

A Neighbourhood Plan for Chart Sutton

Focus on sites for housing



7 June 2025
Village Hall

<https://www.chartsutton-pc.gov.uk>



What is a Neighbourhood Plan?



- It is a document that contains planning policies to guide how land is used locally and to help determine planning applications here.
- It is developed by the Parish Council, usually by a group of volunteers and local councillors.
- Its planning policies are informed by local community feedback and other evidence.
- It will ultimately sit alongside the Maidstone Local Plan Review and carry equal weight in planning decisions.



Why do we need a Neighbourhood Development Plan?

- The Plan is your opportunity to influence how the area develops in the future.
- An opportunity to influence where new housing is sited.
- Influence design of development, identify heritage assets, protect local green spaces, identify community infrastructure needs, promote walking and cycling.
- It will carry legal weight in planning decisions if successful.



Housing - What does the Maidstone Local Plan Review say?

- Between 2021 to 2038, provision will be made for the development of a minimum of **19,669 new homes in the borough.** (Policy LPRSP10)
- Chart Sutton is classified as a ‘smaller village’.
- As such there are no strategic allocations in the parish.
- However, the LPR says that there may be a need for some development in places like Chart Sutton to help ensure the sustainability of these smaller settlements.

Maidstone Borough Council

LOCAL PLAN REVIEW

2021 - 2038

Adopted: 20 March 2024



What does the LPR envisage for Chart Sutton?

- For Chart Sutton, the LPR envisages (Policy LPRSP8) 35 new housing units to be allocated in the Chart Sutton Neighbourhood Plan where the following criteria are met:
 - 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.

Maidstone Borough Council

LOCAL PLAN REVIEW

2021 - 2038

Adopted: 20 March 2024



Identifying potential sites – the process so far

- We issued a Local Call for sites earlier this year.
- 11 sites were put forward.
- Members of the Steering Group met with the site promoters to hear more about their aspirations for each site.
- We have undertaken a high-level review of the long-list of sites to identify a short-list.

The sites...



CS1: Joblands – Plough Wents Road (part of CS2)

CS2: Plough Wents

CS3: Chart Hill Road (opposite village hall)

