific plan. Typically, these plans have a long-term outlook and for our Parish, this plan will run from 2025 to 2038.

Chart Sutton Parish Council is the qualifying body overseeing the Neighbourhood Plan. A Steering Group comprising volunteers and Parish Councillors has guided the development of our Neighbourhood Plan Review. Feedback from the community, gained from a number of consultation sessions and a community-wide survey, has been central to its production.

Our Neighbourhood Plan describes the community's aspirations for change and development and calls for more sustainable design standards to protect our biodiversity and environment. In addition, it lists our cherished green spaces and views in order to help maintain and support the character of the Parish. Importantly, it allocates 35 houses in the Parish, to meet our identified housing need.

Once the plan is approved with a positive referendum result, we will be able to exert a very positive influence on any change and development that is proposed to occur in the Parish over the lifetime of the plan.

The team would like to thank the following in preparation of the documents:

- The Steering Group: Cllr Robert Sagrott (Chair), Kerry Dreger, Wendy Gatward, Steven Waring, Chris Webb
- Volunteer members of the Working Groups: Rob Davies, Mike Fitzgerald, Philip Godden, Blair Gulland, James Owen, Hilary Perrin, Philippa Qureshi, Rehan Qureshi, Chris Webb
- Maidstone Borough Council for guidance and support
- Alison Eardley, who was our professional planning consultant

The Parish Council and the Neighbourhood Plan team would like to thank the whole community for participating in the process and for coming together and supporting the Neighbourhood Plan over its development.

Cllr Robert Sagrott

Chair of the Chart Sutton Neighbourhood Plan Steering Group

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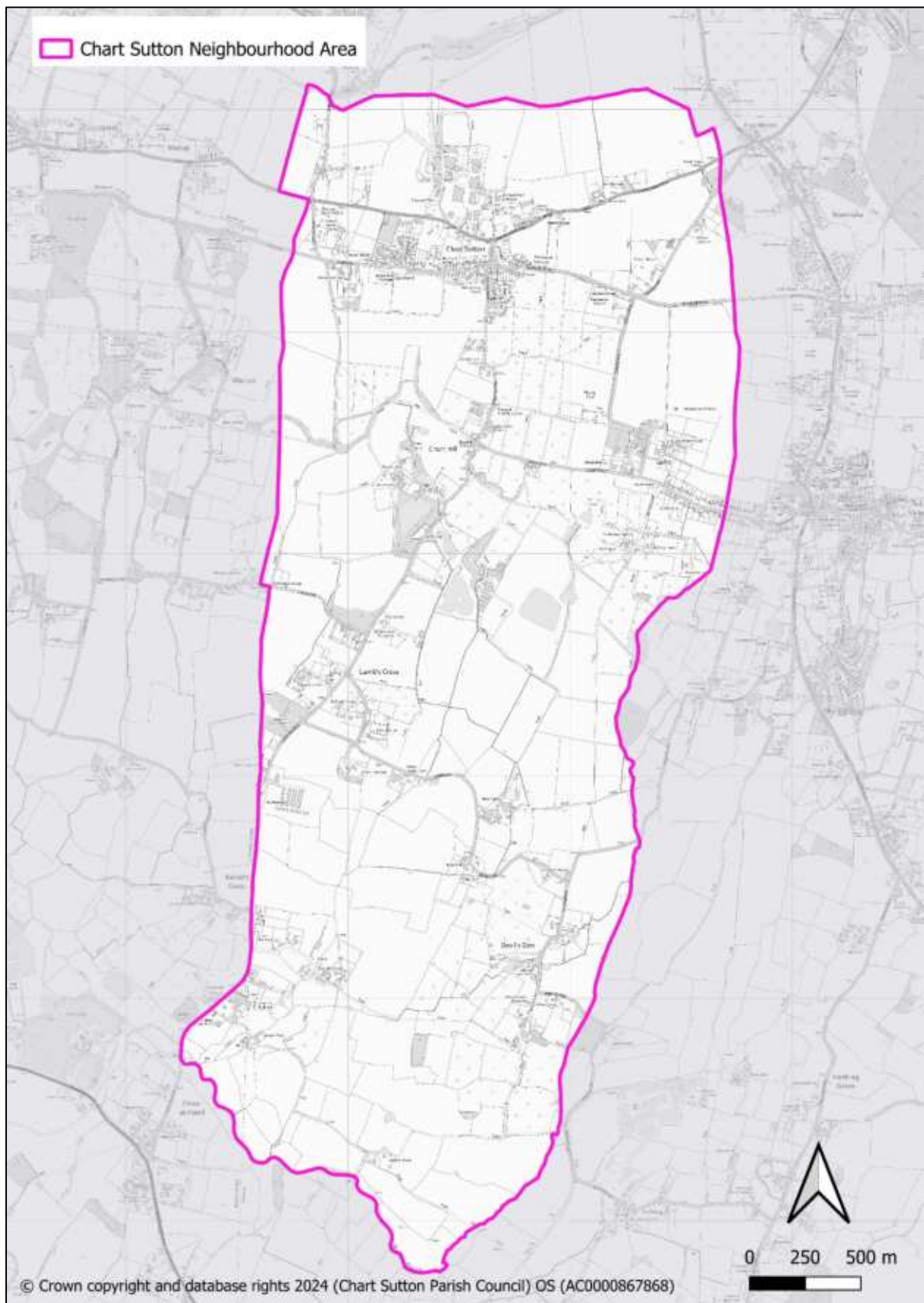
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1. INTRODUCTION

- 1.1. This document is the Chart Sutton Neighbourhood Plan (CSNP). It sets out planning and land-use policy for Chart Sutton Parish, over the period 2025 to 2038 and, once made, will form part of the development plan for local planning authority (currently Maidstone Borough Council (MBC)). MBC [designated the Chart Sutton Neighbourhood Area](#) on 28 November 2024. The Neighbourhood Area shares its boundary with that of the Parish (*Figure 1*).
- 1.2. The CSNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning (General) Regulations 2012 (as amended). Chart Sutton Parish Council, as the Qualifying Body, set up a Neighbourhood Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community, local businesses and others, the Steering Group has established a vision and framework for the future of the designated area and sets out how that vision will be realised through planning land use and development change.
- 1.3. Once the Neighbourhood Plan is 'made' (adopted), it will form part of the development plan for Maidstone borough and must be considered by any interested parties wishing to submit a planning application for development within Chart Sutton Parish. The policies also set out how land should be considered locally in planning terms and are a material planning consideration in the determination of applications, alongside the policies of the local development plan.
- 1.4. The process of producing the CSNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Chart Sutton Parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes, and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the CSNP.
- 1.5. Beneath each policy is a conformity reference, listing the relevant strategic policies in the adopted Maidstone Local Plan Review 2018 to 2038 (MLPR) and the paragraphs of the National Planning Policy Framework (NPPF, December 2024) that the policy conforms to.
- 1.6. The CSNP also identifies local community projects that are not met through planning policy, but which are important to the well-being of the community.
- 1.7. Finally, the Plan sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

Figure 1: Chart Sutton Neighbourhood Plan designated area



The Planning Policy Context

National Planning Policy

1.8. The CSNP has been prepared in accordance with the NPPF (most recently revised in December 2024, with minor amendments in February 2025). It states:

*“Neighbourhood Planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

*Once a Neighbourhood Plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the Neighbourhood Area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

Local Planning Policy

1.9. The Development Plan for Maidstone borough comprises:

- a. [Maidstone Borough Local Plan Review 2021-2038 \(adopted March 2024\)](#)
- b. [Maidstone Borough Local Plan Review \(LPR\) 2021-2038 Policies Map](#)
- c. [Retained policies from the Maidstone Borough Local Plan \(2017\)](#)
- d. [Kent Minerals and Waste Local Plan 2013-2030 as amended by Early Partial Review \(2020\)](#)
- e. [Kent Mineral Sites Plan \(2020\)](#)
- f. Several ‘Made’ Neighbourhood Plans

1.10. There are also several [Supplementary Planning Documents](#) that are a material consideration in planning considerations. MBC introduced a Community Infrastructure Levy, which took effect on 1 October 2018.

1.11. The LPR states that across the borough, between 2021 and 2038, provision is made through the granting of planning permissions and the allocation of sites for a minimum of 19,669 new dwellings and 119,250m² employment floorspace.

1.12. In terms of meeting local housing need, MBC [demonstrates a 4.5 years' worth of supply](#) at a base date of 1 April 2025.

Community engagement

1.13. From the beginning, work on the CSNP has been guided by the need to engage as widely as possible with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions have included presentations, parish surveys, workshops and exhibitions. A description of these will be provided in the Consultation Statement, which will be submitted alongside the Submission CSNP later in the neighbourhood plan process. A timeline of activity underpinning the CSNP is summarised in *Table 1*.

Table 1: High-level summary of key milestones and engagement activity

Date	Milestone	Key activities
2024	Neighbourhood Area designated	<ul style="list-style-type: none"> • Designating the Neighbourhood Area • Setting up a Steering Group
2025	Community engagement and evidence gathering	<ul style="list-style-type: none"> • Local Call for Sites • Community surveys and presentations • Mapping workshop • Sites presentations • SEA Screening and Scoping prepared
2026	Pre-Submission Plan prepared Submission Plan prepared Examination	<ul style="list-style-type: none"> • Sites presentations • Regulation 14 consultation • Regulation 16 consultation • Examination • Referendum
2027	Referendum (anticipated)	<ul style="list-style-type: none"> • Plan 'made'

Sustainability of the Neighbourhood Plan

1.14. The CSNP has been screened by MBC to ascertain whether a Strategic Environmental Assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency from May 2025 to July 2025. The Screening Determination Statement, published in August 2025, concludes that the CSNP is likely to result in significant environmental effects and therefore does require a Strategic Environmental Assessment.

1.15. In addition, the screening determined that the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of a European Site does not need to be undertaken. This conclusion was sent to Natural England for consideration and their response agrees.

1.16. A copy of the Screening Determination statements is available on the Chart Sutton Parish Council website.

2. ABOUT CHART SUTTON PARISH

- 2.1. Chart Sutton is a small rural parish and village in the county of Kent, located about five miles (8 km) south of Maidstone. Set within the rolling landscape of the Weald of Kent, the parish is characterised by gently undulating farmland, ancient hedgerows, orchards, and pockets of woodland. Its elevated position in places provides wide views across the surrounding countryside.
- 2.2. Chart Sutton is a very long-established village. Chart comes from Saxon word CAERT meaning heathland. The Saxon king Coenwulf gave a charter to the parish in 814 AD. The village was on the route used by North Kent tribes to take their stock south to be fattened up on the rich forestlands of the Weald. A settlement grew up around the church including accommodation providing rest and shelter for travellers.
- 2.3. However, archaeology has proved that there was much earlier settlement on the site. There is evidence of Iron Age earthworks running along Amber Lane and Warmlake Road and a Neolithic axe was found on an unnamed site in the village. There are several proofs of Roman occupation of the village. Pupils from Sutton Valence school carried out a 'dig' near the church and found the remains of a villa - some of the artefacts were sent to Maidstone Museum and excavations at Ivans Field unearthed Roman pottery. There is evidence of a Roman road and hedgerow running down the hill to the river (part of this road still exists to the west of the village and part is a footpath/bridleway). This was a route from Rochester via the quarries at Boughton Monchelsea to the coast. There is also some evidence of a Roman village to the east of Chart Sutton.
- 2.4. The village is mentioned in the Domesday Book; it was then mainly agricultural particular mention being made of its vineyards, which were also referenced by Geoffrey Chaucer who, when working in the Royal Household, ordered wine from Ladds Court Farm. Farmers in the Weald in mediaeval times were very prosperous and at that time most of the cultivated land was below the hill. The wooded land above the ridge was gradually cleared and given over to arable farming, with fruit growing only beginning in the 15th century. Hops came soon after in 1588 and in 1855 Chart Sutton was noted for its 'superior golden hops, fruit and cobnuts'. But in 1348 came the Black Death which reshaped the whole village.

Hops in Chart Sutton



- 2.5. The church was rebuilt in Norman times and still exists on the same site but the surrounding (probably wooden) houses, stretching from the church along Rectory Lane, were abandoned around 1350, following the spread of the plague along the ridge.
- 2.6. The current village was established much later but there are several very interesting timber-framed mediaeval 'Hall Houses' in the outlying areas of the village, usually farmhouses, and the village has a substantial number of listed buildings. Norton Court was built in the 14th century and was once the Manor House. The spire of the church, made of wooden shingles, was struck by lightning in 1779 and the church caught fire, destroying the roof and the bells which melted in the heat. It was rebuilt, following an appeal for public subscriptions, in 1782 but without the spire.

The Old School; Chart Sutton Village Hall



- 2.7. A Village School was opened in 1865 but the decline in numbers led to it being closed in 1954. The Village Hall was built in 1929 on land donated to the village by the Keay-Young/Salmon family and, although there have been additions and improvements over the years, it still largely retains its original appearance. In 2024, the Village Hall was upgraded with the installation of solar panels, improved insulation, a heat source pump and EV charging points with the cost met by grants and parish/ Village Hall funds. The Chart Sutton Memorial Playing Field was purchased in 1951 and was to be a memorial to those killed in the two World Wars. As well as the roll of honour in the Church, a memorial plaque, showing the names of those lost in the walls, was placed in the Pavilion and the field was officially opened in 1953.
- 2.8. A small plot of land was leased (and later purchased) by the Parish Council to form a Village Green on which was placed an oak tree and the village sign. Since [2010], the Green has also been the site of the Village Shop, located in a former shipping container, after the original premises became no longer available. The Shop is manned by volunteers and is a lifeline for many residents.
- 2.9. These three venues have been the setting for many celebrations in the village over the years, including the late Queen's Silver, Golden and Platinum Jubilees, together with the 50th anniversary of VE Day and King Charles Coronation celebration. Fetes have been held on the Chart Sutton Memorial Playing Field, Carol services held in the Village Hall and on the Green while other events, such as fund-raising activities, are regularly held on the Village Green. Two anniversaries in particular attracted a much longer programme of events; one was the 1982

festival commemorating the rebuilding of the church and the other was the Millennium celebrations.

- 2.10. Although several evacuees from London were housed in the village during the Second World War, it was hardly a safe refuge during the Battle of Britain with the war in the skies raging above the fields and houses. One RAF aircraft crashed into a field, a corner of which has been preserved as a grave and an annual RAFA service is held in the Church and at the graveside on Battle of Britain Sunday which often includes a slide past of a World War II Spitfire or Hurricane.

War Memorial for WW1 housed in the church



- 2.11. The celebrated Kleinwort banking family has strong connections to CS. Herman Kleinwort built Amber Court in 1909 and Amber Field House where he accommodated from time to time some of his eight daughters who grew up at Wierton Place and Chart Sutton. He owned about a third of all Chart Sutton and a sizeable proportion of Boughton Monchelsea. His initials 'HK' are often shown in the brickwork above the front door or on the keystone and can also be found on a number of cottages in the area built for estate workers. It is believed that it was HK who constructed the 'pleasure gardens' at the bottom of Scotsman's Bank (to the West of Ladds Court).
- 2.12. The Parish Council held its first meeting in December 1894 and celebrated its Centenary with an outstanding Historical Exhibition arranged by Arthur Mercer, a longstanding member of the Council, as was his father before him. In 1912, the Parish Council 'beat the Parish bounds' and boundary stones were erected at sites around the village. As a Millennium project, the Council decided to arrange a walk for the residents to again 'beat the bounds' and reinstalled several boundary stones that had disappeared over the years.
- 2.13. The village has always had a strong sense of its own identity – in the past, it fought against the merger of the church parish with Sutton Valence and East Sutton under one vicar albeit this is a battle that eventually has been lost. In addition, tales abound of the intense rivalry that prevailed at football and cricket matches against neighbouring villages. These teams unfortunately no longer exist but the village still has great pride in its heritage.
- 2.14. Finally, the village has grown from 64 households in 1821 to 372 today.

Issues and opportunities facing Chart Sutton

2.1. In consultation with the community, including the village surveys and the mapping workshop, the CSNP seeks to identify and address, as far as is possible, the issues that face the community:

- Housing provision – there is an aging population, although families too are attracted to the rural setting. Provision needs to be made to ensure that new housing targets the local need.
- Narrow lanes, traffic speeding and congestion – the Parish is located to the southwest of Maidstone, between Sutton Valence and Boughton Monchelsea. There are many rural lanes in the area, which are narrow in nature and often bordered with trees and hedgerows. These include the main routes of Chart Hill Road, Warmlake Road, Amber Lane and Plough Wents Road, all of which lead into Chart Sutton Village. These roads can get very congested due largely to through-traffic travelling to Maidstone and Staplehurst. Speeding traffic has been cited as an issue, as has the volume of traffic, including large agricultural vehicles and heavy goods vehicles. This combined with the narrowness of the lanes and the lack of pavements means that residents sometimes feel unsafe walking or cycling in the village and wider Parish.
- Public transport – there is a limited bus service in the Parish. Whilst public transport provision sits largely outside the influence of planning policy, there is scope for the Parish Council to lobby for additional services and a reduction in private car use.
- Community facilities – there is a small number of facilities across the villages and the community are keen to safeguard these. There is a desire to see a central focal hub in the village; currently facilities are located across the village.
- Mitigating climate change – there is support for encouraging homes and other development to mitigate the impacts of climate change, but the housing stock is generally older and there is a challenge in relation to retrofitting. The Parish has attracted interest from solar farm companies and there is a need to ensure that any such installations are carefully designed in harmony with the landscape. The Parish Council has consistently opposed any developments which would intrude into the rural landscape and result in the loss of productive agricultural land. The strong preference is to encourage solar installations on new dwellings and existing agricultural buildings. The Village Hall has been upgraded with solar panels, extra insulation and a heat pump.
- Biodiversity – there are opportunities to improve biodiversity and to ensure that developments do not damage what exists, rather retain and improve it.
- Heritage – the Parish is rich in heritage, with reference made to the settlement in the Domesday Book. There are a number of designated heritage assets as well as traditional farmsteads.

3. A VISION FOR CHART SUTTON PARISH

Vision for the Neighbourhood Plan

3.1. In consultation with the community, the vision for Chart Sutton Parish to 2038 is:

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.

Neighbourhood Plan Objectives

3.2. The objectives of the Neighbourhood Plan are as follows, noting that some can be addressed through planning policies while others may be addressed through projects:

Objective 1: Rurality To safeguard the rural character of the Parish. This includes improving access to the Greensand Way, the 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, and 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 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.

4. SUPPORTING SUSTAINABLE DEVELOPMENT

Policy CS1: Location of development

What is the policy seeking to achieve?

- 4.1. The policy seeks to direct any new development to the most sustainable parts of the Parish, focussing housing development on the village core itself. A settlement boundary for the village has been identified, to establish where development is appropriate and where it should be avoided.

