

	<b>Ref. No.</b>	CS4	<b>RAG</b>
	<b>Site name</b>	Land adjoining Boughton Orchard	
<b>Site Information</b>			
	<b>Site location</b>	Back Lane, Chart Sutton, Maidstone, ME17 3SJ	
	<b>Gross area (ha)</b>	0.4 ha	
	<b>Grid Reference</b>	578815, 150382	
	<b>MBC Ref.</b>	n/a	
	<b>MBC Assessment (if relevant)</b>	n/a	
	<b>Landowner</b>		
	<b>Agent/ Developer</b>	Consilium Town Planning Services Ltd./ Alpha Developments Ltd.	
	<b>Type of development proposed</b>	Residential	
	<b>Proposed yield</b>	Approximately 6 dwellings	
	<b>Greenfield/ PDL</b>	Greenfield	
<b>Site Assessment / Suitability</b>			
	<b>Site description</b>	Former agricultural land on north side of Back Lane near junction with Brishing Road. Site is level with mature hedge line along boundary and trees. There are two large properties located adjacent to the site.	
	<b>Current use</b>	Garden land/ paddock	
	<b>Surrounding land uses</b>	Open countryside with scattering of existing houses	
	<b>Planning/ other designations</b>	N/a	
	<b>Site planning history</b>	N/a	
	<b>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening</b>	<p>The site is located towards the western edge of the parish boundary and is disconnected from the core of the village itself. The site is effectively the garden/land surrounding the property here. Developing six dwellings on the site would be in contrast to the few large properties located here currently and would be fairly high density for this countryside setting.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> <li>- Plateau above the Greensand Ridge</li> <li>- Sweet chestnut coppice woodland</li> <li>- Orchards</li> <li>- Arable land</li> <li>- Recent infill development</li> <li>- Grid like road pattern</li> </ul> <ul style="list-style-type: none"> <li>- Consider the general guidelines for Greensand Orchards and Mixed Farmlands</li> <li>- Conserve and improve the extent of woodland cover</li> <li>- Improve hedgerows and therefore habitat connectivity by gapping up where practicable</li> <li>- Improve the sense of place by maintaining remaining open space between swathes of development</li> </ul>	
	<b>Ecological impacts (inc. SSSI &amp; local wildlife sites within or adjacent to the site)</b>	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows that surround the site, and it is intended that these be retained. Further studies needed.	

	Trees (inc. TPO, ancient woodland within and adjacent to the site)	No significant trees on site.	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	Old Amber Green Farmhouse (Grade II) listed is located 100m from the site.	
	Archaeology	Further work needed to verify	
	PROW (within or near site)	None.	
	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 off Back Lane. This is a very narrow lane with no pavements and the speed limit here is 60mph.	
	Access to services:		
	Bus stop	400m (Arriva bus services 14, 66,89)	
	Railway station	Staplehurst/ Maidstone	
	Shop	840m	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	1km	
	Recreation Ground	1.35km	
	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	
	Flood risk (zone/ drainage)	Not within Flood Zone. No known drainage issues, but will need confirmation.	
	Impacts on existing residential amenity (including access to open space)	Minimal impact. Hedgerows to be retained where possible.	
	Utilities	Likely to be achievable	
	Suitability assessment	<b>the site is disconnected from the village core and is located along a fast narrow rural lane with no footpaths. It is not considered suitable for development</b>	
AVAILABILITY			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	
	Availability conclusion	Available	
TIMING			

	Is there a timeframe for a	Commencement within 12 months of planning permission. Completion with 12-18 months of planning permission.	
<b>VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	No	
	Does the site intrude into distant key vistas from viewpoints in the parish?	Potentially visible from the Greensand Ridge.	
	Will the site bring other community benefits?	No	
	To what extent would you be prepared to deliver against local housing need?	Owner prepared to consider delivering a modest number (1-2 units) of affordable/ smaller homes.	
	Will the biodiversity net gain be delivered on site?	BNG can be delivered on site.	
	Can the site deliver the 35 dwellings required by the LPR?	No, but could be considered in combination with other sites.	
<b>ACHIEVABILITY</b>			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	
	Achievability conclusion	<b>Achievable</b>	
<b>CONCLUSIONS</b>			
		The site is located at some distance from the core of the village, along a fast, narrow rural lane. It is some distance from the village amenities. The site would not deliver the number of units required by MBC (35) so would need to be allocated in combination with one or more other sites. The pattern of development in this part of the parish is low density larger homes with large gardens/ land attached. It is unlikely to be shortlisted due to the lack of sustainable location.	
		<b>Initial conclusion: Do not shortlist due to unsustainable location, detached from the village and local amenities.</b>	