CS4: Land adjoining Boughton Orchard

CS8: Land adjacent to Ivan's Field

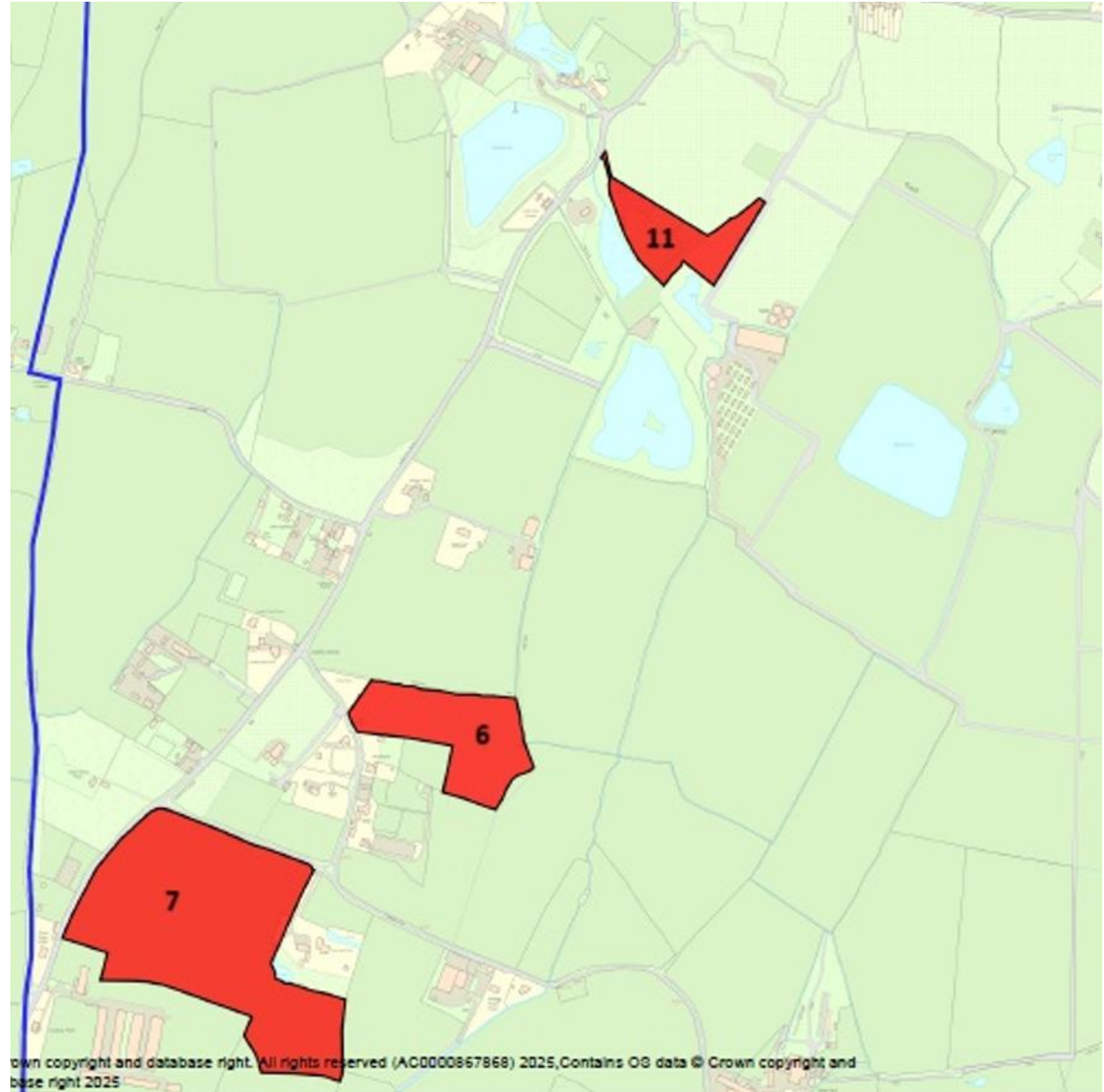
CS10: Land at Warmlake Road

The Sites...

CS6: Field Brookside

CS7: Land adjacent to Chart Hill Farm

CS11: Devine Holdings Group Ltd Storage yard opposite to Chart Mill



Initial high level site assessment

Following the MBC methodology, this provides a high-level opinion on:

Availability: Is the site available?

Suitability: Are there any constraining factors? Environmental, historic, access, contamination, landscape and visual etc.

Achievability: Can the site be delivered over the plan period?

Is it likely to bring additional community benefits?

Initial high level site assessment – sites not shortlisted

- Sites remote from the village are considered less sustainable and have therefore not been shortlisted.
- Sites not bringing forward housing (i.e. employment sites) have not been shortlisted.
- Sites unable to meet the quota of homes required – either on their own or in combination with other sites that collectively meet the requirements AND which are considered suitable for development.

Sites have been 'RAG' rated:

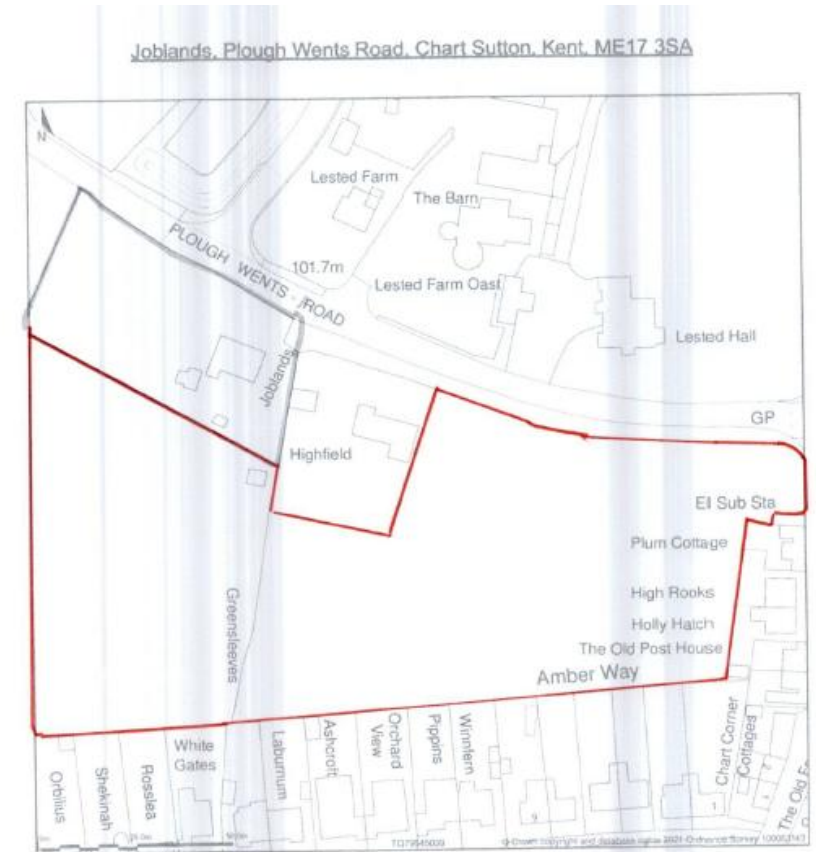
	value would need further investigation.	
Trees (inc. TPO, ancient woodland within and adjacent)	No TPOs on site but in an area (Low Weald) where oak is a prominent feature..	
Agricultural land quality	Grade 2	
Heritage impacts (listed building, conservation area)	Four Grade II listed properties in the vicinity (Chart Hall Farmhouse and Barn, White House Farm and Moat Farm).	
Archaeology	Further work needed to verify.	
PRoW (within or near site)	PFRoWs run along the northern boundary of the site (KH560A) and the eastern boundary (KH559).	
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/walking/cycling	Access would be directly onto Green Lane. There is an existing access into the property to which the land adjoins. Green Lane is a very narrow lane. There is no nearby access to public transport. No footways beyond the PRoWs which border the site.	
Access to services:		
Bus stop	Over 2km (village centre)	
Railway station	Staplehurst/ Maidstone	
Shop	over 2km	
GP	Sutton Valence / Maidstone	
School (Primary / Secondary)	Sutton Valence / Maidstone	
Village Hall	over 2km	
Recreation Ground	over 3 km	
Air quality/ noise	No significant issues	
Land contamination	Not expected.	
Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation.	
Impacts on existing residential amenity (including access to open space)	Limited. Would need to be carefully buffered.	