POLICY CS1: SUPPORTING SUSTAINABLE DEVELOPMENT

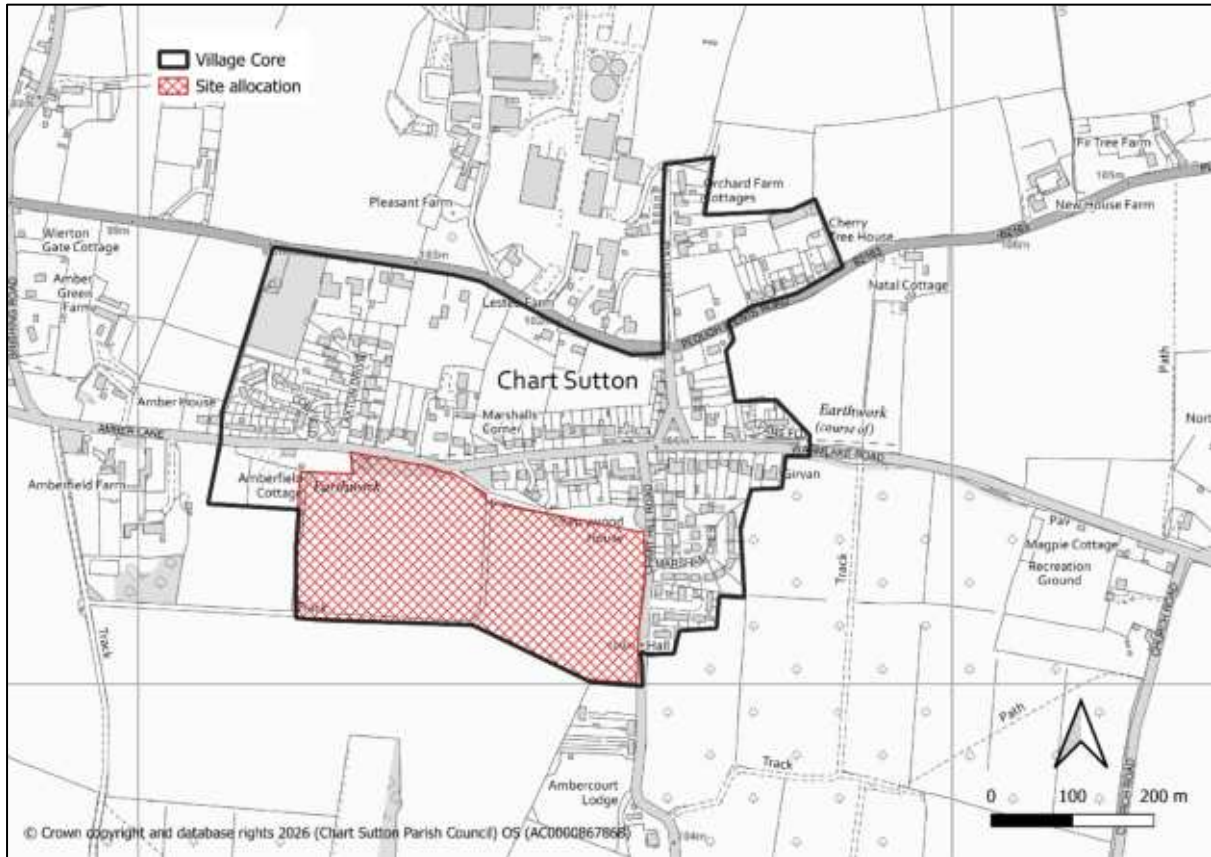
- A. New development in Chart Sutton parish shall be focused within the Village Settlement boundary, as shown on *Figure 2*.**
- B. Over the plan period to 2038, up to 35 new residential dwellings will be provided within Chart Sutton Parish in accordance with Policy CS2.**
- C. Development proposals outside the Village Settlement boundary will be supported where they are in accordance with national and local policy in respect of:**
- i. they bring 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; or**
 - ii. they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or**
 - iii. they are on sites allocated for development in the Maidstone Local Plan Review 2021-2038 or its successor.**
- Such development should:**
- iv. not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of Chart Sutton and its neighbouring settlements of Maidstone and Sutton Valence; and**
 - v. preserve or enhance the character or appearance of the area, with consideration given to how the proposal will mitigate any impacts on the character, or visual amenity on the landscape; and**
 - vi. be mitigated with appropriate landscape screening if located in visually intrusive areas; and**
 - vii. be capable of connecting to the movement network to provide access.**
- D. Development proposals for "rural exceptions schemes" to provide predominantly social housing tailored to meet local needs in the Parish supported by appropriate evidence and managed in perpetuity by a social housing provider, will be supported.**

Conformity Reference: NP objectives: 3; Maidstone Local Plan Review: LPRSS1, LPRSP8, LPRSP9, LPRSP10 (A), LPRSP10 (B), LPRENV1; NPPF: 61

Justification

- 4.2. The settlement of Chart Sutton is classified as a “smaller village” in the MLPR. It does not have a settlement boundary and is therefore considered to be within open countryside.
- 4.3. A settlement boundary (or development limit) is a planning tool defining the edge of a built-up area to guide sustainable growth, limit urban sprawl, and protect the surrounding countryside. It clarifies where development is generally accepted, prevents coalescence of settlements, and safeguards rural land from uncontrolled expansion. It is considered that identifying a boundary for Chart Sutton would be helpful. Appendix A sets out the criteria that have been used to assess this and the boundary, incorporating the site allocation (Policy CS2), is shown in *Figure 2*.
- 4.4. MLPR Policy LPRSP8 (Smaller Villages) sets out a housing requirement of approximately 35 units within Chart Sutton village. CSNP Policy CS1 supports this approach with detail of the site allocation provided in CSNP Policy CS2. Policy CS1 and provides further general criteria to guide any further development that may arise in the Parish, in accordance with MLPR Policy LPRSP9. The overall approach is to ensure that development is focussed on the village itself, which is the most sustainable location in terms of being where the facilities are located.
- 4.5. The MLPR states that the overall settlement pattern across Maidstone borough is characterised by a large number of small villages scattered across the countryside surrounding a handful of larger, more substantial settlements. It states that is important that these settlements retain their individual identities as there can be a delicate balance between settlement proximity and separation. Policy CS1 reinforces this approach, identifying that the locations where village separation is most at threat are those areas towards Maidstone and towards Sutton Valence, the settlement boundary of which encroaches into Chart Sutton Parish.
- 4.6. Finally, the policy supports the development of rural exception schemes which could bring forward predominantly social/ affordable housing.

Figure 2: Settlement boundary for Chart Sutton



5. SITE ALLOCATION TO MEET IDENTIFIED HOUSING NEEDS

- 5.1. This section of the CSNP allocates land for residential development to meet the housing needs of the Parish to 2038 as identified in the adopted MLPR.
- 5.2. As stated earlier, Chart Sutton village is classified as a “smaller village” within the settlement hierarchy. MLPR Policy LPRSS1 (Maidstone Borough spatial strategy) states that such villages can provide for a very limited amount of housing development which will contribute to ensuring that local services are supported, and sustainable communities are maintained. The LPR allows for limited growth in the smaller villages by designating these as ‘broad locations’. This enables local communities to facilitate development and influence its location and timescale for delivery through Neighbourhood Plans.
- 5.3. Land outside the village itself (the core of which is defined in Policy CS1) is classified as “the countryside”. The MLPR states that it is important that the quality and character of the countryside outside of settlements in the hierarchy is protected and enhanced whilst at the same time allowing for opportunities for sustainable development that supports traditional land-based activities and other aspects of sustainable development in rural areas and makes the most of new leisure and recreational opportunities that need a countryside location. The individual identity and character of settlements should not be compromised by development that results in unacceptable coalescence. LPR LPRSP9 (Development in the Countryside) sets the strategic context for developments in such areas.
- 5.4. MLPR Policy LPRSP8 (Smaller villages) envisages that MBC will resist the loss of local shops, community facilities and green spaces, whilst supporting new retail development, community services and green spaces to meet local need. It envisages approximately 35 new housing units in Chart Sutton, 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 where suitable access can be provided.
- 5.5. The neighbourhood plan allocates one site within the village for residential development. Details for this are shown in *Table 2* with an indication of size and housing potential.

Table 2: Proposed site for residential development

Site	Ref.	Area (hectares)	Potential housing
Land South of Amber Lane	CSS3	3.6 ha	35 units

Policy CS2: Allocation of Land South of Amber Lane

What is the policy seeking to achieve?

5.6. The policy allocates Land South of Amber Lane for the development of up to 35 residential units, in accordance with Policy LPRS8 of the adopted Borough Local Plan Review.

POLICY CS2: ALLOCATION OF LAND SOUTH OF AMBER LANE

Development will be supported on approximately 3.6 hectares of Land South of Amber Lane subject to all of the following criteria being met:

Housing:

- i. the provision of up to 35 dwellings, with a focus on the western part of the site;
- ii. the provision of affordable housing which meets the requirements of Maidstone Local Plan Review Policy LPRSP10(B), with the expectation that all affordable housing provision shall be made on-site and will be tenure blind in terms of their appearance; and
- iii. the provision of a range of house types in general accordance with Policy LPRSP10 (A) of the Maidstone Local Plan Review.

Green Space and community facilities:

- iv. the provision of accessible public green space within the site commensurate with the scale of development. This will include as a minimum:
 - a. the provision of shared open space for residents in the development;
 - b. the provision of a Village Common on the eastern part of the site;
 - c. the provision of a playground.
 - d. the provision of a community building on the eastern part of the site, close to the existing village hall, the nature of which is to be determined in consultation with the local community, and associated car parking.

Items b, c and d are to be gifted (with associated legal agreement) to Chart Sutton Parish Council in perpetuity.

- v. the retention and enhancement of trees and hedgerows on the northern, western and eastern boundaries of the site, except where required to provide access to the site);
- vi. retention of open vistas to the Greensand Way to the south of the application site;
- vii. the provision by indigenous landscaping, of a buffer on the eastern and northern edges of the site adjacent to the housing in Chart Hill Road and Amber Lane to minimise visual intrusion to existing properties;

Drainage:

- viii. provision of wildlife-friendly sustainable drainage.

Access:

- ix. the provision of appropriate access into the site for vehicles, and segregated access to the site by pedestrians. Primary access to the housing will be from Amber Lane. Access to the community facility will be from Chart Hill Road.
- x. provision for a footpath link through the site linking Amber Lane to Chart Hill Road.
- xi. The provision of pedestrian access to the wider countryside from the south of the site.
- xii. Off-road car parking should be provided in accordance with Policy CS3 of this Neighbourhood Plan.

Design and Character:

- xiii. the development shall respect the amenity of neighbouring properties and the setting of relevant listed buildings;
- xiv. Building heights should be no higher than 2-storeys;
- xv. The design and massing of development should complement the prevailing character of the village, taking its cue from the Historic Core in terms of architectural features and materials.

Full details of the scheme will be determined in consultation with the local community.

Conformity Reference: NP objectives: 3; Maidstone Local Plan Review: LPRSS1, LPRSP8, LPRSP9, LPRSP10 (A), LPRSP10 (B); NPPF: 61

Justification

5.7. The land totals 3.59 hectares. The site is shown in *Figure 2* (page 16). A preliminary scheme is shown in *Figure 3*, although precise details are to be evolved in consultation with the Parish Council and local community. Site principles are set out below:

Figure 3: Potential scheme layout (subject to further community engagement)



Site Principles

- 5.8. The full detail of the site will be evolved in consultation with the local community.
- 5.9. The western part of the site would be the focus for housing development, which would be in the order of 35 units. Housing will be of a mix in line with the requirements as set out in the Maidstone Local Plan Review. Affordable housing will be provided to meet the requirements of the Local Plan and will be delivered on site. The provision of wildlife-friendly sustainable drainage will be required. There is provision for a village green to serve the housing here, which would be managed initially by the developer and, in future, by a management company.
- 5.10. The eastern part site would be turned into a Village Common and gifted, by way of a legal agreement, to the Parish Council in perpetuity. The development will also provide a playground, a community facility and associated car parking in this area, to form a 'community hub' in combination with the existing village hall. As with the Village Common, these facilities will be gifted to the Parish Council in perpetuity. The exact nature of the community facility is to be determined in consultation with the local community.
- 5.11. The topography is fairly level, and development would not be overly intrusive nor intrude on significant local views identified in the CNP. Vistas to the south from the site towards the Greensand Ridge will be retained. Building heights will need to be no more than 2-storeys and the design of development should be informed by the prevailing character, incorporating materials and features identified in the Historic Core Character Area, as set out in Policy CS3. Affordable housing should be tenure-blind in appearance, including associated car parking.
- 5.12. The site is contained by established trees and hedges on each side, which would need to be retained and enhanced as part of any development scheme, allowing for access to the site where necessary.
- 5.13. The biodiversity net gain requirement is 20%, as per the Maidstone Local Plan Review. This is to be delivered on site.
- 5.14. The site promoter considers that sole vehicle access to the housing located on the western part of the site is deliverable from Amber Lane. A secondary access to the community facility would be from Chart Hill Road.

6. CHARACTER, HERITAGE, AND DESIGN

Policy CS3: Character and Design of development

What is the policy seeking to achieve?

- 6.1. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.
- 6.2. The policy adds additional detail to MLPR Policy LPRQD4 (Design principles in the countryside) and is supported by the Chart Sutton Character Assessment, prepared for the CSNP.

POLICY CS3: CHARACTER AND DESIGN OF DEVELOPMENT

A. Development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:

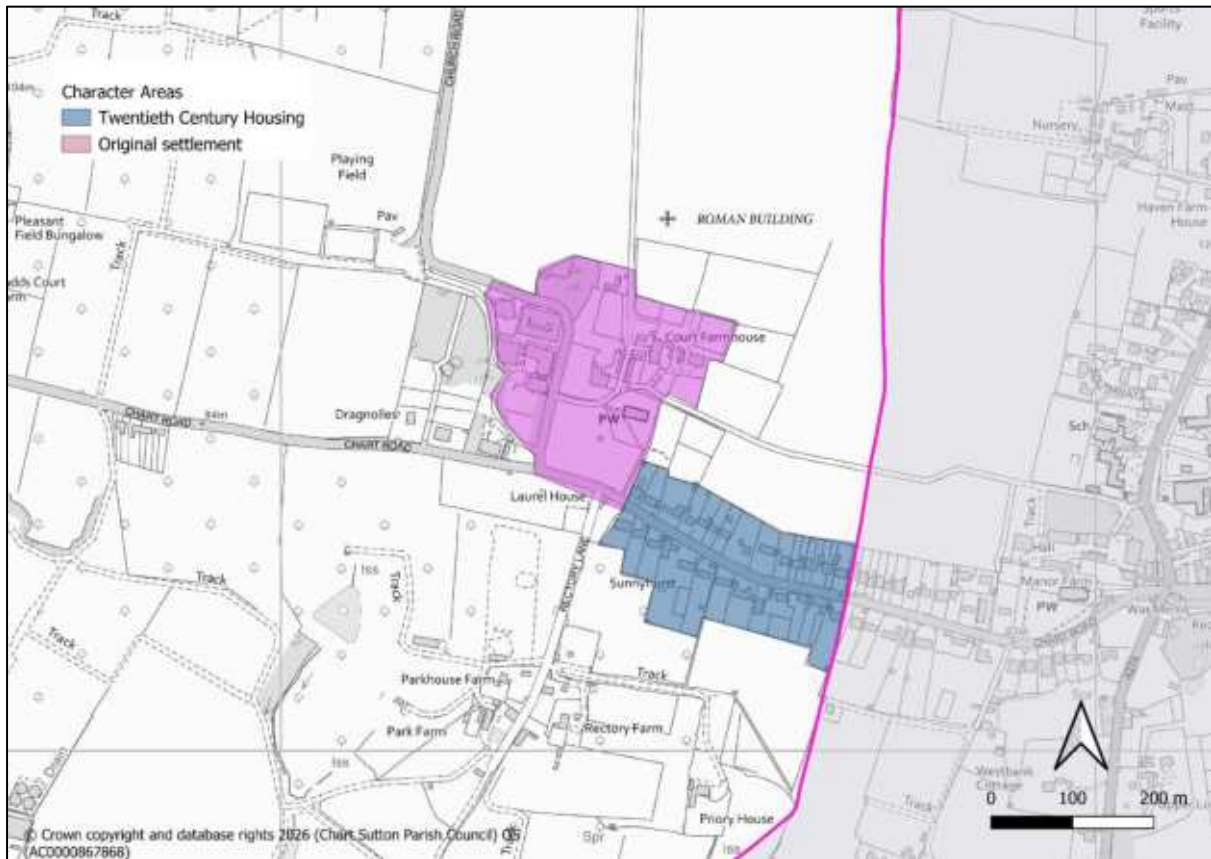
- i. they should be guided by the Kent Design Guide, the Maidstone Landscape Character Assessment Area guidance for the Loose Valley, Greensand Ridge and The Low Weald Landscapes of Local Value, and the Chart Sutton Character Assessment included at Appendix B;
- ii. the scale, density and character of the proposals respect the landscape and its features, locally significant views into and out of the settlement, the local streetscape and heritage assets;
- iii. there will be no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion;
- iv. they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area; and
- v. they protect and preserve priority habitats.

B. Proposals for residential development, including redevelopments, will be supported subject to the following criteria being met, where appropriate:

- i. they provide adequate vehicular access and space for cycle parking, with vehicular off-road parking for residents, visitors and service vehicles, in accordance with the [Kent and Medway Parking Standards](#); and
- ii. they provide high quality boundary treatment including the retention and enhancement of established hedgerows; and
- iii. they respect and protect the character of the Parish, including its heritage assets;
- iv. they provide good pedestrian and cycle connections to the main village facilities and bus stops and
- v. they provide adequate storage for waste recycling containers;
- vi. they provide storage for cycles;
- vii. the maximum height does not exceed two storeys plus pitched roof unless clear justification can be made as to why such heights are required and how they address the objectives of the Chart Sutton Neighbourhood Plan;
- viii. they contain a proportion of single storey dwellings; and
- ix. traffic generation and parking does not adversely affect vehicular and pedestrian safety.

Conformity Reference: NP objectives: 3; Maidstone Local Plan Review: LPRSS1, LPRSP9, LPSR15, LPRENV1, LPRQD1, LPRQD4; NPPF (2024): 96, 103, 109, 129-139

Figure 5: Character Areas - original settlement



- 6.5. In addition to the descriptions set out in the Character Assessment (Appendix B), the engagement process revealed a series of points felt to be important to incorporate into any future housing design. Policy CS3 intends to ensure that these are considered in planning:
- The small-scale rural character of the Parish should be protected and any new build should be in-keeping with its surroundings - most Parish properties are visible from the roads and footpaths and present an attractive streetscape with their frontages defined mostly by low-level brick walls, wooden fencing, and hedgerows, particularly characteristically of the village.

Typical boundary treatments



Development should take advantage of and complement existing buildings, landscape and topography and should preserve views and sightlines to and from current built-up areas. Dwellings in Chart Sutton are predominantly two storeys, or two storeys plus accommodation in the roof space, with dormer windows. Chart Sutton village has a number of bungalows, favoured by residents of retirement age, and development is encouraged to continue this form of residential development. To integrate new development into the existing built environment this style of building should be retained. Whilst there are examples of developments where a large dwelling has been converted into exceeds two storeys, to maintain the scale of the built environment in the Parish, new dwellings should not exceed two stories plus pitched roof where they would be out of keeping with the prevailing height of buildings in Chart Sutton. This is in line with Policy LPRSP9 (Development in the countryside), which recognises the importance of conserving and enhancing the landscapes of local value and mitigating adverse impacts on the appearance and rural character of the landscape.

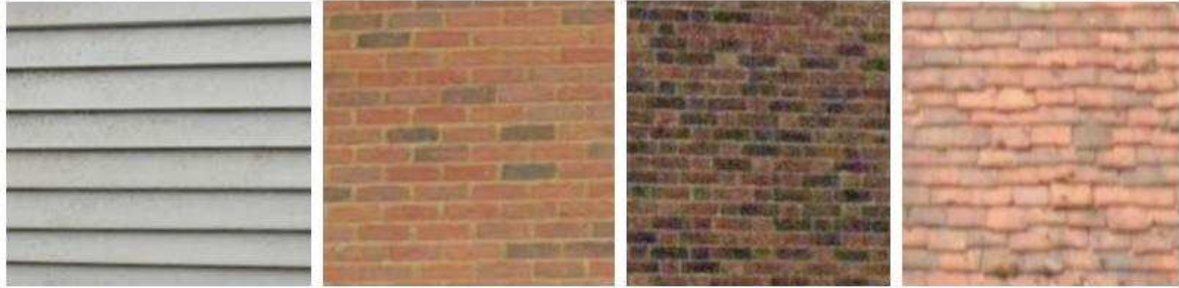
Two storey buildings and bungalows constitute the prevailing roof heights



- The majority of listed buildings and heritage assets are concentrated in the centre of the village Character Area. Developments within this Character Area should be compatible with existing architectural styles and materials ensuring that new build sits comfortably alongside older developments;
- Materials used in construction generally should reflect the existing built environment – the historic houses and cottages of the Parish are built predominantly from local materials often sourced from the surrounding local area - brick, stone and timber - often with cladding finishes of tiles, weatherboarding or render and roofed with Kent peg tile. Use of the local

building materials has given a distinctive character to many of the buildings in the village and across the Parish.

Typical materials found in Chart Sutton – weatherboard, brick, Kent peg tiles



- The use of green space within developments – for example through front gardens, green spaces between developments, and trees and shrubs in roadside verges – is important to create a greener, softer look and feel to new housing developments and create habitats for local wildlife while providing a natural and sustainable drainage system;

Use of green space is encouraged



- Within public spaces, the retention and enhancement of established hedges forming field boundaries. These can be better retained by introducing a public footpath adjacent to the hedge as a buffer between the hedge and development. A management and maintenance plan will be required to retain hedges in public spaces;
- Sustainable design features, that serve a practical and biodiversity purpose, should be incorporated into new build. Particular support is extended to energy efficiency in building design and materials. In addition, sufficient storage, appropriately placed, for waste recycling containers;
- Sufficient off-road car parking should be provided for residents, visitors and service vehicles;
- Developments should include footways and linkages to existing networks (where available) as shown on *Figure 6*.

Policy CS4: Conserving heritage assets

What is the policy trying to achieve?

- 6.6. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Chart Sutton, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated. Given the context provided by national and local planning policies, the policy focusses on the added value to decisions relating to rural lanes and farmsteads in the Parish. The policy adds additional local detail to MLPR Policy LPRENV1 (Development affecting heritage assets).

POLICY CS4: CONSERVING HERITAGE ASSETS

Non-designated heritage assets:

A. The following buildings and structures as shown on *Figure 8* are designated as non-designated heritage assets:

- **Milestones and boundary stones**
- **Old School**
- **Garage at Chart Corner**
- **Boundary stone**
- **Airman's grave**
- **River House Farm and Barn, Chart Hill Road**

Proposals affecting non-designated heritage assets will be determined based on national planning policy.

B. The rural lanes within the Plan area are an important part of the landscape character of the area. Many of the lanes are hedge-lined and narrow with infrequent passing points. Unless required for highway safety reasons, development proposals must respect the character and appearance of the rural lanes within the Parish. Development proposals which would detrimentally affect the character of a rural lane or create a new access onto such a lane will not be supported. In particular, the following measures will need to be incorporated:

- i. **the level of the road or track should not be raised;**
- ii. **the height of the embankments should not be reduced;**
- iii. **the existing width should be retained, with no widening; and**
- iv. **minimal or, ideally, no road markings.**

C. Farmsteads: Development proposals should respond positively to the scale, integrity and character of the dispersed farmsteads in accordance with the [Kent Farmsteads Guidance](#).

Conformity Reference: NP objectives: 2; Maidstone Local Plan Review: LPRENV1, LPRQD4; NPPF (2024): 133, 135, 135, 202, 203, 207, 212-217

Justification

- 6.7. The Parish has a rich heritage, which contributes to the area's overall character of the area. There are 38 nationally listed heritage assets (*Figure 7*). All are Grade II or II* and include the

Church of St Michael (Grade II), Chart House (Grade II) numerous farmhouses such as Ashurst, Dunbury and Elderden, and other interesting assets, for instance the mounting block near to the Church of St Michael.

St Michaels and All Angels Church, Chart Sutton



- 6.8. There is also a range of archaeological sites and features and other historic assets identified on [Kent County Council Heritage Maps](#). There are many other heritage assets, however, that contribute to the historic local context and story of the Parish, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.
- 6.9. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the Neighbourhood Planning process (Paragraph 018-039). At the moment, Maidstone's list of non-designated heritage assets shows one property in Chart Sutton: River Farm house and barn, Chart Hill Road. Two further properties have been identified at planning application stage: the old school and the garage at Chart Corner.
- 6.10. The topic of assets was discussed at a number of local community workshops. A number of suggestions were put forward and the assets identified in the policy were considered to be significant as recognisable local landmarks (*Figure 8*). Further information about these heritage assets is contained in Appendix C.

Figure 7: Designated heritage assets Parish-wide

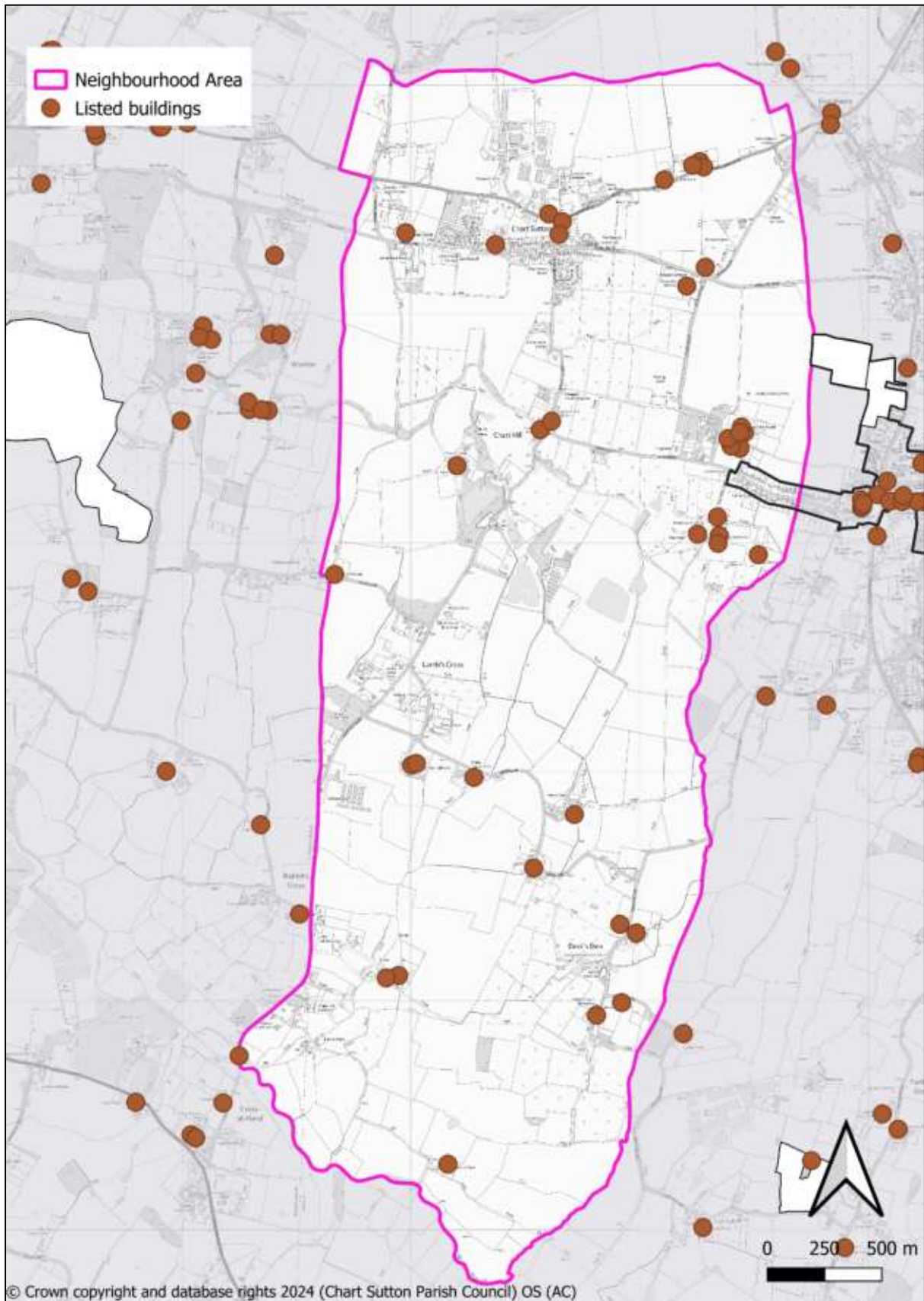
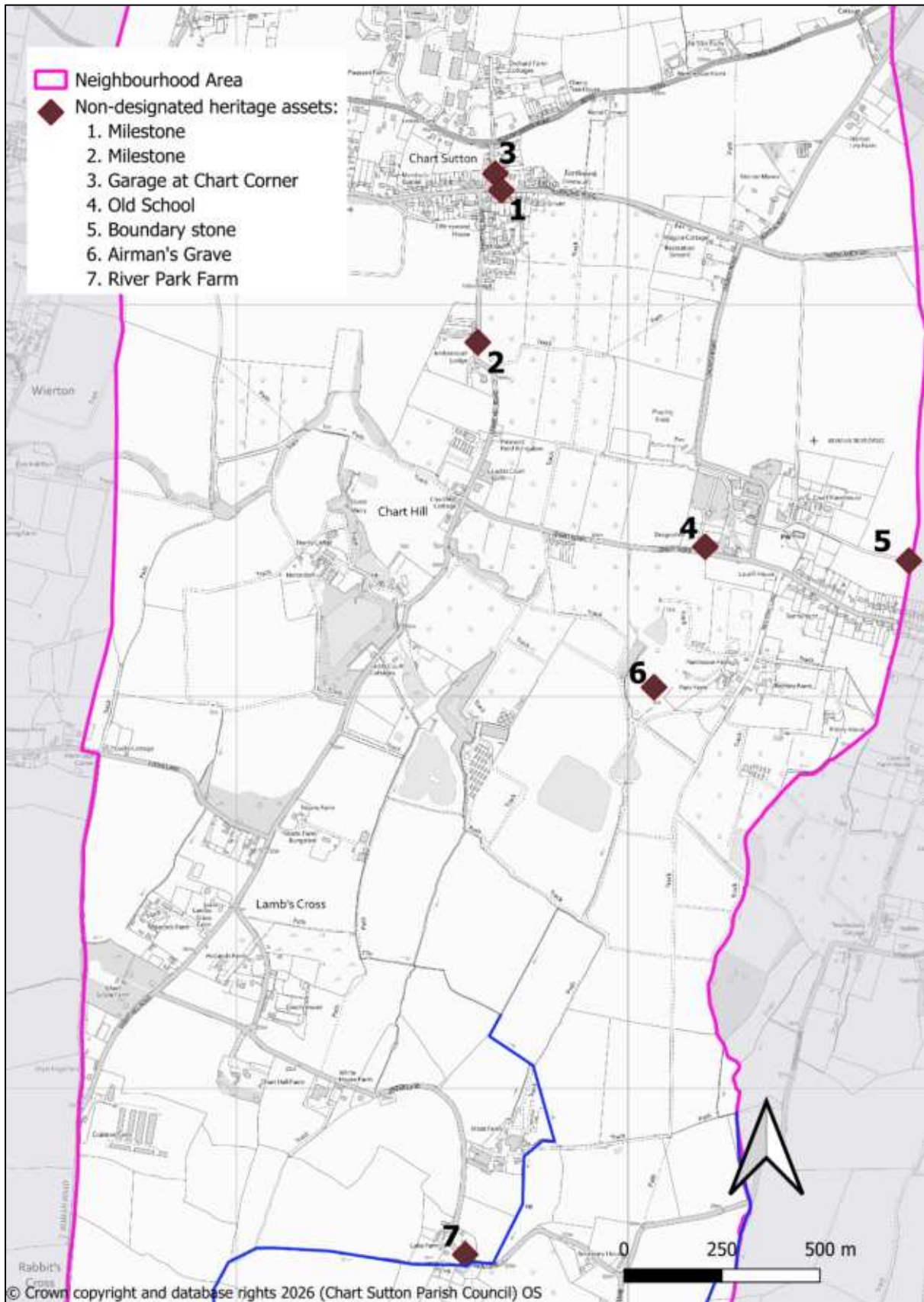


Figure 8: Non-designated heritage assets



- 6.11. In addition, the [Historic Environment Record](#) contains details of additional assets, some of which are not nationally listed. The record should be consulted by prospective developers.
- 6.12. In parallel with this policy, it is proposed that the identified non-designated heritage assets are considered by MBC for inclusion on a Local List when that is developed. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 6.13. Further information on the historic landscape of the area can be found in the emerging [Maidstone Borough Heritage Strategy project](#).

Rural Lanes

- 6.14. The rural lanes, characteristic of the Parish, should be protected to retain the rural feel of the area, in line with the [Maidstone Local Character Assessment](#). These are often hedge-lined lanes, largely single track with infrequent passing points.

Examples of rural lanes (Green Lane and Forsham Lane)



- 6.15. Whilst the Parish is fairly well serviced by footpaths, the number of bridleways is limited, resulting in cyclists horse riders sharing the roads with vehicles. It is for this reason consideration is being given to establishing them as 'Quiet Lanes', as an associated action within Section 12.

Farmsteads

- 6.16. Farmsteads are typical of the Parish and can be found both in the village and rural hinterlands. The [Kent Farmsteads Guidance](#) aims to inform and achieve the sustainable development of farmsteads, including their conservation and enhancement. It will help applicants, including agents and architects, and local authorities understand whole farmsteads in their landscape context, complementing the detailed guidance on the adaptation or conversion of individual

buildings which have become redundant as a result of changing agricultural practice. It should be consulted on applications relating to such development.

Local Heritage at Risk

- 6.17. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. MBC maintains an [‘at risk’ Register](#) to identify these assets and others in the wider area. Whilst no assets within Chart Sutton have been identified at this time, an audit of buildings and assets would be helpful to monitor this.
- 6.18. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

7. ENVIRONMENT AND GREEN SPACE

Policy CS5: Landscape and biodiversity

What is the policy seeking to achieve?

- 7.1. This policy seeks to ensure that the multiple benefits of Chart Sutton's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution – are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.
- 7.2. The policy adds additional detail to the Policy LPRSP14(A) (Natural Environment).

POLICY CS5: THE NATURAL ENVIRONMENT AND BIODIVERSITY

Biodiversity net gain:

- A. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish. Proposals that support the enhancement and management of Areas of Particular (and of Potential) Importance for Biodiversity (as identified in the [Kent and Medway Local Nature Recovery Strategy](#)), will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- B. Where biodiversity net gain units cannot be delivered on site, they should be prioritised for use within the Parish, focusing on maintaining and improving the identified biodiversity opportunity areas.**

Landscape and environment:

- C. Development proposals should conserve or enhance the natural environment, landscape character, and setting of the Parish. Development proposals should be informed by, and where possible should seek to deliver the aims of, the Maidstone Landscape Character Assessment and the Chart Sutton Character Appraisal incorporating natural features typical of the Parish, for instance hedgerows, maintenance of field margins, woodland, springs, ponds and waterways.**
- D. Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards will be supported.**
- E. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:**

Trees and woodland:

- i. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees must be removed, they should be replaced with at least two trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**

- ii. where trees and/or shrubs are replaced with new plantings, native Kent species attractive to insects, birds and other wildlife must be used.
- iii. all priority habitats and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).
- iv. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.
- v. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.
- vi. include additional native woodland planting with a specific focus in areas with public access.

Hedgerows:

- vii. avoid the loss of, or the deterioration in the quality of, hedgerows. Where access points to new development involves the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

Wildlife-friendly features:

- viii. provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing and bird and bat nesting boxes, ponds).

F. Wherever practicable development proposals should seek to incorporate open space that:

- is in usable parcels of land and not fragmented;
- is safe, easily accessible, and not severed by any physical barrier;
- is accessible to the public;
- creates a safe environment considering lighting and layout; and
- is complemented by high quality landscaping.

Conformity Reference: NP objectives: 3; MLPR: LPRSP13, LPRSP14; NPPF (2024): 135, 136, 187-195

Justification

Green and blue infrastructure

- 7.3. National policy states that planning groups should take a positive approach to conserving and better connecting green and blue spaces and wildlife corridors and promoting biodiversity. Formally designated natural assets in the neighbourhood area are shown in *Table 3* and *Figure 11*.

Table 3: Environmental and landscape designations in Chart Sutton Parish

Designated site	Local examples
Site of Special Scientific Interest	River Beult, running along the southern Parish boundary. It is one of the UK's most valuable lowland river ecosystems. Its designation as an SSSI reflects its importance as a habitat for a wide range of species, including aquatic plants,

	<p>invertebrates, and fish. Its ecological balance is finely tuned. Even small changes in water quality can have cascading effects on biodiversity.</p>
Ancient woodland	<p>Three small areas of ancient woodland remain in the Parish. These are identified as Areas of Particular Importance for Biodiversity in the Kent and Medway Local Nature Recovery Strategy (LNRS). They are irreplaceable habitats and are protected at the national level.</p>
Traditional orchard	<p>There are a few remaining areas of traditional orchard in the Parish. These are vital for biodiversity, creating unique habitats for rare insects, birds, and fungi with their veteran trees and wildflower-rich grasslands, while also preserving Kent's distinct cultural heritage, unique local fruit varieties (like apples, pears, cherries), and landscape character lost to intensification. They serve as crucial wildlife corridors, offer carbon storage, and foster community engagement through traditional practices, providing a vital link to the Parish's agricultural past.</p>
Landscape of Local Value	<p>These have been identified in the Maidstone Character Assessment (2021) according to criteria relating to character and sensitivity. Three such areas cross through the Parish: Loose Valley, Greensand Ridge and the Low Weald (<i>Figure 10</i>).</p> <p>An application has been submitted to Government to designate the Greensand Ridge as a national landscape.</p>
Local Green Spaces	<p>As set out in Policy CS6 (Local Green Spaces).</p>