Shortlisted sites at this stage

CS2 Plough Wents:

The site is well located within the core of the village, although the southern boundary backs on to existing housing, so will need to be buffered. The site could deliver the full number of residential units required by MBC, including the required % of affordable homes.

There is limited footpath access along Plough Wents Road. Whilst there is a verge that could be utilised, this is owned by KCC and would need to be scoped. The verge narrows significantly as it reaches the junction with Chart Corner.



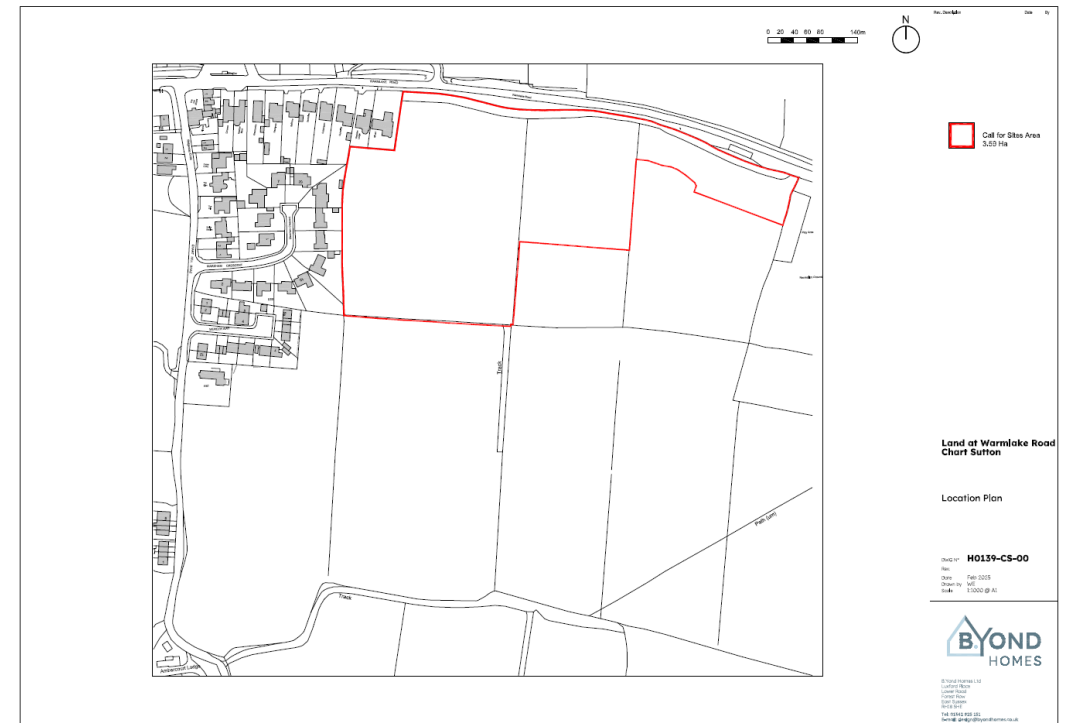
Shortlisted sites at this stage

CS10 Land at Warmlake Road

The site is well located to the east of the village core between adjacent to existing housing (on the west) and the recreation ground to the east.

It could deliver the full quantum of homes (and % of affordable homes) required.

It would also bring forward community benefits: additional parking to serve the recreation ground, community orchard, improved 'off-road' footpath to the recreation ground.



Identifying potential sites – next steps

- Prepare a baseline study of the Parish exploring factors such as:
 - Human characteristics
 - Landscape
 - Biodiversity
 - Heritage
 - Flooding
 - Employment
 - Air quality
 - Specific objectives of the Chart Sutton Neighbourhood Plan – see the vision
- This will inform a set of measures against which to consider sites to ensure that that most sustainable is selected.
- Finalise Local Housing Needs Report – setting out specific mix of housing needed locally.
- Write the site allocation policy for inclusion in the Neighbourhood Plan.

Neighbourhood Plan timeline

- Work relating to site allocation – June to September
- Completing the other Plan policies (e.g. local green space, design etc.) – June to September
- First round of formal consultation – completed by Christmas
- Submit Plan to Maidstone Borough Council – January 2026
- 2nd round of formal consultation – February to March 2026
- Examination – April 2026
- Referendum – June/July 2026?

Today is an opportunity for you to:

- Look at the site location maps.
- Consider the information provided by the site promoters.
- View the findings of the high-level reviews that have been undertaken.
- Provide your comments.
- Ask questions.