Figure 9: Landscapes of Local Value

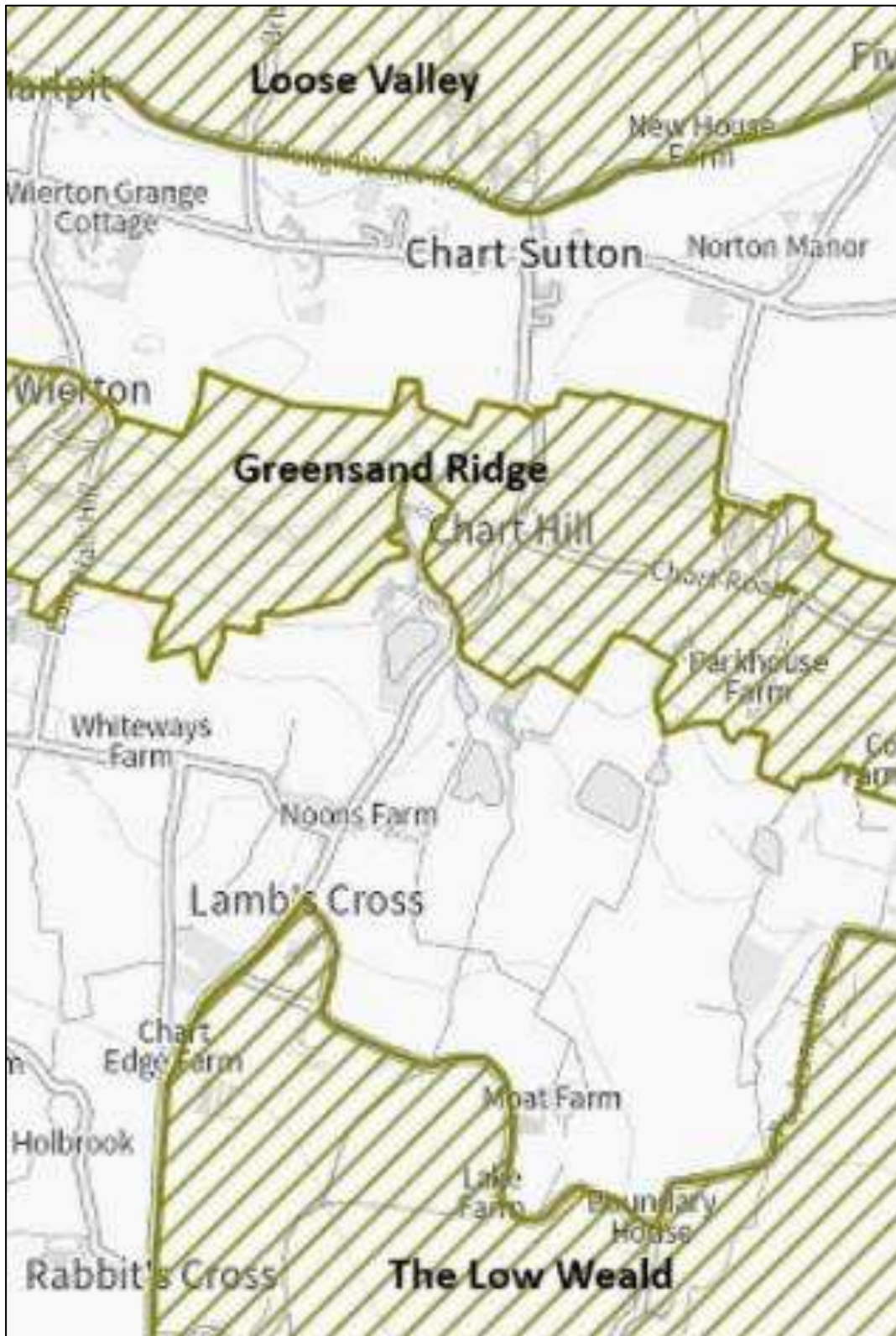
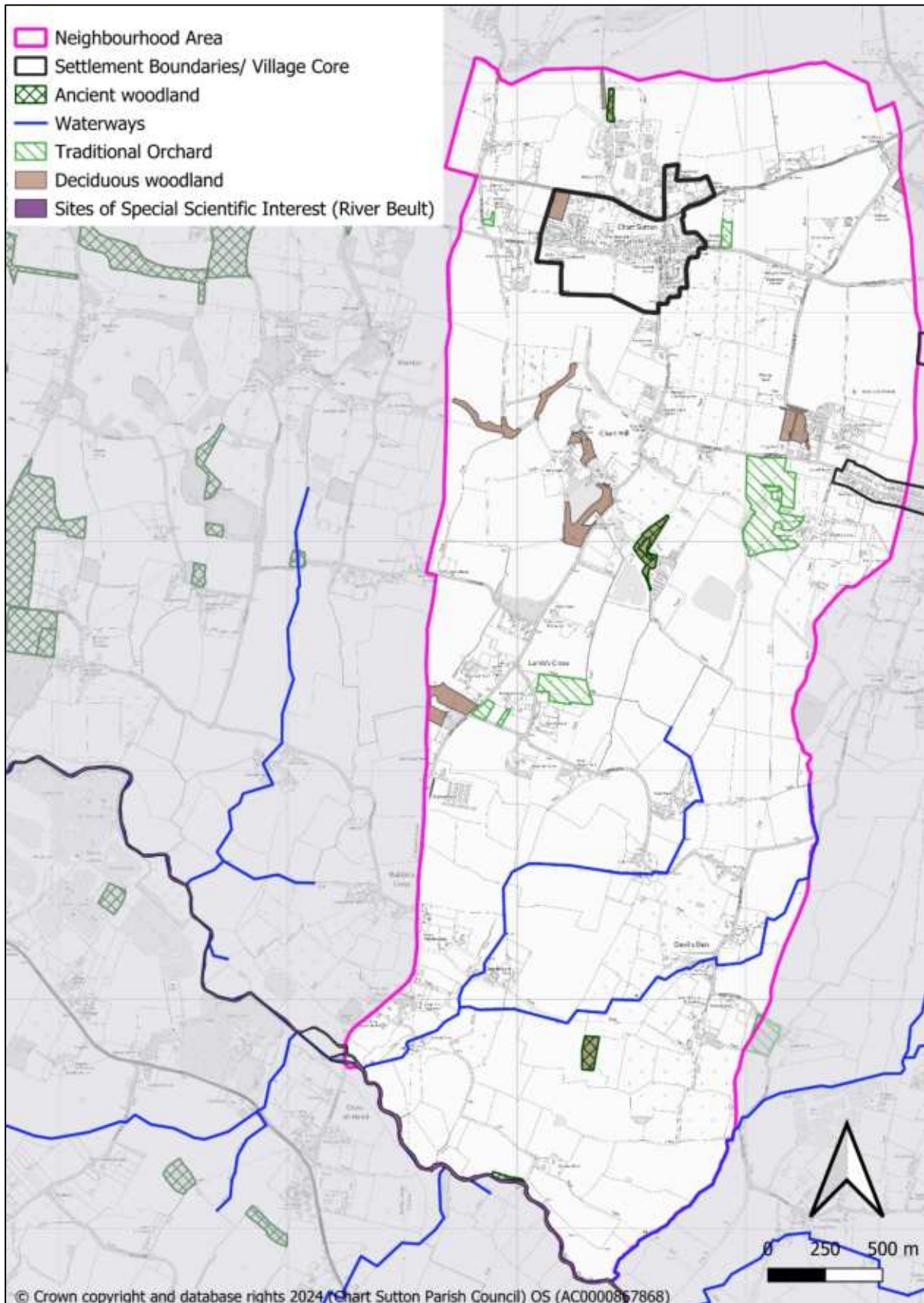


Figure 10: Designated environmental features in the Parish



There are also a range of features which, whilst not designated, form habitats and vital corridors for many animals and birds, especially those migrating and these need to be protected through the planning process. In the Parish these include:

- 7.4. Trees and woodland: The Parish is home to a significant number of trees and areas of woodland – including veteran trees and some ancient woodland. As well as natural habitats, as noted in the NPPF, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.
- 7.5. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in the NPPF. They advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 7.6. Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.
- 7.7. Hedgerows: Not only do these provide habitats for a range of fauna, but they also link up habitat patches and have a conservation value in their own right. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the village character and should be integral to development.
- 7.8. Ponds (including in private gardens): There are a great number of ponds in the Parish. These provide a valuable habitat for species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally include great crested newts and emerald dragonflies. The great ponds in the Parish provide connectivity as part of the wider freshwater ‘patchwork’.
- 7.9. The Parish falls within the Wealden Great Crested Newt Important Area for Ponds (IAP) identified by the Environment Agency (Important Areas for Ponds in the Environment Agency Southern Region, 2009). Great Crested Newt populations thrive where there is high pond density and a well-connected landscape. This helps ensure the survival of populations even if sub-populations are affected by, for example, pond desiccation or fish introductions. The IAP covers the whole of the Weald but within this large area there are ‘hotspots’ with clusters of Great Crested Newt populations including in Chart Sutton, which has a high density of ponds.
- 7.10. Orchards: Small areas of these are typically found in parts of the Parish. Whilst many have been removed over the years to make way for development, there are areas which remain – some undisturbed - and these provide a haven for biodiversity as they comprise many habitats

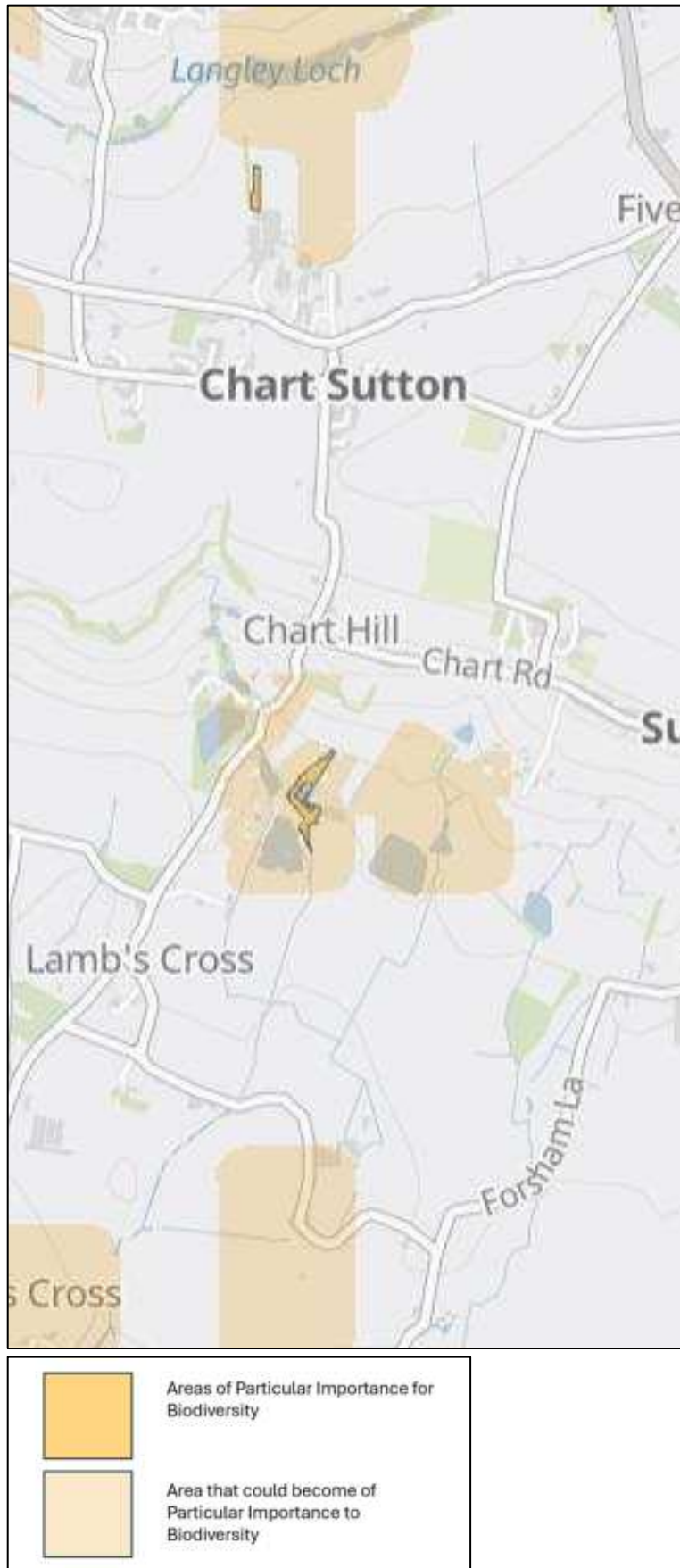
including elements of woodland, pasture, meadow grassland. They are often bordered by hedgerows and can also include areas of scrub.

- 7.11. Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, swift boxes, ponds (a distinctive feature locally) and wildlife friendly communal green spaces.
- 7.12. Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan, including a list of native trees and shrubs to be planted. They should be guided by the [Building with Nature Standards](#) to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife.

Areas of Importance for Biodiversity

- 7.13. The *Environment Act 2021* includes provision for a mandatory requirement for new major developments to provide a minimum 10% biodiversity net gain. MBC requires a 20% biodiversity net gain requirement across the county, and the Parish Council supports this.
- 7.14. All development is encouraged to deliver biodiversity net gain on site; however, this is not always possible. Where off site delivery is pursued, opportunities to enhance other parts of the Parish should be explored in the first instance. The Kent and Medway Local Nature Recovery Strategy identifies some Areas of Particular Biodiversity Importance and Areas that could become of Particular Biodiversity Importance in the Parish (*Figure 12*). It also identifies broader areas where measures to improve biodiversity should be employed. Further information can be found on the [LNRS website](#) and associated mapping.
- 7.15. It is expected that land used for off-site biodiversity net gain delivery will be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

Figure 11: Areas of Particular Importance for Biodiversity (LNRS)



Policy CS6: Local Green Space

What is the policy seeking to achieve?

7.16. The policy seeks to designate Local Green Spaces within Chart Sutton, which are demonstrably special to the local community.

POLICY CS6: LOCAL GREEN SPACE

The following two areas are designated as Local Green Space as shown on *Figure 13*:

LGS1: Village Green

LGS2: Chart Sutton Memorial Playing Field

Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.

Conformity Reference: NP objectives: 3; MLPR: LPRSP14; NPPF (2024): 106 to 108, 153 to 160

Justification

- 7.17. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. The NPPF states that the Local Green Space designation should only be used where the green space is (i) in reasonably close proximity to the community it serves; (ii) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and (iii) local in character and is not an extensive tract of land.
- 7.18. A survey of green spaces in Chart Sutton was undertaken by the Steering Group. Building on feedback from the local community via the Community Survey and workshops, they reviewed the green spaces across the Parish to ascertain whether they might be suitable for designation as a Local Green Space. *Figure 13* shows the location of two Local Green Spaces identified that are considered to fulfil the criteria. Detailed maps of each space are shown in Appendix D along with details as to how they each meet the NPPF criteria.
- 7.19. Some spaces are already adequately protected from inappropriate development by other mechanisms, such as ancient woodland.

Policy CS7: Locally significant views

What is the policy seeking to achieve?

7.20. This policy sets out a series of views in and across the Parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development. It is noted that Policy LPRSP15 (Principles of good design) LPR requires proposals to respect the topography of the site and views are an important aspect of this.

POLICY CS7: LOCALLY SIGNIFICANT VIEWS

The Plan identifies 15 locally significant views, with maps and descriptions shown in Appendix E.

As appropriate to their scale and nature, development proposals within the shaded arcs of the various views should be designed in a way that demonstrates how their layout, design and the wider masterplanning of the site have responded positively to the importance of the locally significant view or views and, where necessary mitigate any adverse impact of the proposal on those views.

Conformity Reference: NP objectives: 2; MLPR: LPRSP14(A), LPRSP14(B), LPRSP15; NPPF (2024): 131 to 135, 187

Justification

- 7.21. The topography of the Parish is rolling, with the Greensand Ridge notably cutting east-west across the Parish. This landscape lends itself to extensive, panoramic views from the higher areas of land over open countryside. The community was invited to nominate special views through the survey and at the mapping workshops. A total of 15 views have been identified as being of particular importance locally. All are accessible from public locations. Descriptions are provided in Appendix E along with maps showing each view.
- 7.22. Development should be designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the range of development proposals which will come forward within the Plan period. In circumstances where the proposed development would be likely to have a significant impact on an identified significant view – which is highly likely for the views coinciding with the allocated sites – the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment. It is accepted that in some areas, views will be compromised, but developers should incorporate glimpses of views within proposals.
- 7.23. It is recognised that some of the shaded arcs identified stretch into neighbouring parishes particularly to the south and that it is only views up to the neighbourhood area boundary that can be safeguarded. Nevertheless, it is the intention of the Parish Council to discuss with neighbouring parishes the impact on views in their area, if development is planned for those areas.

Policy CS8: Dark skies

What is the policy seeking to achieve?

- 7.24. Parts of the Parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of the Parish.

POLICY CS8: DARK SKIES

Development proposals should ensure that any external lighting protects the night sky from light pollution. As appropriate to their scale, nature and location, development proposals should demonstrate that:

- i. the lighting is necessary for operational, safety or security reasons;**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- iii. impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and**
- iv. they have considered carefully, and provided details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors.**

Development proposals should also take account of the relevant guidance on light pollution published by the Institution of Lighting Professionals (ILP).

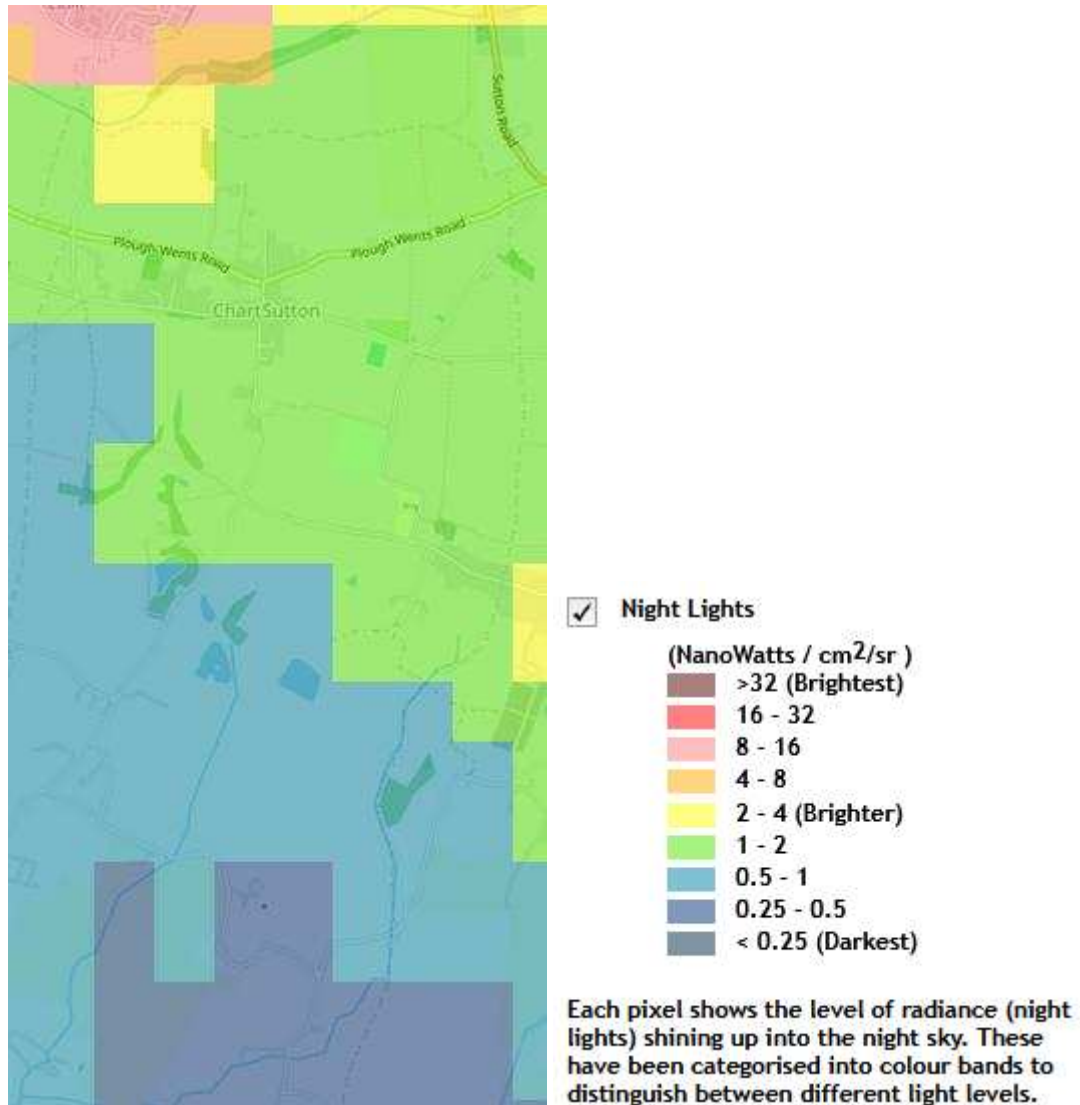
Conformity Reference: NP objectives: 2, 5; MLPR: LPRQD2; NPPF (2024): 198

Justification

- 7.25. Parts of the Parish, particularly to the south, remain largely unlit (*Figure 14*). The dark night skies in these areas are predominantly unspoilt and it is important that they are kept that way.
- 7.26. The benefits derived from the prevention of light pollution include:
- Enjoyment and appreciation – improving quality of life and providing creative inspiration
 - Health – promoting better sleep patterns and reducing stress
 - Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
 - Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the Parish's carbon footprint
- 7.27. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously

affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

Figure 13: Dark skies (CPRE)



- 7.28. The Institution of Lighting Professionals (ILP) produces guidance on light pollution, and this should be consulted when preparing development proposals. In particular the [Guidance Note 01 The Reduction of Obtrusive Light](#), and [Guidance Note 08 Bats and artificial lighting in the UK](#), which was updated in 2023.

Policy CS9: Horticulture

What is the policy seeking to achieve?

7.29. The policy seeks to restrict the visual impact of polytunnels on the landscape of the Parish.

POLICY CS9: HORTICULTURE

New glasshouse, polytunnel and associated packhouse development will be supported provided that:

- i. it is of a height, bulk and footprint which would not significantly damage the character or appearance of the surrounding landscape, unless it can be demonstrated that the damage associated with a larger scale development is outweighed by the economic benefit of the scheme to the rural economy;**
- ii. it relates sympathetically to the natural, built and historic environment;**
- iii. pollution to soil, water or air generated from the development into the surrounding environment, including the cumulative effects, is within regulated acceptable limits;**
- iv. long public views across substantially open land are retained where the landscape value is defined as major or substantial for the corresponding Landscape Character Area;**
- v. adequate water resources are available or can be provided (i.e. above ground reservoirs);**
- vi. adequate surface water drainage capacity exists or can be provided as part of the development;**
- vii. vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety and the residual cumulative impact to residential amenity is not severe;**
- viii. no detrimental effect from any artificial lighting or light spillage or noise levels resulting from machinery usage, vehicle movement, or other activity on the site;**
- ix. proposals include full details of new landscaping, screening and of any trees or vegetation to be retained on the site; and**
- x. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site. Full details of new landscaping, screening and of any trees or vegetation or structures to be retained on the site to be provided.**

Conformity Reference: NP objectives: 2; MLPR: LPRQD2; NPPF (2024): 131 to 125, 187

Justification

7.30. Horticulture is defined as the cultivation of fruit and vegetables, flowers and ornamental plants.

7.31. The Parish has a rich agricultural history and much of the land area continues to be farmed today. Modern techniques have seen a rise in the number of farms installing polytunnels for

crop production. Poly tunnels are frames covered in transparent polythene which are used to grow and harvest crops in sheltered conditions. Such structures bring advantages including the fact that they are incredibly strong and can withstand extreme weather conditions.

- 7.32. Nevertheless, when they appear in a landscape, especially when large areas are covered, they change its appearance dramatically. Intensive growing in poly tunnels can also cause damage to the condition of the soil and create severe drainage problems. There are a number of areas of the Parish that already have drainage issues.
- 7.33. The policy seeks to control the use of poly tunnels given the Landscapes of Local Value in the Parish. It should be noted that an application has been submitted to government to designate the Greensand Ridge as a national landscape.
- 7.34. The Greensand Ridge, stretching from Boughton Malherbe in the east to Nettlestead in the west of Maidstone Borough, is a distinctive escarpment of ancient woodland, acid grassland, and rare parkland habitats. It crosses Chart Sutton. It forms part of the Kent Lower Greensand aquifer, a vital water source for the region.
- 7.35. A 2021 climate risk analysis of the Greensand Ridge warned that flooding, drought, and biodiversity loss will intensify without strategic landscape-scale conservation. Fragmented habitats are less resilient to climate shocks, and isolated species populations face higher extinction risks.
- 7.36. The proposal to extend the Kent Downs National Landscape to include the Len Valley and Greensand Ridge has been endorsed by the Kent Downs Joint Advisory Committee and backed by extensive research from local campaigners.

8. TRANSPORT AND MOVEMENT

Policy CS10: Sustainable travel

What is the policy seeking to achieve?

- 8.1. This policy seeks to enhance walking and cycling opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around Chart Sutton. This accords with the strategic transport priorities for the area, as set out in the [Local Transport Plan 5: Striking the Balance](#), published by Kent County Council in 2024, which support opportunities for active travel. It also supports the implementation of the [County Council's Rights of Way Improvement Plan](#).

POLICY CS10: SUSTAINABLE TRAVEL

- A. As appropriate to their scale, nature and location, development proposals should ensure safe pedestrian and, where possible, cycle access to link up with the existing movement and public transport network, as defined in *Figure 15*.**
- B. The provision of new, or the enhancement of existing, pedestrian/ cycle routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. Insofar as planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, character of the Parish and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy CS3.**
- D. Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points to enable connectivity between the village and the wider countryside.**

Conformity Reference: NP objectives: 5; MLPR: LPRSP12; NPPF (2024): 96, 103, 105, 109-111, 115-117, 135

Justification

- 8.2. Chart Sutton is an old, rural village. As such many of the roads and lanes have been in place for hundreds of years. Originally designed for horses, carts and foot traffic little has been done to adjust them to current day demands. The width of many of the lanes have been proved to be totally insufficient to cope with the size of modern-day articulated lorries, large agricultural vehicles and even smaller lorries and vans. The location of Chart Sutton and increasing amount of vehicular traffic south of Maidstone has led to the village becoming a short cut for vehicles heading from the Staplehurst direction to Maidstone and the motorway network and vice versa. This has meant constant blockages and delays which are having a detrimental effect on local businesses and also the lives of residents not knowing whether a short trip to

local amenities or surgeries etc. is actually going to take a lot longer or if it is possible at all. Also, the increased size and volume of traffic is severely damaging the road surfaces in the parish. Pot holes and dangerous deep drop offs on the sides of roads are common place causing a risk of accidents and damage to vehicles. There appears to be insufficient funds invested in the maintenance of the highways as when damage appears residents know it could be months or in some cases years before repairs are made.

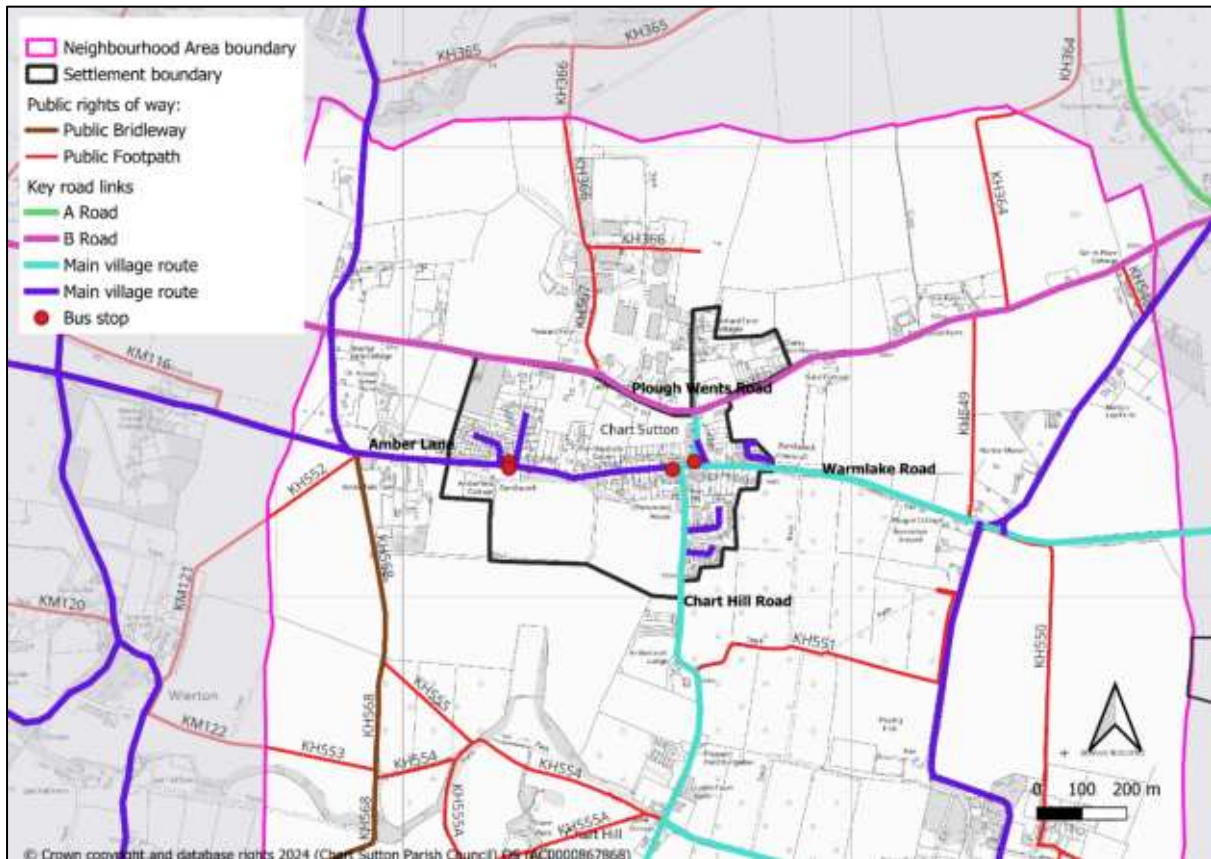
- 8.3. Getting around the village by foot is, on occasions, an unpleasant or even dangerous experience. Whilst there are various roadside pathways which are generally in a reasonable condition there are none that are linked or continuous footpaths if you were walking from, for example, Cobfields or Marsham Crescent to the village shop or playing field. At some stage a pedestrian would have to seek shelter in a private drive or verge. The problem is worse for people with mobility issues or with prams or push chairs. Parts of Chart Hill Road are particularly dangerous, and some residents try to avoid it due to the risk at busy times. The site allocation at Policy CS2 could provide footpath links from Amber Lane to the village hall.
- 8.4. The village is fortunate in having a number of public footpaths such as the Greensand Way and these footpaths go through countryside and farmland. They are very much an asset to the village and offer beautiful views and peace and quiet. These footpaths must be protected and unaffected by any future development. It is unfortunate that access to these footpaths invariably means walking along roads that have no footpaths.
- 8.5. Any potential housing development in the village will obviously bring significant extra vehicular traffic into the area. Therefore, any planning should be considered extremely carefully with reference to vehicle access to the new estates.
- 8.6. The movement network is shown at *Figure 15*.
- 8.7. In terms of sections of roads that are considered to potentially dangerous or unsuitable for current amounts of traffic, the following were identified during the consultation:
- 8.8. **Amber Lane:** A narrow road leading from the Boughton Monchelsea direction and the village centre. A footpath does exist for most of the road but due to the roads narrowness it is not suitable for extra traffic. A section near Marshalls Corner is liable to flooding after heavy rain. The road also narrows at this point and there is no footpath.
- 8.9. **Warmlake Road:** Leads from village centre to the Kingswood direction. No footpath from the Green to Girvan requiring pedestrians to use private drives and verges to seek refuge from oncoming traffic. A footpath does exist from Girvan to the Recreation ground (this footpath is very narrow and not suitable for prams/buggies), but beyond that there is no footpath up to the junction with Church Road and beyond. This section of road narrows significantly and has only narrow verges or raised banks. The National speed limit applies here and vehicles travelling at high speed are of particular danger to pedestrians or cyclists.
- 8.10. The junction of Warmlake Road at its junction with Church Road and Norton Road forms a staggered crossroads. This junction has limited visibility and can get very busy during school pick up and drop off times. There have been numerous accidents and near misses at this junction.

- 8.11. **Chart Hill Road:** Possibly the busiest road within the village and over recent years has seen a significant rise in the volume of traffic as increasingly it is being used as a shortcut from the Staplehurst area towards the Maidstone area and the motorway network. The road is very narrow in places and already considered not suitable by residents for the present amount of traffic.
- 8.12. There is a short section of pavement leading south from Warmlake Road but after that there is no footpath until just before Marsham Crescent. Again, due to the narrowness of the road, pedestrians are compelled to seek shelter in private drives. There is a good pavement from Marsham Crescent to the village hall but due to the narrowness of the road there are many occasions when vehicles will mount the kerb, sometimes at speed, in order to pass oncoming vehicles.
- 8.13. Beyond the village hall and all the way down the hill to Ladds Court Cottages the road becomes particularly problematic. After the village hall it becomes effectively a single-track lane with few passing places. After the double bend at Ambercourt Lodge the road eventually widens slightly but it is still very narrow with few passing places. Beyond the junction with Chart Road the condition of the road is very poor. The volume of traffic and size of vehicles have caused numerous potholes and damaged verges. A spring that runs across the road has caused further damage and causes dangerous slippery roads in freezing conditions.
- 8.14. All the way along Chart Hill Road from the village centre to Ladds Court Cottages there are numerous occasions when large or medium sized vehicles become stuck which causes a great deal of inconvenience to residents.
- 8.15. Measures to improve road safety through the village should be explored with the Highways Authority. These could include reduced speed limits, traffic calming and rerouting of large vehicles away from the village centre where possible.

Public Transport

- 8.16. Bus services in Chart Sutton are limited, primarily consisting of weekday shopper services to Maidstone (routes 14, 59) and school transport (route 66), managed by operators including Nu-Venture and Arriva. Key stops include Chart Corner and Cobfield, with services running Monday to Friday and no service on Sundays or Bank Holiday.
- 8.17. The community has expressed a wish to see improvements to the bus services, including additional routes, extended timetables and more reliable services. Whilst such improvements sit outside the scope of the neighbourhood plan itself, the Parish Council will continue to work with the Highways Authority and public transport providers to secure improvements.

Figure 14: Key movement routes in the Parish



9. COMMUNITY FACILITIES

Policy CS11: Important community facilities

What is the policy seeking to achieve?

- 9.1. Whilst there are not many community facilities within the Parish, the ones that exist provide an important resource for its residents, both old and young. They enable a limited range of activities and services to be run, which are important for people’s wellbeing and day-to-day needs. Whilst Local Plan policy LPRINF2 (Community Facilities) seeks to resist the loss of key services and facilities generally, Policy CS11 provides additional local detail by providing detail on the specific facilities that are felt to be particularly important to the local community.
- 9.2. In addition, the policy sets out the aspiration for a ‘village hub’ as a focal point in the village. It also sets out additional facilities that would be supported locally.

POLICY CS11: IMPORTANT COMMUNITY FACILITIES

- A. The facilities detailed in *Table 4* are identified as important community facilities to be retained, enhanced or developed in accordance with the corresponding description to ensure a range of quality, accessible and safe facilities that meet the diverse needs of the community.**
- B. Proposals for new community, recreational, cultural and leisure facilities, or the improvement of existing facilities - in particular amenity green space, children’s play equipment, a multi-purpose building for a community shop/café, car parking to support the recreation ground - will be supported where:**
- i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
 - ii. the proposal would not have significant adverse impacts upon the local road network; and**
 - iii. the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and**
 - iv. the facilities would be clustered towards a central ‘village hub’ concept.**

New facilities should be focused on a central location within the village.

Conformity Reference: NP objectives: 5, 6; MLPR: LPRSP12, LPRINF2; NPPF (2024): 96, 98, 100, 101, 103, 104, 135

Table 4: Important local facilities

Map ref.	Local Facility	Commentary
1	Village Hall	The village hall is a very popular venue with varied lettings from yoga and pilates to dog training, children's

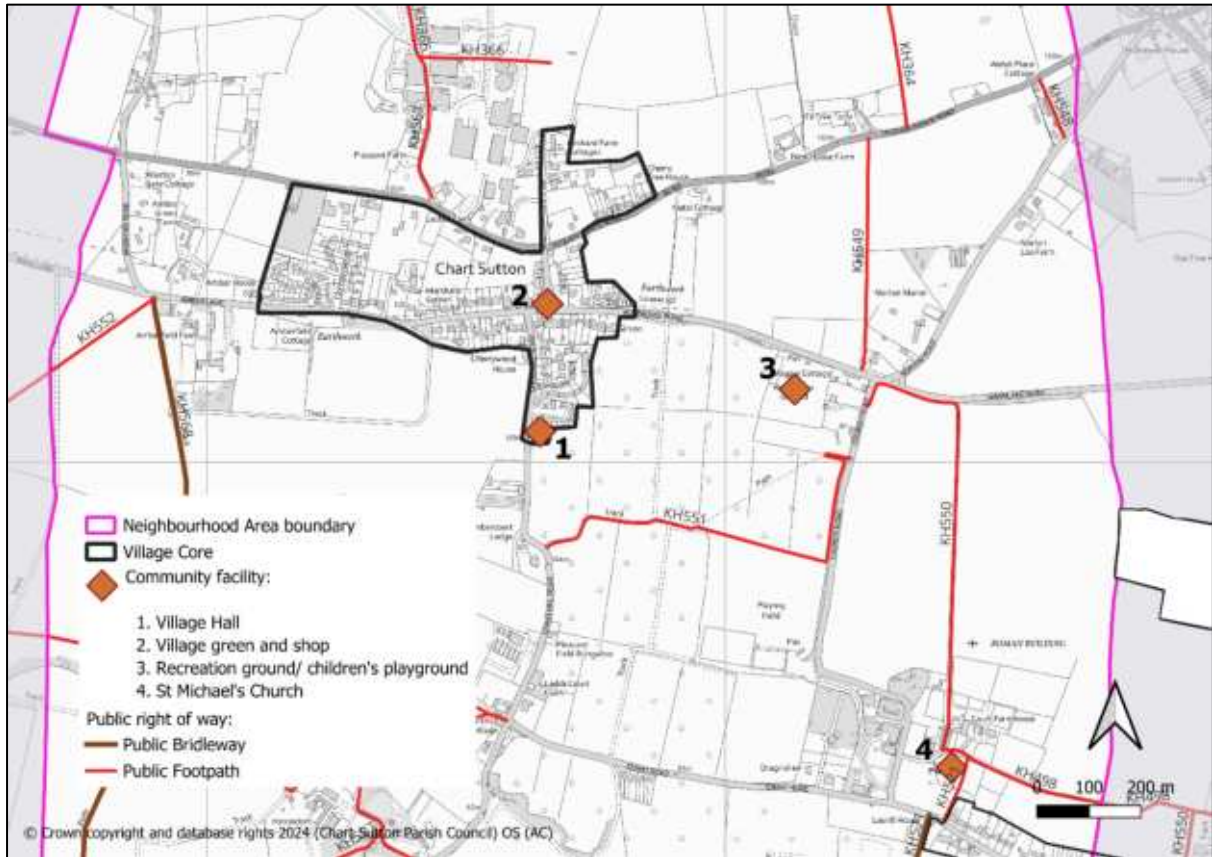
		<p>dance classes and bowls club. There is broadband available. The village hall car park has space for approximately 15 cars including a number of electric-vehicle charging spaces.</p>
2	Village Green & Village 'mobile' shop	<p>Whilst centrally located, the village green is fairly small in size and as such is limited in terms of what it can provide for the community beyond seating. The village shop is located here, taking up a fair amount of space. The shop is very limited in size and run by volunteers. It offers a modest section of products for day-to-day needs. The community have shown support for a new location for an enhanced village shop to be identified. The expansion of the village green would be supported should an opportunity to do so arise.</p>
3	Chart Sutton Memorial Recreation Ground and children's playground.	<p>The recreation ground was gifted to the Parish Council by a local landowner some decades ago. It sits outside the core of the village but is well used particularly for football. There is a small pavilion here, which needs upgrade. Given the lack of pavements locally, many people – including from further afield for matches – arrive by car. There is a very limited number of car parking spaces serving the facility and a desire to expand car parking in the future.</p> <p>The village's current only children's playground is located within the recreation ground. It is well used but the lack of pavements to reach the site, combined with its location out of the village core,</p>

		make it less desirable. It has been located here due to the gifting of land from a former resident. The playground could be upgraded. There is an appetite locally for an additional playground to serve the main area of the village.
5	St Michael's Church	The church is located in the original centre of Chart Sutton, located to the south of what comprises the main village core today. It offers religious services. It can be accessed by foot from the village core via footpath KH550.

Justification

- 9.3. The main village facilities are identified in *Table 4* and shown on *Figure 16* along with a commentary as to how they are used and improvements needed.
- 9.4. The community engagement process revealed strong support for the provision of additional services in the village. The idea of a 'village hub' was cited as a central location, possibly focussed on the existing village hall, which could provide services including: a café, weekly or monthly health services, advice sessions (e.g. money and pensions), pre-school, fitness support, library facilities, meeting rooms etc. As part of this, there was support for the potential to relocate the shop to create a cluster of facilities. The provision of outdoor green space, potentially with a children's playground could be considered, retaining the recreation ground for more formal sports including football. Developments that would support the provision of flexible community space for such purposes would be welcomed. Policy CS2 (Land south of Amber Lane) would contribute to this village hub concept, with the provision of a community building, Village Common and new centrally located play area.
- 9.5. Many members of the community noted that mobile phone and broadband service can be poor in parts of the village and wider Parish. All new developments are now required to provide access to gigabit-capable broadband. In terms of mobile service, this falls outside the scope of the neighbourhood plan policies but is a focus for the Parish Council to lobby for.

Figure 15: Important community facilities



10. IMPLEMENTATION AND PLAN REVIEW

- 10.1. Chart Sutton Parish Council is the qualifying body responsible for the Neighbourhood Plan.
- 10.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the CSNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.
- 10.3. Specific actions to be undertaken are as follows:
 - Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 12, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
 - Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Parish Council has a role in ensuring that the CSNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at the local planning authority would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the CSNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the Neighbourhood Area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with MBC and the promoter/developers of the sites allocated within the Local Plan and the CSNP.
- 10.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
 - Maintaining a dialogue with neighbouring Parishes on cross-boundary projects.

- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
 - Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 10.5. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 10.6. The Parish Council will consider how best to progress these actions.

11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the Neighbourhood Area to the full extent of their powers under national legislation and planning guidance.
- 11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and levied by the local authority. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from Neighbourhood Area.
- 11.3. The Parish Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature. It will also be shared with MBC for inclusion in their Infrastructure Delivery Plan, updated annually.

12. NON-POLICY ACTIONS

Table 5: Non-Policy Actions

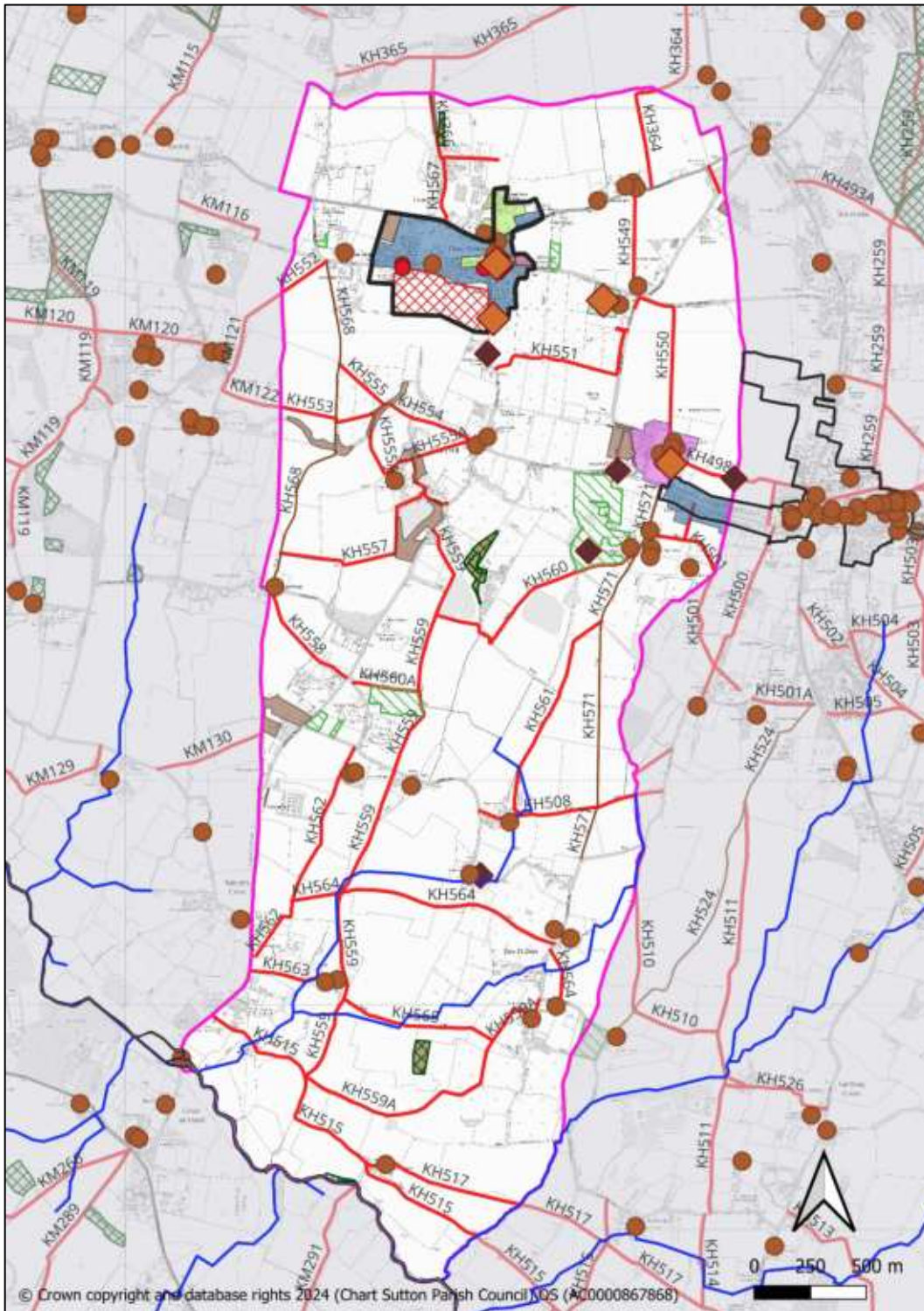
Ref.	Issue	Possible Actions	Lead agencies / partners
1.	Parish Map and Footpath Trails	<ul style="list-style-type: none"> Identify points of interest, views and buildings. Select walking routes of various lengths as interconnecting circular routes. Survey the ease of accessibility. 	Form a working party between Parish Council and local resident walkers.
2.	“Welcome to Chart Sutton” Guide	<ul style="list-style-type: none"> Produce brochure outlining local facilities, contacts and brief history the area. Part of a welcome pack to new residents. 	Form a working party between Parish Council and local residents.
3.	Well-Being and Community Involvement	<ul style="list-style-type: none"> Increase the opportunities for engagement with residents. 	Parish Council to publicise current and potential activities
4.	Highways Improvement Plan	<ul style="list-style-type: none"> Identify highways safety and risks to all road and PROW users in the Parish. Create priority list and plan for discussion and action with KCC Highways. Consider 20mph Parish zone. 	Parish Council
5.	Quiet Lanes	<ul style="list-style-type: none"> Consider measures to reduce traffic density, speed and noise levels to improve the rural environment for residents and visitors. 	Parish Council Highways Authority
6.	Heritage assets	<ul style="list-style-type: none"> Support the inclusion of further non-designated heritage assets on the Maidstone Local List. 	Parish Council Maidstone Borough Council
7.	Village shop	<ul style="list-style-type: none"> Explore opportunities to improve the village shop. This could include relocating it, which would enable the entire village green to be accessible as a green space. 	Parish Council

13. POLICIES MAPS

Key to Policies maps (*Figures 16 and 17*):

	Chart Sutton Neighbourhood Area
	Site allocation (Policy CS2)
	Ancient woodland
	Site of Special Scientific Interest
	Deciduous woodland
	Settlement Boundaries/ Village Core
Character Areas (Policy CS3):	
	Historic Core
	Original settlement
	Twentieth century housing
	21st Century housing
	Listed building
	Non-designated heritage asset (Policy CS4)
	Local Green Space (Policy CS6)
Public rights of way:	
	Public Bridleway
	Public Footpath
	Bus stop
	Community facility (Policy CS11)

Figure 16: Policies map - Parish



14. GLOSSARY

- **Active travel:** as defined in the Kent Active Travel Strategy: Active Travel means walking or cycling as a means of transport, in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog (Welsh Government (2014) Active Travel: Walking and Cycling www.gov.uk/government/statistics/active-travel-financial-year-ending-march-2015)
- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and would be set, if adopted, by MBC.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Kent County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Limits to built development (LBD):** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas. The CSNP shows both the current, adopted LBD and those as proposed in the MBC Submission Local Plan. As the MBC Local Plan remains at examination, there is potential for the LBDs to change through the modifications process if the Inspector considers this necessary.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with Maidstone Borough Council's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the Parish of Chart Sutton at the time of occupation.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-designated heritage asset:** Buildings, monuments, sites, places, or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for statutory national designation (such as Listed Buildings or Scheduled Monuments). They are often "locally listed" for their architectural or historic interest to the community.
- **Non-strategic policies:** Policies contained in a Neighbourhood Plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

15. LIST OF EVIDENCE DOCUMENTS

Document/ Evidence	Author	Year
Guidance Note 01 The Reduction of Obtrusive Light	Institution of Lighting Professionals	2021
Guidance Note 08 Bats and artificial lighting in the UK	Institution of Lighting Professionals	Updated 2023
Heritage 'at risk' register	MBC	No date
Historic Environment Record	Historic England	ongoing
Kent and Medway Nature Recovery Strategy	KCC	2025
Kent Farmsteads Guidance	Kent Downs AONB Unit, KCC, English Heritage, Kent Design	2013
Kent Heritage Maps	KCC	ongoing
Kent Minerals and Waste Local Plan 2013-2030 as amended by Early Partial Review (2020)	KCC	2020
Kent Mineral Sites Plan (2020)	KCC	2020
Kent Rights of Way Improvement Plan	KCC	2018 to 2028
Local Transport Plan 5: Striking the Balance	KCC	2024
Localism Act 2011	HM Government	2011
Maidstone Borough Local Plan Review 2021-2038 (adopted March 2024)	MBC	2024
Maidstone Borough Local Plan Review (LPR) 2021-2038 Policies Map	MBC	2024
Maidstone Local Character Assessment	Jacobs/ MBC	2012 (amended 2013)
National Planning Policy Framework	HM Government	2024
National Planning Practice Guidance	HM Government	ongoing
Neighbourhood Development Planning (General) Regulations 2012 (as amended)	HM Government	2012
Planning & Compulsory Purchase Act 2004	HM Government	2004
Retained policies from the Maidstone Borough Local Plan (2017)	MBC	2017
Supplementary Planning Documents	MBC	various
Town & Country Planning Act 1990	HM Government	1990

APPENDIX A – CRITERIA USED TO DEFINE THE SETTLEMENT BOUNDARY/VILLAGE CORE OF CHART SUTTON VILLAGE

- A1. Government guidance recommends that a set of criteria be used when defining the settlement boundary or village (built) core of a settlement.
- A2. Such boundaries can exclude large gardens, orchards and other areas, which are considered to contribute significantly to local character. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.
- A3. The following criteria have been used in determining the built core for Chart Sutton, with a commentary provided against each.

Criteria	Commentary
Lines of communication - The boundaries trace the edge of the built-up area, therefore excluding roads, paths, railways and other lines of communications.	The boundary excludes lines of communication.
Physical features - Wherever possible try to allow the boundaries to follow physical features, such as: buildings, field boundaries or curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas. This may mean that occasionally the boundaries do not relate fully to the physical features surrounding the village.	The boundary has been drawn to follow field boundaries and curtilages. It excludes open space and large gardens.
Planning History / Recent Development – Consideration of existing commenced planning permissions, recent refusals, planning appeal decisions and previous Local Plan inspector’s comments concerning areas on the edge of the village. Where appropriate, settlement boundaries should include new developments which may have occurred recently. It is also advisable to include sites that have received planning permission within the settlement boundary.	The boundary has been drawn to include the site allocation within the CSNP.
Village enhancements - Settlement boundaries should include buildings and associated land that make up the village form. In some edge of village areas, boundaries may need to include small areas of land and/or buildings which offer the opportunity for improvements to the entrance of the village or ensure infrastructure improvements or a general enhancement to the village	The boundary has been drawn to consider the village form. The Memorial Recreation Ground sits some way out of the village as it was gifted historically by a local family. Its location further away from the main built area means that it has not been included in the settlement boundary/village core. However it has been identified as a Local Green Space
Important amenity areas - These form part of the character of the settlement and could be identified and protected by policy and included in the settlement boundary due to their contribution to built form.	Important amenity areas that contribute to the built form in Chart Sutton are: <ul style="list-style-type: none"> - The village hall - The village green (and location of current shop).

APPENDIX B - CHART SUTTON CHARACTER STATEMENT

Introduction

- B1. The Chart Sutton Character Statement forms an integral part of the Chart Sutton Neighbourhood Plan, underpinning a number of the policies. This means that it is a 'material consideration' in the determination of planning applications and a positive influence on future development.
- B2. The Chart Sutton Character Statement gives a detailed description of Chart Sutton, the individual character of its main areas and the important features of its design and historical evolution. Design guidelines are provided for how these existing features should be reflected in any future development. It identifies the physical qualities and characteristics of the village and the surroundings that are valued by local people and any particular aspects they would like to conserve and protected.
- B3. Most importantly, it should be understood that the Assessment is about managing change in the village, not preventing it.
- B4. The Statement describes the parish of Chart Sutton in three main ways:
- Chart Sutton village in its setting
 - The development of the overall settlement
 - The characteristics of the buildings and spaces within the village
- B5. The village has been divided into separate areas of different character. Not all kinds of development are considered suitable for each area of the village and the Statement helps the Borough Planning Officers appreciate this. The Statement should be considered within the context of the Local Plan Review to ensure that guidelines are appropriate to MBC planning policy.

Who is the Statement for?

- B6. Development' is not only new buildings. The look and feel of a village is also affected by small alterations such as the use of open spaces, house extensions, window and door replacement or changes to walls and hedges. The Statement gives guidance to anyone considering, or overseeing, development within Chart Sutton. This might include:
- Local householders
 - Local businesses and farmers
 - Local authority planning officers
 - The Parish Council
 - Architects and designers (especially those based outside the local area)
 - Developers and builders, (especially those based outside the local area)

What is included?

B7. The Statement explains:

- The way the settlement has developed over time
- The character of individual areas in the village
- The characteristics of the buildings and spaces within the village
- Other features regarded as important by parishioners

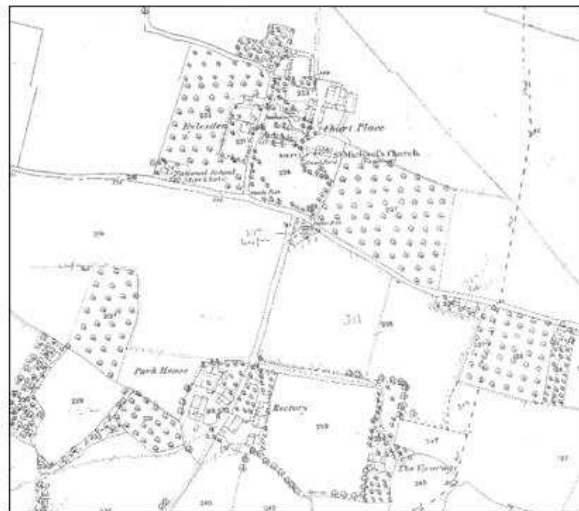
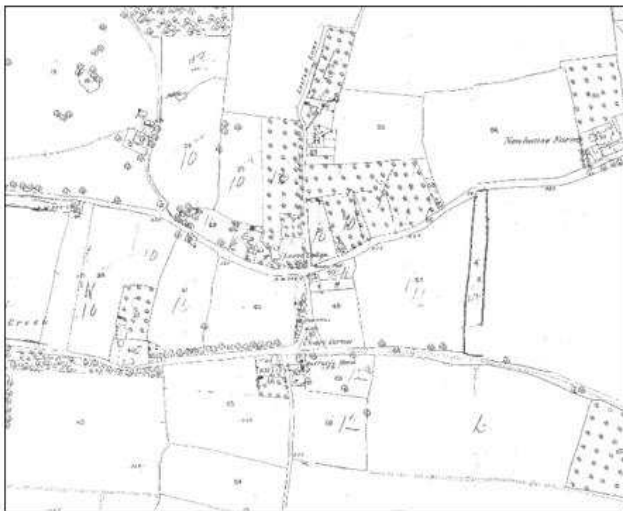
B8. A brief history of the village is provided in Section 2 of the CSNP. Information about the landscape setting is provided in Section 7 of the CSNP.

B9. Where appropriate, design guidelines are included and highlighted in green. These, with the accompanying text and cross-references to MBC Planning Policy, provide guidance based on the views of the people who live in Chart Sutton, what they value and want to be retained.

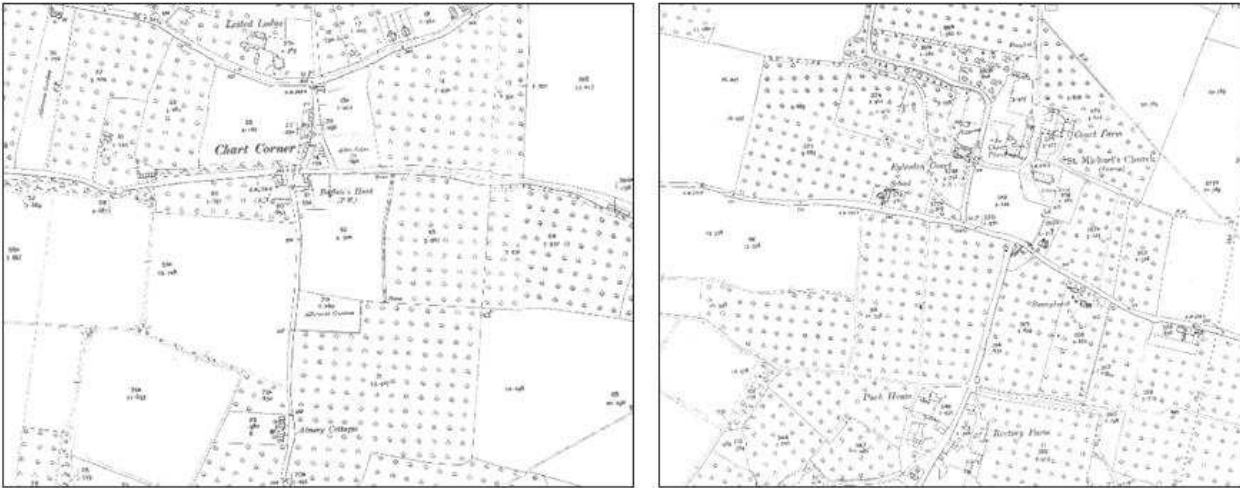
Settlement growth

B10. Maps take from the [Kent Landscape Information System](#) provide a visual overview of how the village has evolved. As described in section 2, the original village formed around St Michael's Church, with the current village now the focus of the Parish.

Maps from 1871 to 1890 showing Chart Sutton village (left) and the original village around the Church (right)



Maps from 1907 to 1923 showing Chart Sutton village (left) and the original village around the Church (right)



Maps from 1929 to 1952 showing Chart Sutton village (left) and the original village around the Church (right)



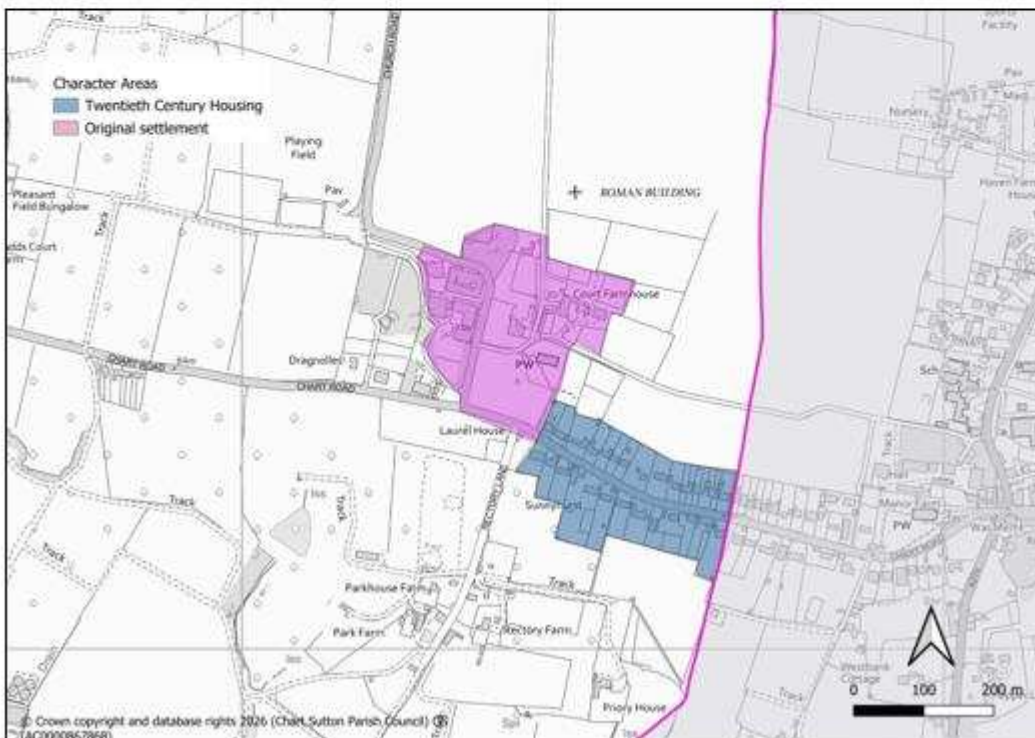
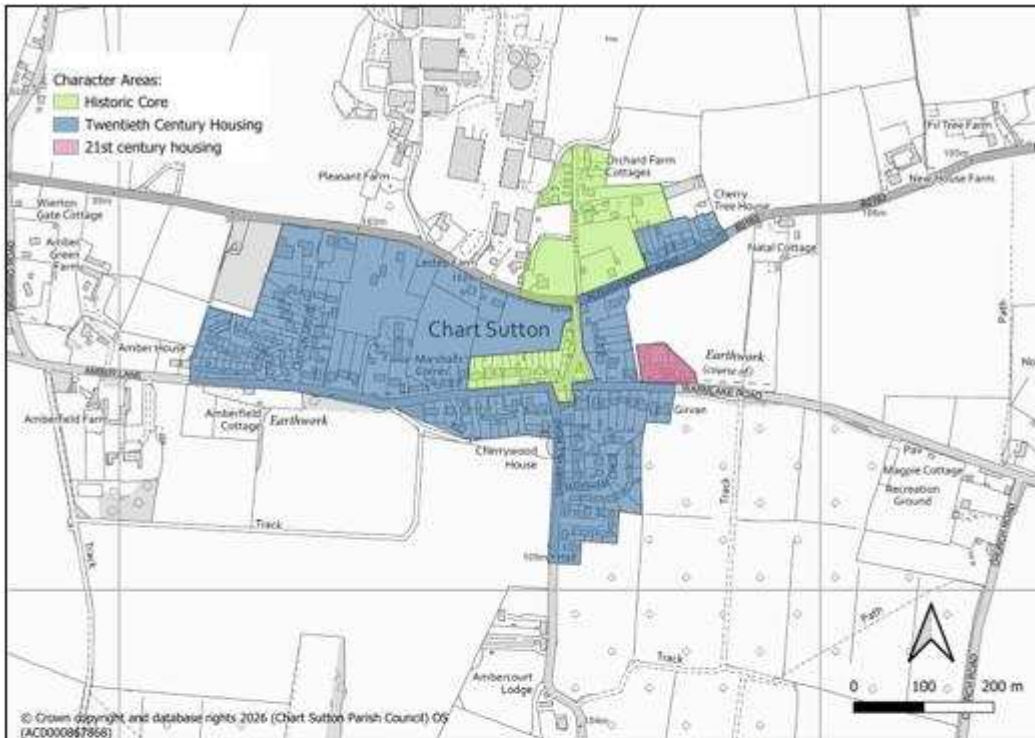
Mapping from 2008



Character Areas

B11. New housing should be influenced by the traditional character and style of the historic village, referencing the local context through high quality materials and styles appropriate to the place. The aim for all new developments should be to leave a positive architectural legacy and to add to the character of the village. This does not exclude innovative modern or contemporary architecture, and this will be encouraged where appropriate.

Figure 18: Broad Character Areas



Character Area – Original village settlement

- B12. The original medieval village was located to the south of the current day village. It was likely abandoned following the plague around 1300. Its historic centre was situated around St. Michael's Church, though the modern village shifted away from the church, which was rebuilt in 1779 after a fire.
- B13. What remains of this small area of the Parish is largely made up of large individual dwellings, often comprising farmsteads, the former school (also a non-designated heritage asset) and smaller cottages.
- B14. This part of the parish is also the location of the Sutton Valence Prep School, founded in 1576 by William Lambe, a local benefactor.
- B15. Buildings here are largely individual in style and over 3-storeys. Typical materials including red brick, Kent Peg tiles and ragstone. There are striking views to the south due to the higher ground in this part of the Parish.



Character Area – Historic Core (with descriptions leading into neighbouring character areas)

B16. For the purpose of this exercise the village centre of Chart Sutton was used to demonstrate a mixed and varied range of properties, cultural and heritage landmarks together with interesting features unique to the village.

B17. The roads encompassed during the walk were Warmlake Road, Amber Lane, Lested Lane and looking through to Ivans Field. The land throughout the village centre is all residential. Chart Hill Road descends from the village which has distinctive views across the weald of Kent.

B18. Commencing with the Georgian house formally known as the Buffalos Head Pub, a unique building in itself which has been the centre of the village for many years.



B19. Next door to the left are two buildings unique for their heritage. It is believed they formed part of the same history over time as a Farrier workshop. There is a unique identification stone, with the marking 'The Old Shoes' set into the brickwork which could be deemed of historical significance.



B20. Across the Warmlake Road facing the Georgian house is the village green. On the village green is an oak tree which enjoys protection from a tree preservation order. The village green is the current location for the village shop, currently housed in a portacabin. There is a bench outside the shop for the public to enjoy and the bus stop, which can just be seen to the right of the picture is one of several stopping places for the mobile chip van, which serves the village community.



B21. Moving north through the heart of the village are various properties of mixed ages of which some examples are shown below. Note the traditional white wood cladding unique to many Kent buildings. There are no footpaths in the centre of the village.



B22. On Chart Corner with a facing exit onto Plough Wents Road is another Georgian home with distinguished character. This highlights the much-varied architectural differences that form the unique character of Chart Sutton.



B23. Crossing Plough Wents Road and onto Lested Lane is the impressive property of Lested Hall housed behind gates. Lested Lane is a no through road with a very rough road surface. It has a few mixed and varied properties along it. Some of the properties are more modern where others are clearly more historical as shown below. The rear aspects of these properties appear to look out mainly on farm land / fields.



B24. Back in the village centre heading towards Ivans Field next to the far side of the village green, stands an impressive stone / brick built house.



B25. Sitting opposite on the south side of Warmlake Road are a few modern design bungalows. This typifies the varied property mix within Chart Sutton.



B26. Warmlake Road is a generous width country lane with poor quality road surface at the point it passes through the village of Chart Sutton. Below is a general view of Warmlake Road facing east.



B27. There is a footpath which runs into the modern development of Ivans Field. Ivans Field consists of a small group of modern design properties. To the rear of this development lays a field which is currently under consideration for development.



B28. From the village green heading west the road name changes from Warmlake Road to Amber Lane. As with the area currently detailed, there are a number of mixed properties along Amber Lane. On the north side are a group of former council houses, though they may now be private dwellings.



B29. To the south side is a group of bungalows within the Crossways area which are for senior residents. A foot path runs in front of the bungalows to the centre of the village



B30. Further along Back Lane there are other mixed properties. The road along Back Lane tends to flood during wet weather times. The land through the village centre is flat.



B31. Below are some further examples of the mixed types of property to be found along Back Lane.



Character Area – 20th Century housing

- B32. Outside the historic core, much of the housing was built during the 20th century. Key features to include in more modern developments are picked up in the justification for Policy CS3. Examples of areas within this category include:
- B33. **Cobfields:** An area comprising largely semi-detached homes, with good sized front and back gardens. Limited off-road car parking. There are pavements throughout. There is limited communal open space



B34. **Laxton Drive:** an area formed largely of bungalows, with good sized front gardens and pavements throughout. Limited off-road parking means that pavements can be blocked. There is also limited communal open space and natural features such as trees in the public realm.



B35. **Marsham Crescent:** A mix of bungalows and two storey homes. There is good provision of open space, often planted to provide a green and spacious feel.



B36. **Chart Road:** Located to the south east of the original village settlement, this road leads into the neighbouring parish of Sutton Valence. There is no pavement along this road. Homes here tend to be larger sized and mainly detached. There are some bungalows. They have large front and back gardens. There is a mix of styles, roof types and materials in this part of the parish.



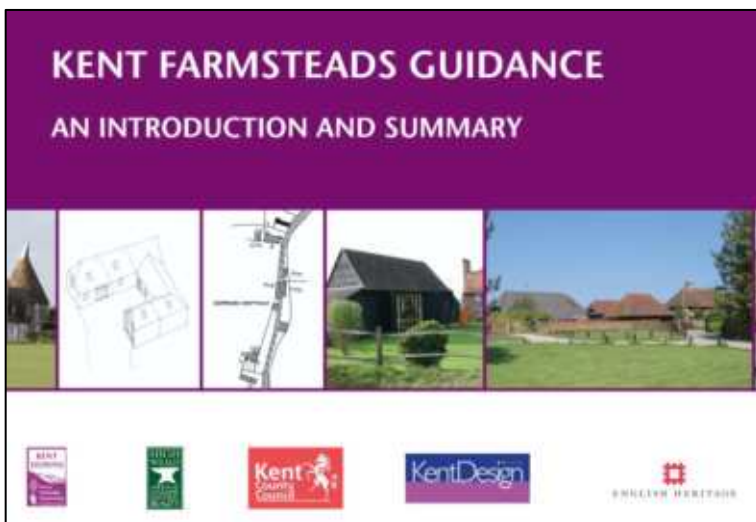
Character Area – 21st Century housing

B37. The newest area of the village to be completed was the Ivans Field development, brought forward as a rural exception site. This small collection of homes is located off Warmlake Road 2-story homes with some off-road parking. Front gardens tend to be fairly small in size. Materials used include a mixture of brick and weatherboarding/ white wood cladding to provide variety, picking up on cues from the historic village core. There is limited communal green space.



Farmsteads

- B38. Farmsteads are typically found not only in the more rural parts of the Parish but also the edge of the village itself. Brishing Road is an example of an area typical comprising farmsteads situated in the northwest corner of Chart Sutton Parish. The Road historically cuts through agricultural fields, farmland and farm buildings. Historical records show that Gralin Court was a 600-year-old barn before being converted, as is Farley a farmhouse that dates back to 1700. Almost all the other dwellings were added over 100 years ago, circa 1870 to 1900, showing the evolution of the area for over three centuries. House names on the road give an indication of their previous incarnation, e.g. The Paddocks, Cottages, Farm and Farmhouse.
- B39. The Kent Farmstead should be consulted when considered development of such areas. The guidance aims to inform and achieve the sustainable development of farmsteads, including their conservation and enhancement. It can also be used by those with an interest in the history and character of the county's landscape and historic buildings, and the character of individual places. Traditional farmstead groups and their buildings are assets which make a positive contribution to local character. Many are no longer in agricultural use but will continue, through a diversity of uses, to make an important contribution to the rural economy and communities.



APPENDIX C – NON-DESIGNATED HERITAGE ASSETS

- C1. Nationally significant buildings, monuments and archaeological sites are selected and designated by Historic England, the government agency responsible for protecting our heritage. Once listed, all these will have statutory protection in the planning process.
- C2. There are 37 Listed Buildings within the Parish, which conform to national criteria laid out by Historic England.
- C3. However, the has a number of buildings, monuments or sites with cultural or historical associations that help define the local character and history of the area. They are special to the community but do not reach the level of importance to be formally listed nationally by Historic England. Once selected, these are termed Non-Designated Heritage Assets (NDHA). Existing Listed Buildings were here excluded from this category.
- C4. Historic England states that “non-designated heritage assets are locally identified buildings, monuments, sites, places, areas or landscapes identified by planning bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” These buildings, structures or sites could be of archaeological interest, architectural or artistic interest, or of historic interest.
- C5. These assets are selected according to locally developed criteria.

Reasons for identifying NDHAs

- C6. The significance of NDHAs in their recognition as structures and assets that form an important part of our local history and heritage, and which contribute to shaping the character of the area.
- C7. Through a consultation process, the identification of heritage assets helps our community to articulate what we regard as being locally important and significant. It helps us define what we see as the character of our area.
- C8. Basic inventory and documentation of the Parish’s historical assets is useful in that their importance, relevance and attributes are registered and not inadvertently lost. Such a list can be updated at regular intervals, both through additions and deletions, and can be an important tool in helping the Parish Council and the local planning authority make decisions.

Criteria Used for Selection

- C9. Following the guidance document, there are four upper-level categories followed by five specific groupings. It is the groupings that are mentioned in each entry in Appendix B below.

Categories

1. Evidential Value – “the potential of a place to yield evidence about past human activity”, e.g. archaeological sites.
2. Historical Value – connections to past, whether through people, events or aspects of life. Includes homes of famous people.

3. Aesthetic Value – e.g. architectural, gates, gardens.
4. Communal Value – meaning or value of a place or building to the community, e.g. war memorial, utilities/street furniture.

Groupings

- A. Buildings and sites which display architectural, design, artistic interest, e.g. gravestones, memorials, public art, built landscape, work of a particular famed architect, special designed garden.
- B. Good surviving examples of vernacular buildings, e.g. flint walls, barns.
- C. Buildings and sites with particular historic interest, e.g. with links to the past, local remains of historical events.
- D. Buildings which have a wider group value in the landscape. This is at a lower level than a Conservation Area.
- E. Buildings and sites with communal value, such as local landmarks, sites of particular significance, street furniture/ Peers of the Realm.

C10. Two assets are already identified as NDHAs by MBC. These are River House Farm (Chart Hill Road), and the Old School (Chart Road). Additional non-designated heritage assets are as follows, although this does not prevent other assets coming forward in the future.

Building Name/ Structure	Parish milestones / boundary stones
Property Address/location	Various
Local Heritage Asset Type	Street furniture/ small scale monument
Age of Property/Structure	Unknown
Is the property occupied?	N/A
Ownership details	Unknown
Significance	2: Historical value 1. Communal value C: Buildings and sites which have historic interest
Description	'Milestone' is a generic term, including mileposts made of cast iron. Such waymarkers are fast disappearing; around 9,000 are thought to survive in the UK. Most were removed or defaced in World War II to baffle potential German invaders and not all were replaced afterwards. Many have been demolished as roads have been widened, or have been victims of collision damage, or have been smashed by hedge-cutters or flails. There are at least three examples milestones in Chart Sutton Parish.

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Building Name/ Structure	Airman's Grave
Property Address/location	WGS84: 51:12.7636N 0:34.5618E
Local Heritage Asset Type	Street furniture/ small scale monument
Age of Property/Structure	1940
Is the property occupied?	N/A
Ownership details	Private land
Significance	2: Historical value 3: Aesthetic value 4: Communal value A: Memorials C: Buildings and sites which have historic interest
Description	<p>The Airman's Grave in Chart Sutton, Kent, marks the crash site of P/O R.H. Shaw, a Battle of Britain pilot killed on September 4, 1940, while flying a Hawker Hurricane P3782. The site, featuring a memorial garden, serves as his resting place where he was entombed after his aircraft crashed.</p> <p>Pilot: Pilot Officer Robert Henry Shaw of 56 Squadron.</p> <p>Incident: Shaw was shot down on 4 September 1940 during a dogfight.</p> <p>Memorial: The site is a dedicated memorial garden, and an annual service is held to remember him.</p> <p>Identification: While early records listed him as having no known grave (with a name at the Runnymede Memorial), research in the 1970s/80s confirmed the wreckage and his remains are buried at the site, which was formerly sometimes referred to in connection with "unknown airmen" stories.</p> <p>Every year the villagers of Chart Sutton commemorate the memory of the missing airman.</p>



<p>Building Name/ Structure</p>	<p>Garage Workshop and adjacent setting, Chart Corner</p>
<p>Property Address/location</p>	<p>Chart Corner, Chart Sutton</p>
<p>Local Heritage Asset Type</p>	<p>Street furniture/ small scale monument</p>
<p>Age of Property/Structure</p>	<p>1876 (original building)</p>
<p>Is the property occupied?</p>	<p>Yes</p>
<p>Ownership details</p>	<p>Privately owned</p>
<p>Significance</p>	<p>2: Historical value 4: Communal value B: Vernacular C: Buildings and sites which have historic interest</p>
<p>Description</p>	<p>MBC Conservation:</p> <p>The site occupies the acute angle between two roads and is backed by a small village green which faces on to a third road (Warmlake Road). It forms a small triangular site which is currently occupied by a small building currently in use for car repairs.</p> <p>The current building comprises a central section with a clay-tiled pitched roof which is flanked by small flat-roofed extensions added in 1982. The pitched roofed section is an attractive building, albeit altered. It appears to be the building shown in this position on the 1876 OS map and marked as a smithy – it is still marked as such in 1908. There is no planning history regarding its use as a garage and it is likely that it has been in such use since the early 20th Century as many blacksmiths turned to car repairs as the number of working horses declined and car ownership grew. I therefore consider that the building is of local historic interest and should be considered as a non-designated heritage asset whose loss would be regrettable.</p> <p>The site lies almost opposite the listed cottage adjoining the old post office/ shop. The shop building is probably of 18th Century date and may also be considered as a non-designated heritage asset, as may the adjacent properties at The Old Forge (probably 18th Century) and Chart Corner Cottages (probably early 19th Century) which are directly opposite the application site and front straight on to the road with only a very narrow footway along their frontages. The existing building on the application site is set back from this road frontage.</p>

Photograph



APPENDIX D – LOCAL GREEN SPACES

This Appendix should be read in conjunction with CSNP Policy CS6 (Local Green Space).

What is a Local Green Space?

- D1. The Local Green Space (LGS) designation provides a mechanism to protect local green areas of special importance to local communities. The mechanism is established in the National Planning Policy Framework (NPPF) at paragraphs 105 to 107.
- D2. The policy enables communities, in particular circumstances, to identify and protect areas that are of value to them through local and Neighbourhood Plans.
- D3. Local Green Spaces can be designated in the Local Plan by the planning authority (borough, borough, metropolitan or other unitary authority) and by local communities in the Neighbourhood Plan. Once the designation is in place, it is subject to the same strong development restrictions as Green Belt, protecting against inappropriate development.
- D4. The NPPF sets out the criteria that a space must meet to be designated. There are three criteria, which are described by the Open Spaces Society as:
1. The land has to be ‘reasonably close to the community it serves’.
There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.
 2. The land has to be ‘demonstrably special to a local community’.
Evidence must be provided of the land’s value to and use by the local community to show that it holds a particular local significance. The land must fulfil one or more of the following criteria:
 - (a) Beauty:** This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.
 - (b) Historic significance:** The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may also hold significance historically itself. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.
 - (c) Recreational value:** It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.
 - (d) Tranquillity:** Areas that provide an oasis of calm and a space for quiet reflection. Some authorities have an existing tranquillity map showing such areas.
 - (e) Richness of wildlife:** This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence,

such as a designation, like a wildlife site or Local Nature Reserve.

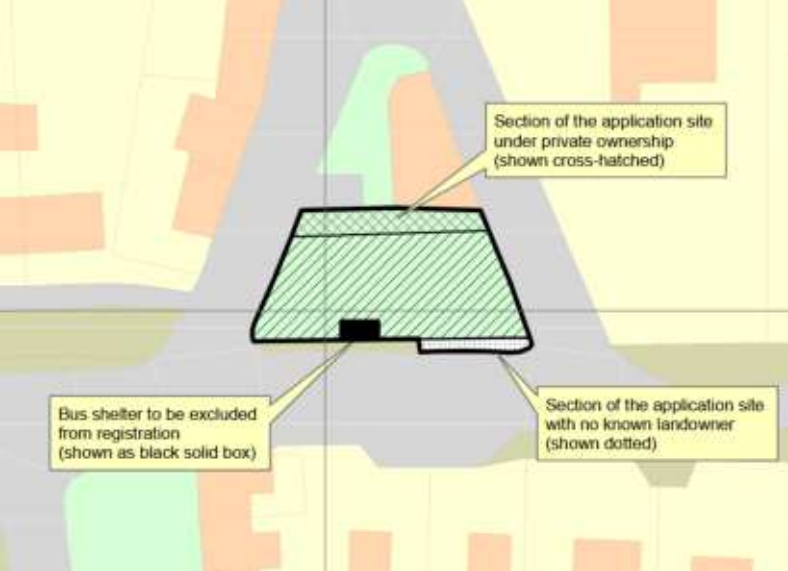
3. The land needs to be 'local in character, not an extensive tract of land'.



The criteria may differ between settlements depending on their physical size and population. The areas would normally be fairly self-contained with clearly-defined edges.

Process of identifying potential spaces in Chart Sutton


- D5. The Steering Group undertook an audit of spaces in the Parish that might be suitable for the designation. This was informed by local knowledge and input from the community via the Community Survey and local events.
- D6. Only two spaces were considered to meet the criteria and these are justified below.

LGS1: Village Green

<p>Address and location</p>	<p>Green space located at Chart Corner bordering Warmlake Road and The Old Forge.</p>
<p>Ownership details</p>	<p>Chart Sutton Parish Council, private owner, unknown:</p> 
<p>Description and purpose / current use</p>	<p>The area of land consists of a rectangular shaped area of landscaped open space of approximately 0.1 acre in size situated adjacent to Warmlake Road in the village of Chart Sutton. It is bounded on its northern side by boundary fencing and on the remaining three sides by a low post and chain fence. It consists of an area of grass with several trees and flowerbeds. It is equipped with several benches and litter bins, the parish sign and a postbox. It is also where the current (mobile) Village Shop is located.</p>
<p>Any designations</p>	<p>The land is registered as a Village Green. There have been examples of such areas being deregistered, hence the desire to designate it as a Local Green Space.</p>
<p>Site allocations in Local Plan</p>	<p>None.</p>
<p>Planning permissions?</p>	<p>None.</p>
<p>Access & proximity including how close to the community it serves</p>	<p>The space is central to the village and accessible to residents.</p>
<p>Demonstrably Special?</p>	<p>Recreational: A shared green space for those living in the village. Historic: The spaces were included within the original design of the cottages and form an important setting to the houses.</p>

Local in character?	0.1 ha
Photo	
Location map	

LGS2: Chart Sutton Memorial Playing Field

Address and location	Located off Warmlake Road to the south, ME17 3RS
Ownership details	Chart Sutton Parish Council. The Chart Sutton Memorial Playing Field is the registered title of the ground with the War Memorial Trust.
Description and purpose / current use	This is a field laid to grass with a football pitch and small pavilion. There is also a children's playground here. There is a small parking area next to the entrance to the playing field.
Any designations	None.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The space is located to the east of the main part of the village but is well used by local families. It is approximately 400m from Chart Corner.
Demonstrably Special?	<p>Recreational: An important community facility in the village. It has a large, grassed field for informal and formal recreation with a full-sized grass football pitch. It has a small children's playground.</p> <p>Historic: The space was gifted to the Parish Council by the Mrs H. E. Salmon, who lived at Norton Court from 1922 to 1938 before moving out of the area. Within the pavilion is a list of names of people from the village who died in the two world wars.</p>
Local in character?	1.5 ha
Photo	



Location map



APPENDIX E – LOCALLY SIGNIFICANT VIEWS

This Appendix should be read in conjunction with CSNP Policy CS7 (Locally significant views).

This Appendix contains further information and photographs for each of the defined Locally Significant Views (Views V1-V15) and should be read alongside Policy CS7 in the Plan.

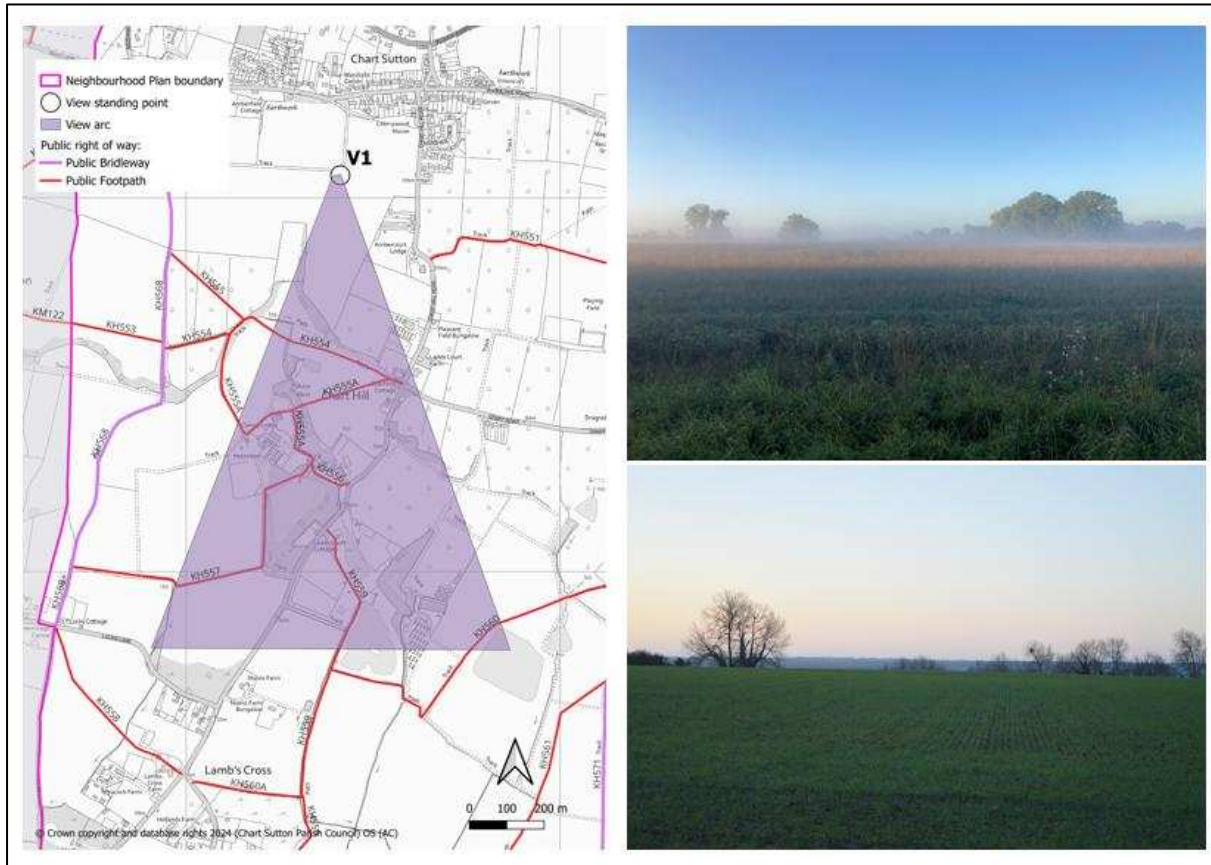
Following public engagement and location visits, the following views have been identified as locally significant in Chart Sutton Parish.

V1: View south from Amber Field

View location: powers.explain.mural

Description: Immediate views across farmland, with extensive open, long-ranging views south-east through south-west of the Weald of Kent – farmland, open countryside, woodland and surrounding villages. Whilst this is not an official public right of way, there is a defined path there that is used daily in an obvious fashion by local walkers/dogwalkers, without complaint.

Map and Photos:



V2: View south towards Weald of Kent

View location: seatbelt.times.songbird

Description: Immediate views across farmland, with extensive open, long-ranging views south-east through south-west of the Weald of Kent. Whilst this is not an official public right of way, there is a defined path there that is used daily in an obvious fashion by local walkers/dogwalkers, without complaint

Map and Photos:

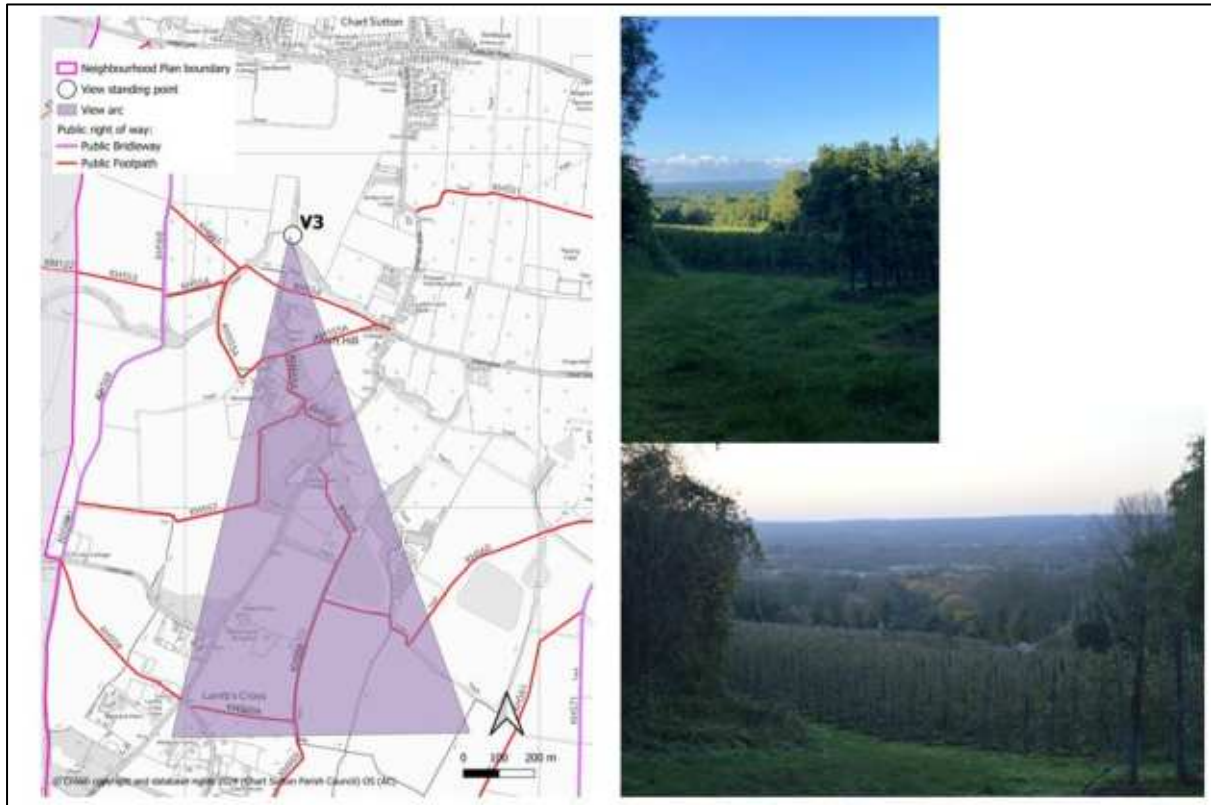


V3: View south from track north of FP KH554

View location: tape.stolen.ferrying

Description: Immediate views south/south-east of the slopes of a local orchard, leading to far-ranging views of the Weald of Kent. Also a site filled with local wildlife, from tawny owls to rabbits. Whilst this is not an official public right of way, there is a defined path there that is used daily in an obvious fashion by local walkers/dogwalkers, without complaint

Map and Photos:



V5: View southwest from PROW KH557

View location: springing.tuned.headlight

Description: Footpath due east, views south through south west of open fields, leading to far-ranging views of the Weald of Kent.

Map and Photos:



V6a and V6b: Views northeast and west from PROW KH557

View location: stole.garlic.reaction

Description: Footpath due west, 360° views of surrounding countryside, south/southwest over the Weald of Kent, northeast through northwest uphill of open fields and treelines back towards the village.

Map and Photos:



V7: View southwest from PROW KH568

View location: pushover.professes.gumnasium

Description: Footpath running north/south; southwest views of local vineyard and beyond to the Weald of Kent; views south of track running through woodland.

Map and Photos:



V8: View southeast from junction of PROWs KH568 and KH554

View location: winter.daring.household

Description: Path running east/west, part of the Greensand Way, by the intersection with the north-south bridleway; views south/southeast over the Weald of Kent beyond treeline.

Map and Photos:



V9: View east through south to west from PROW KH555A

View location: profited.revisit.widen

Description: Footpath running north/south (just south of the gate across the footpath). Panoramic views of the Weald of Kent, immediate views of open fields, hillside and woodlands; woodland to the north.

Map and Photos:

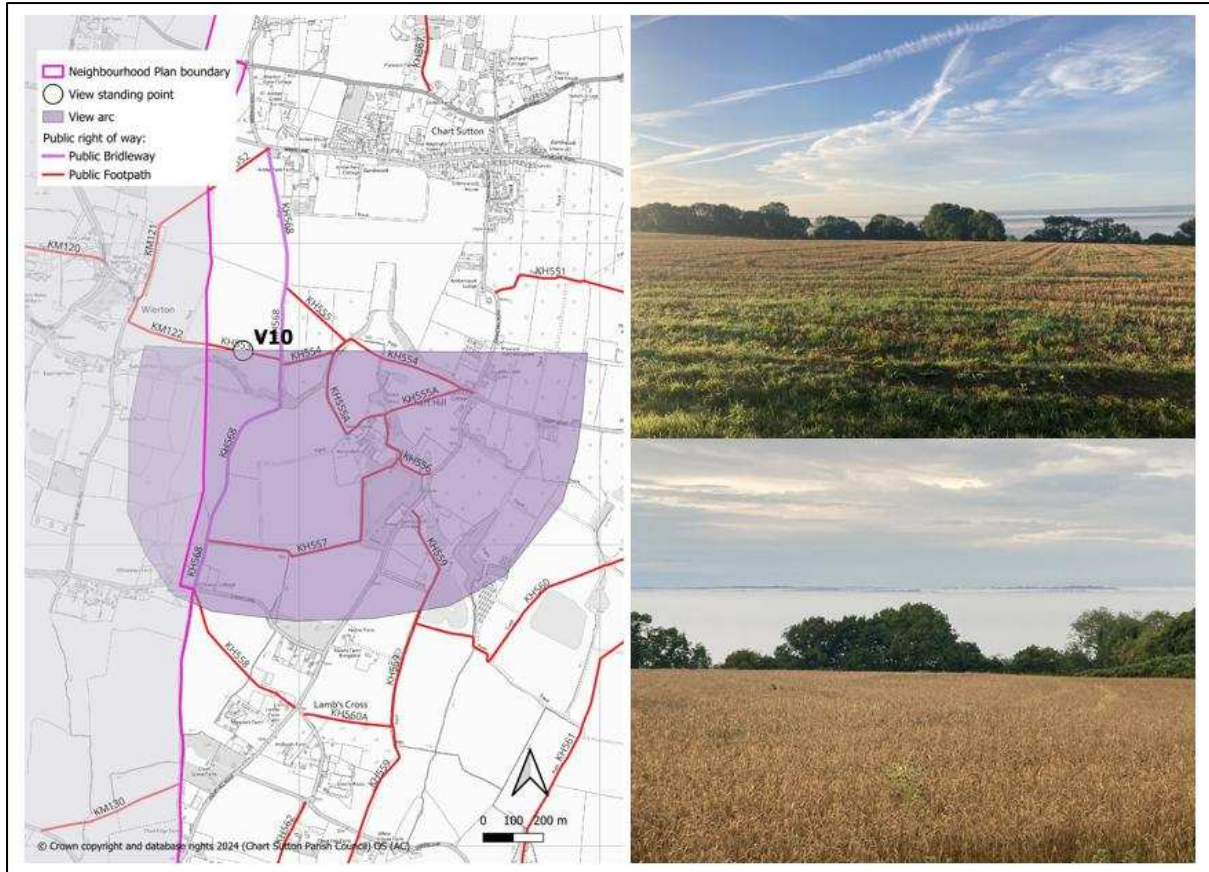


V10: View east through south to west from PROW KH553

View location: imparts.clarifies.sensible

Description: Footpath running east west along the ridge, part of the Greensand Way, surrounding 360° views of open countryside, leading to far-ranging downhill views of the Weald of Kent.

Map and Photos:



V11: View northeast to south from junction of PROWs KH555 and KH568

View location: dote.guessing.puddles

Description: Footpath running north-south, halfway between Amber Lane and the Greensand Way; views north / northeast of Chart Sutton village; views south / south east of open farmland leading down to treeline.

Map and Photos:

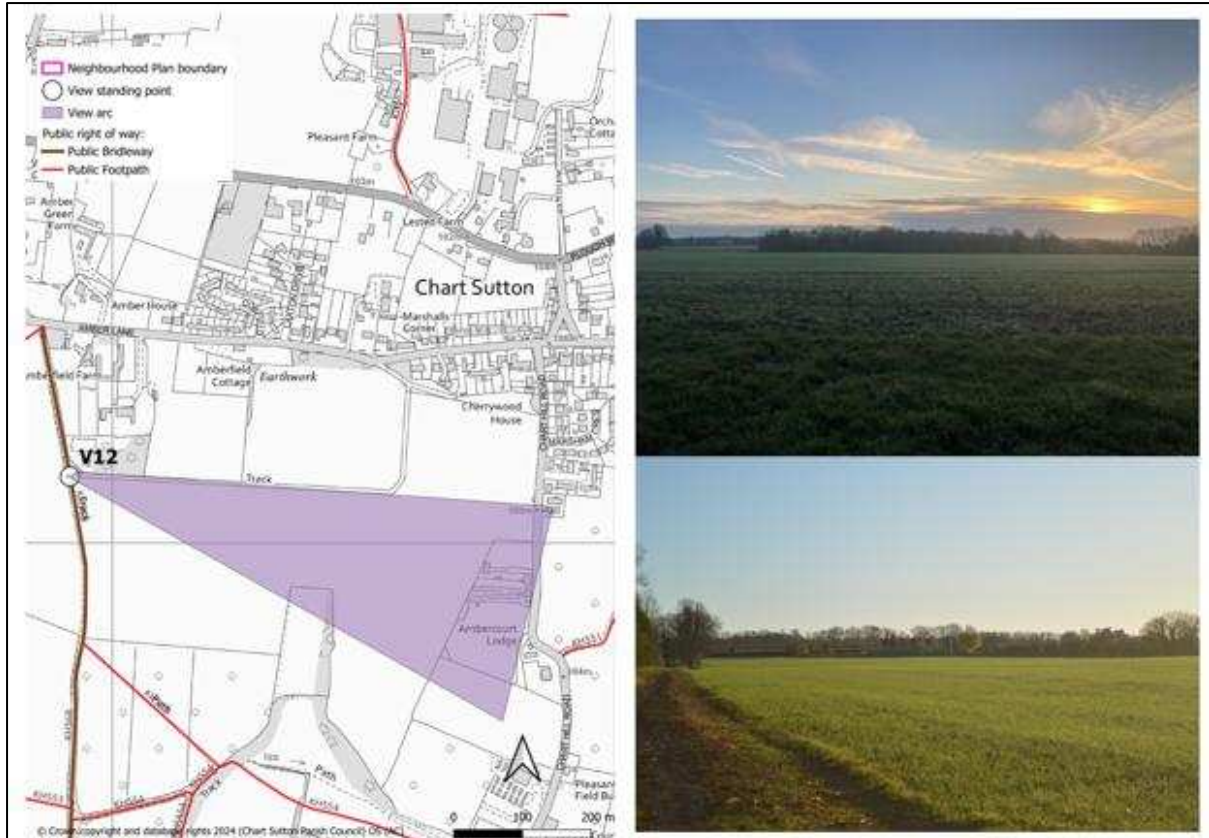


V12: View east from PROW KH568

View location: warp.imprinted.burglars

Description: Footpath running north-south, entrance from Amber Lane. View south-east of open farmland, woodland and Chart Sutton village.

Map and Photos:

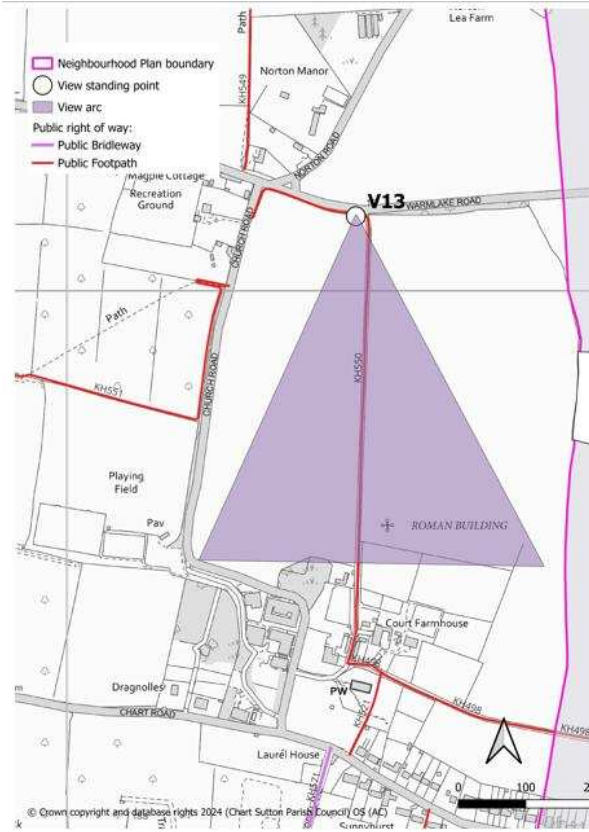


V13: View south from junction of PROW KH5550 with Warmlake Road

View location: unleashed.ghost.intruders

Description:

Photos:

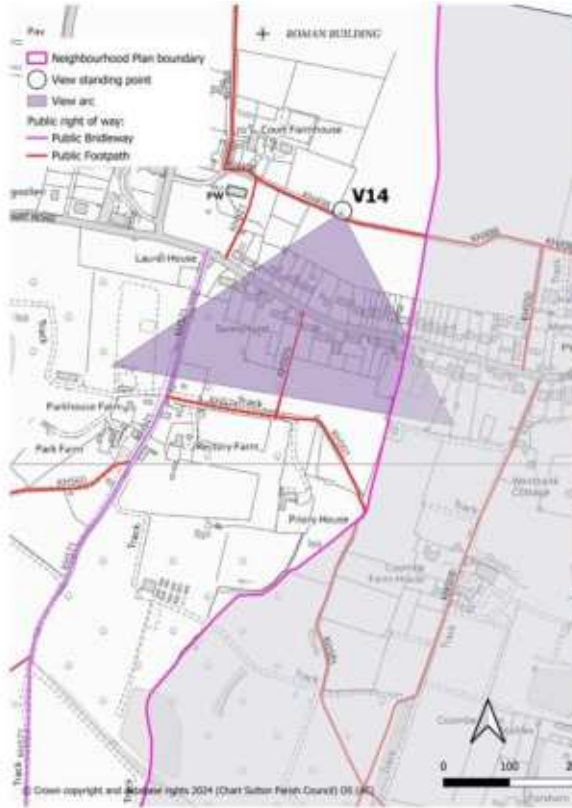


V14: View south from PROW KH498

View location: sleeps.mistaking.transfers

Description:

Photos:



V15: View south from PROW KH571

View location: singers.spring.overheat

Description:

Photos:

