

Chart Sutton Parish Council

Chart Sutton Neighbourhood Plan

Site Assessment Report



**Presented by the Chart Sutton Neighbourhood Development
Plan Steering Group**

February 2026

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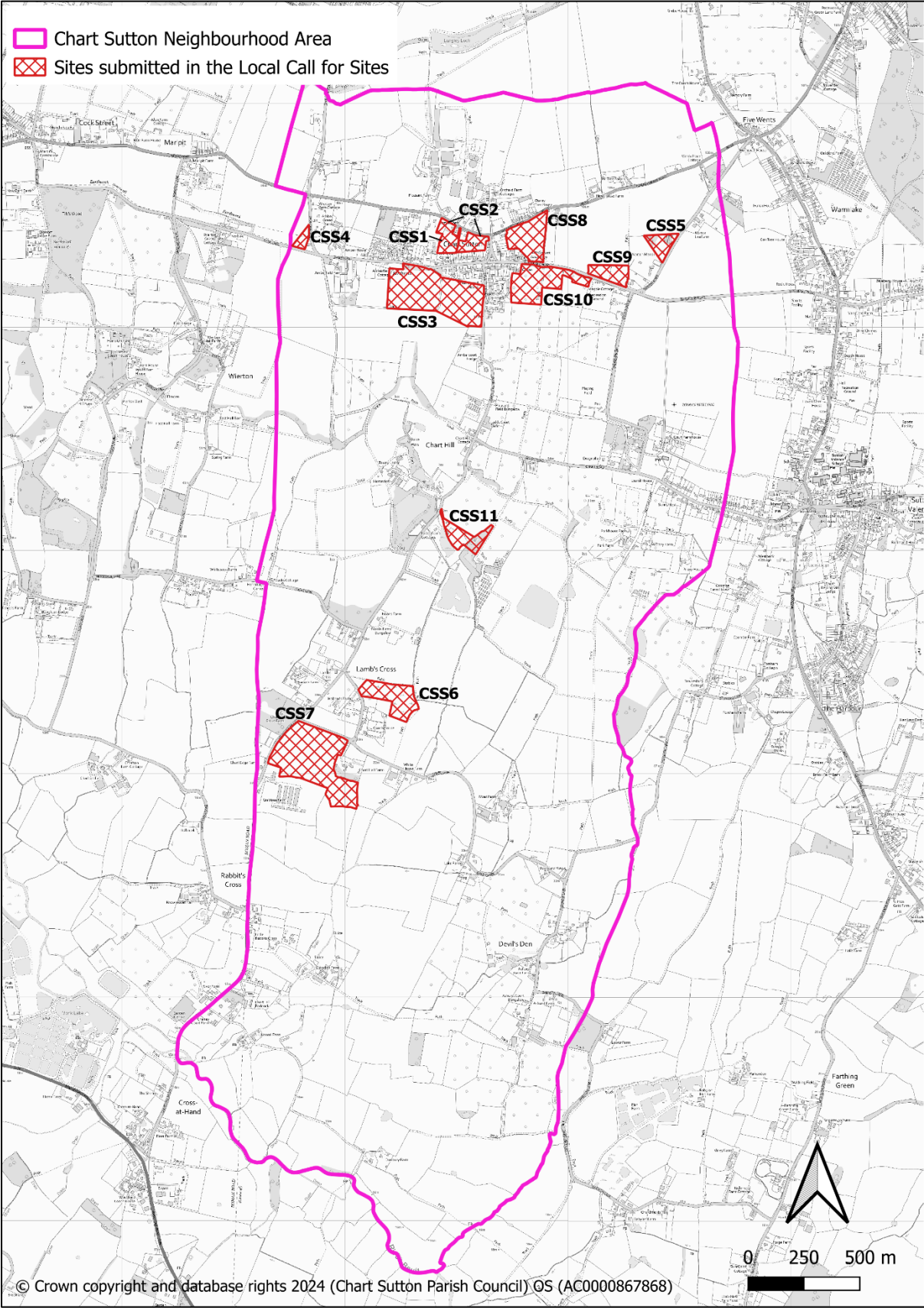
APPENDICES

Appendix A – Site Assessment Summary

1 INTRODUCTION

- 1.1 Maidstone Local Plan Review (MLPR) Policy LPRSP8 (Smaller villages) sets out the need for 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.
- 1.2 The purpose of this report is to provide a summary of sites assessed for potential allocation for housing development in the Chart Sutton Neighbourhood Development Plan (CSNP). It explains how sites were gathered, how they were assessed and how the choice of preferred site was made. The report is published alongside the Pre-Submission version CSNP as part of its evidence base. The assessment applies the methodology employed by Maidstone Borough Council (MBC) in their Strategic Land Availability Assessment.
- 1.3 In January 2025, all landowners in the Parish were approached by the Neighbourhood Plan Steering Group (SG) as part of a Local Call for Sites exercise inviting them to notify the SG of any intention to develop land. An article was placed in the Parish newsletter and on the Parish Council website with a six-week period within which to submit site details. Upon receiving a response, a letter was sent out to the landowner requesting a response with details about the site and a proforma to fill in, based on the proforma used by MBC in their broader call for sites process.
- 1.4 During the period, eleven sites were submitted via the Local Call for Sites. A map of the sites submitted to be considered is shown in *Figure 1*.
- 1.5 This report sets out the methodology used to identify and assess the sites. It then presents the findings, which led to a number of short-listed sites. The community were engaged about each of the short-listed sites to gather their opinions and from this, a preferred site was selected.
- 1.6 The Strategic Environmental Assessment, prepared in parallel with the CSNP, has considered the reasonable alternative options for delivering the required housing of 35 units. The final chapter of this site assessment report reflects the findings of this and identifies the preferred option to take forward for allocation in the CSNP.

Figure 1: Map of all sites submitted via the Local Call for Sites



2 METHODOLOGY

2.1 Eleven sites were submitted as a result of the Local Call for Sites.

2.2 Each site was assessed as follows:

- Stage 1 - Establishing the site assessment criteria: The SG, as part of its SEA Scoping Report, devised a set of sustainability objectives and indicators against which to critique the CSNP's policies and sites. These objectives and indicators consider how the policies in the plan, and the sites themselves, might impact on economic, environmental and social conditions at the local level. A set of criteria emerged through this process against which each site would be assessed to determine its availability, suitability and achievability, as per the National Planning Policy Framework. The SG consulted Maidstone Borough Council, the Environment Agency, Natural England and English Heritage on the criteria to ensure their robustness. They have been amended accordingly as the process has taken shape.
- Stage 2 – Assessing the sites: Initial desk research was undertaken to complete the assessment criteria where possible, using local data, knowledge and online mapping. Following this the SG, with the independent consultant, visited each site and met with site promoters/landowners to complete the rest of the information required to enable a fuller assessment to take place. The site assessment proformas for each site are contained in Appendix A. Where comments have been made relating to highways constraints, these have been derived by the SG, unless additional information has been provided by the site promoter. It is noted that identified potential development sites will mainly generate traffic which will feed onto the main village roads: Chart Hill Rd, Amber Lane, Plough Wents Rd and Warmlake Rd.
- Each site was given a “RAG” (red, amber, green) rating depending on how well it met each of the criteria. Red indicates that the site is not favoured for development when assessed against the specific criterion; Green, that there is no impediment to development on the criterion; and Amber that it has mixed or neutral impact. The overall rating picture for each site was collated onto a spreadsheet for review by the consultants and the SG.
- Stage 3 – Assessing against the Maidstone Local Plan Review: The SG discussed the sites with the MBC Planning Team in the context of the MLPR to determine whether any sites would be deemed unsustainable and therefore would not be put forward for further consideration.
- Stage 4 – Community sites consultation: A number of public events were held in the parish relating to the sites. The first provided information about all of the sites submitted and how these were to be assessed. The four shortlisted site promoters were then invited to present to the community about their site option. One of these withdrew their site, hence only three initial community meetings took place. A round-up community meeting took place in February 2026 to provide the community with further opportunity to discuss the sites without the site promoters present. Following this meeting, a further meeting was scheduled with the three shortlisted site promoters due

to one of the site promoters wishing to provide further information for the public. Comments were sought by the community – in person and online – at and after all events.

- **Stage 5 – Strategic environmental assessment (SEA):** In parallel, the SG was preparing a SEA which has considered the emerging plan policies and sites in the CSNP and reasonable alternatives to deliver against the identified objectives. This is a separate report contained in the CSNP evidence base.

2.3 Stages 1 to 3 led to the identification of a shortlist of sites, shown in Section 3 of this document. The community engagement and SEA process (Stages 4 and 5) led to the identification of a preferred site for allocation. The individual assessment reports for each site can be found in Appendix A.

3 Short-listed sites

3.1. The site assessment proformas in Appendix A summarise whether sites were shortlisted or not. *Table 1.*

Table 1: Summary of site assessments for all sites

Site Ref.	Shortlisted?	Summary of Reasoning
CSS1	No	Can not accommodate full quantum of homes. Other potential smaller 'in combination' sites too far from the village core
CSS1/CSS2	Yes	Nearer to the village, can accommodate the 35 units.
CSS3	Yes	Near to the village and main facilities, can accommodate the full number of units. Offers additional community benefits in line with the vision for the CSNP.
CSS4	No	Too remote from the village core.
CSS5	No	Too remote from the village core.
CSS6	No	Too remote from the village core.
CSS7	No	Too remote from the village core.
CSS8	Yes	Close to the village core. Would deliver 35 units. Potential for community facilities.
CSS9	No	Too remote from the village core.
CSS10	Yes	Nearer to the main part of the village, can deliver the full number of units and potential community facilities.
CSS11	No	Not available for housing.

3.2. Therefore, the following four sites were identified as the most sustainable alternatives from which to choose:

- Site Ref: CSS1/CSS2 – Joblands, Land at Ploughwents Road
- **Site Ref: CSS3 – Land South of Amber Lane**
- **Site Ref: CSS8 – Land Adjacent to Ivans Field/ North of Warmlake Road**
- **Site Ref: CSS10 – Land South of Warmlake Road**

- 3.3. In January 2026, it was confirmed that Site Ref CSS1/CSS2 had been withdrawn from the process. This meant there were three shortlisted candidate sites, shown in bold above.
- 3.4. Each site would be capable of delivering the required 35 housing units with potential for additional community facilities.

4 Identifying the preferred site

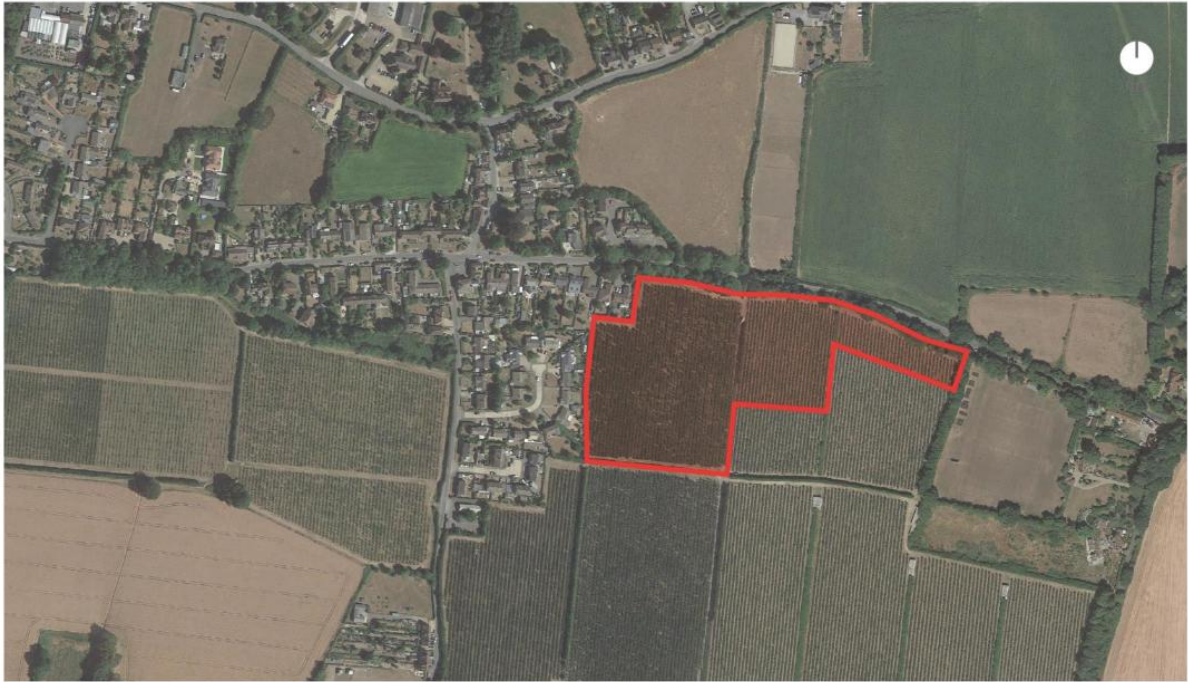
- 3.5. Each site was invited to present to the community. The presentations can be found on the [Parish Council website](#):
- Site Ref: CSS3 – Land South of Amber Lane: [Presentation on 6 December 2025](#)
 - Site Ref: CSS8 – Land Adjacent to Ivans Field/ North of Warmlake Road: [Presentation in November 2025](#)
 - Site Ref: CSS10 – Land South of Warmlake Road: [Presentation on 30 January 2026](#) ([Presentation handout](#); [Site Concept 1](#), [Site Concept 2](#), [Site Concept 3](#))
- 3.6. The community were invited to make comments at each presentation.
- 3.7. Further information was then submitted from the site promoters in terms of potential layouts, access arrangements and provision of community benefits (facilities). This was again presented to the community for feedback at a meeting with the site promoters on 22 February 2026.
- 3.8. In preparation for the Parish Council Meeting on 13 April 2026, where a decision on which site to support would be taken, a Comparison of Sites paper (see below) was prepared by the SG to reflect the information provided by the site providers, feedback from the community, the findings of the SEA and alignment with the CSNP Vision and Objectives. On a majority basis (4-1), the SG supported the Land South of Amber Lane as being the preferred site for inclusion in the Local Neighbourhood Plan and this formal recommendation will be made to the Parish Council.

Comparison of Sites

Factors In Common

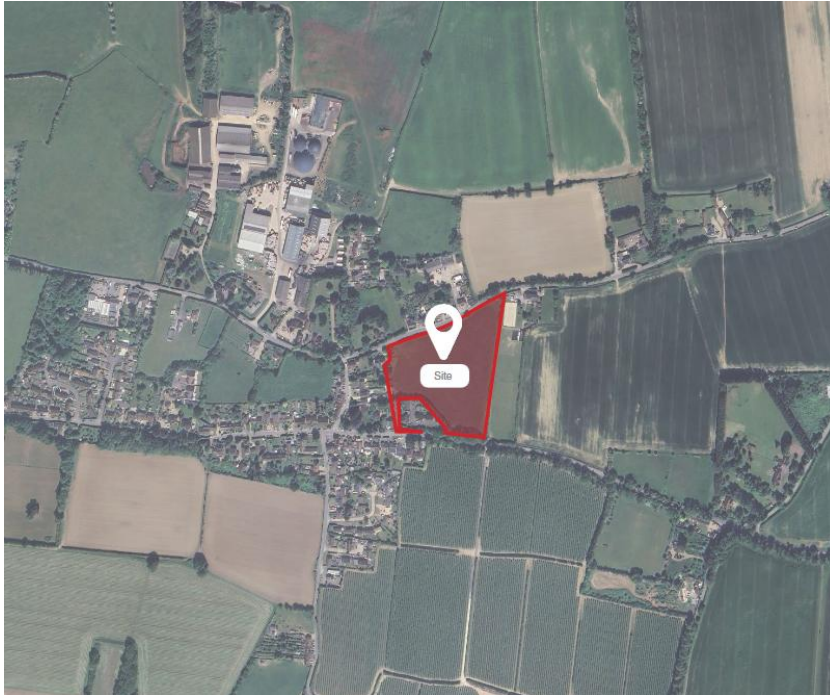
- 35 homes have been allocated by MBC. Cannot be challenged.
- Purpose of CSNP is to have control over siting of the new development.
- No central facilities (e.g. hospital, surgery or school) will be forthcoming.
- Approval of the Maidstone Local Plan Review means that KCC Highways are satisfied that the additional traffic stemming from 35 homes is acceptable (even if residents do not agree) so cannot be challenged.
- In public consultations and surveys, residents have shown a pronounced desire to have new facilities that improve the quality of village life. The concept of a central location for these has been supported.
- Green spaces, not gifted to the Parish Council, within developments to be maintained by a management company (owned/funded by residents in the development)

Land south of Warmlake Road



Pros	Cons
<ul style="list-style-type: none">• Provides connection to Chart Hill Memorial Recreation Ground• Potential Hub and Car Park• Playground provided	<ul style="list-style-type: none">• No funding for proposed Hub and Car Park – would be land only for PC to fund any provision.• Planning consent would be needed for such provision• No additional community facilities• Tractor Access is unresolved• Loss of orchards• Lack of community involvement – planning application already submitted.

Land adjacent to Ivans Field / North of Warmlake Road



Pros	Cons
<ul style="list-style-type: none"> • Fairly central, preserving village core to a certain extent • Buffer zone 'protecting' existing residents • Access to Plough Wents Road, a 'major' B-road. • Some green space, an orchard and a playground • Pedestrian connection to Playing Field 	<ul style="list-style-type: none"> • Site is also partly isolated • Pedestrian accesses are not safe? (no pavement on Plough Wents Road) but new pedestrian connection via Warmlake Road under consideration • Access is to a very busy road • 30mph limit and traffic calming not supported by KCC Highways • Limited village facilities provided (offer to fund new car park at the Memorial Recreation Ground is vague and planning consent would be needed). <p>Site was deemed unsuitable by MBC in their Local Plan process – due to archaeological constraints that would make 20% of the land undevelopable.</p>

Land south of Amber Lane - (based on Concept 3)

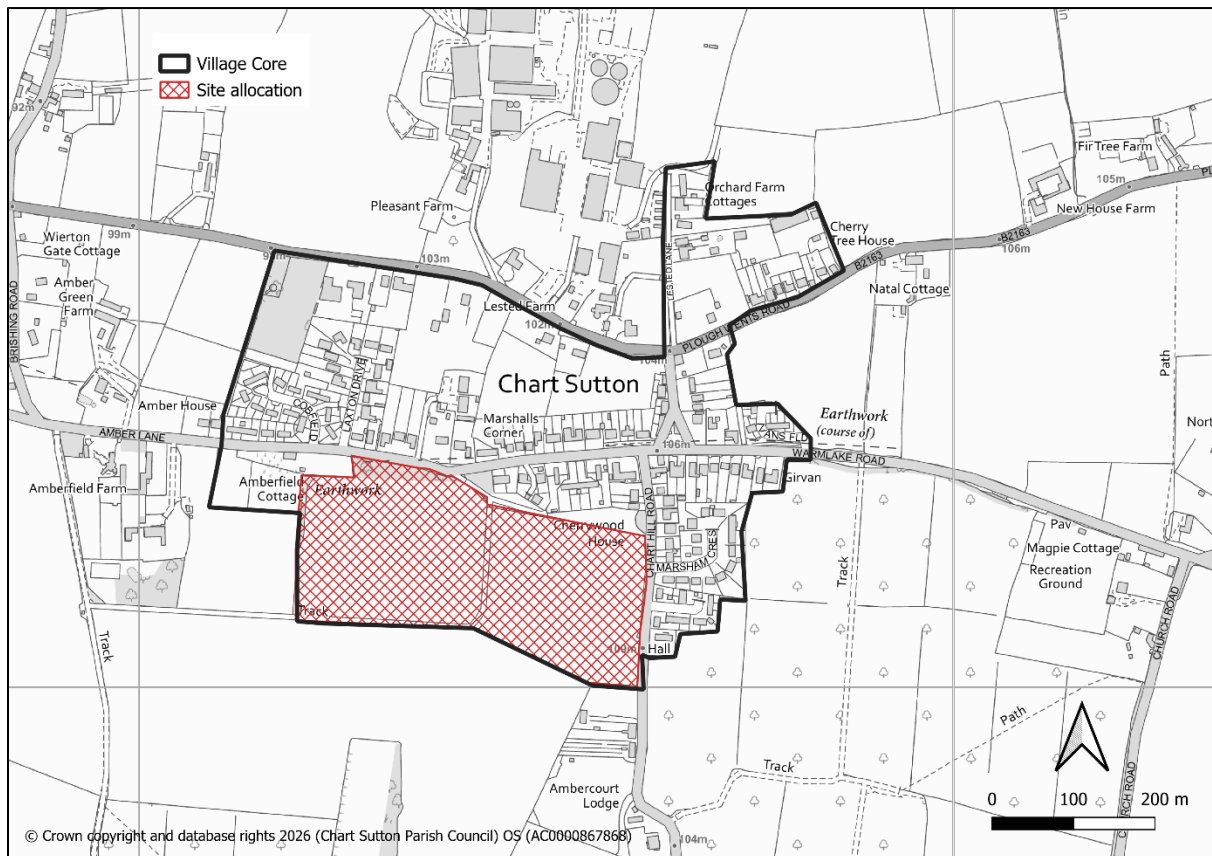


Pros	Cons
<ul style="list-style-type: none"> • Central, preserving village core • Village hub with parking to be provided (flexible community space, suitable for shop/ café /meeting place) that will work well in conjunction with Village Hall (and providing additional car parking) • Playground would be provided near to village hub/café/community facility • Large open space for village enjoyment (and village functions), to be granted to the Parish in perpetuity • Orchard • Potential for allotments • All funded by owner/developer • Prepared to work with the community to understand facilities required. • May be potential to provide a passing space along Chart Hill Road (as land is under their ownership) • Potential for additional (formalised) walking routes across the site, linking the west of the village (Amber Lane) to the village hall) 	<ul style="list-style-type: none"> • Pedestrian route along Chart Hill Road is sub-par, although Concept 3 would only enable access to the community facility/ car park from this access point. • Adjacent to existing houses • Traffic flow on Amber Lane

5 Site identified for allocation

5.1. The Parish Council discussed the options and the evidence. Following on from the community consultation events and the SEA process, the following site has been selected for allocation within the CSNP:

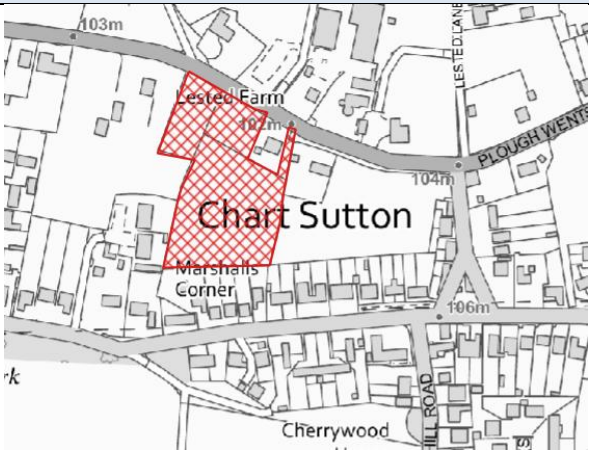
- Land South of Amber Lane – 35 units



5.2. This will be subject to consultation, along with the wider policies of the CSNP at the Pre-Submission (Regulation 14) consultation.

Appendix A – Site Assessment Summary

- A1. There are three tests which a site must pass to be considered to be potentially deliverable within the CSNP. Sites need to be available (normally by virtue of being promoted through the call for sites or a planning application they are considered available), suitable, and achievable. The methodology for assessment against these three criteria is set out below.
- A2. **Unavailable sites:** All the sites that have been proposed through the Call for Sites were considered to be Available and have been included in the assessments below. As the Plan progressed, one site (Ref CSS1/2) was withdrawn.
- A3. **Site suitability:** Site constraints can impact on the cost of development as well as the timing of delivery and the extent of the site which could be developed. Such constraints to delivery were identified so as to assess the suitability, of each Call for Sites site. In order to ensure consistency across site assessments, submitted sites were considered through the use of a standard site assessment proforma. This is based on the site assessment proforma used as part of the MLPR. An additional criterion was added in relation to how the site would deliver against the vision and objectives of the CSNP, notably in relation to the provision of and access to local facilities.
- A4. **Achievability:** Sites are considered as achievable where there is a reasonable prospect that the site could be developed for the purpose specified within the plan period. Feeding into the determination of a site's achievability is the land or cost implications of overcoming site-level constraints identified through the suitability assessment. As such a site may pass the suitability assessment, but the impacts (design, land needing to be put aside, potential cost) could conspire to make the site unachievable.
- A5. None of the sites are located close to a primary school, secondary school or GP as these are not available in Chart Sutton village. All sites have been assessed as orange within the RAG rating in this regard.
- A6. Site assessment proformas have been updated to reflect the situation in February 2026. Sites CSS1 and CSS2 retain their detail, despite being withdrawn from the process in January 2026. An additional conclusion has been added to these two sites to reflect this. Sites CSS3, CSS8 and CSS10 have evolved in terms of what they might offer since the original site assessments were undertaken and following on from the community engagement. The information as at February 2026 has been reflected in the assessment proformas.

Topic	Description	RAG
Ref. No.	CSS1	
Site name	Joblands – Plough Wents Road (part of CS2)	
Map		
Site location	Off Plough Wents Road	
Gross area (ha)	0.5 ha	
Grid Reference	579462, 150387	
MBC Ref.	N/A	
MBC Assessment (if relevant)	N/A	
Landowner	Mr and Mrs S Tomkins	
Agent/ Developer	Alpha Developments Kent Ltd/ Consilium Town Planning	
Type of development proposed	Residential	
Proposed yield	9 dwellings	
Greenfield/ PDL	Greenfield	
Site Suitability		
Site description	Paddock Land. Former Agricultural Land. Site is level with no undulations. Existing residential properties on all boundaries of the site. Mature trees and vegetation on boundary of the site.	
Current use	Agricultural (vacant)	
Surrounding land uses	Residential	
Planning/ other designations	Within the core of the village	
Site planning history	n/a	

Topic	Description	RAG
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	Green
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows on the site and potential for ecology.	Yellow
Trees (inc. TPO, ancient woodland within and adjacent to the site)	No TPOs or veteran trees.	Green
Agricultural land quality	Grade 2.	Red
Heritage impacts (listed building, conservation area)	No nearby designated assets.	Green
Archaeology	Potential for multi period archaeology associated with early settlement of Chart Sutton and site surrounded by historic designated buildings. Further work needed to verify - Predetermination assessment needed to clarify impact of proposal on historic designated buildings.	Yellow
PROW (within or near site)	None.	Green

Topic	Description	RAG
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	<p>The access to the site will be to the side of the house as shown on the plan leading onto Plough Wents Road. Width will need checking with KCC.</p> <p>Vehicle access off Plough Wents Road.</p> <p>Cycle / pedestrian: along Plough Wents Road to Chart Sutton. No pavements currently. Potential to explore installing pavement along land owned by KCC but gets very narrow towards the junction and no discussions with KCC have taken place yet.</p>	
Access to services		
Bus stop	340m (Arriva bus services 14, 66,89)	
Railway station	Staplehurst/ Maidstone	
Shop	295m	
GP	Sutton Valence / Maidstone	
School (Primary / Secondary)	Sutton Valence / Maidstone	
Village Hall	615m	
Recreation Ground	890m	
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. Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways.	
Impacts on existing residential amenity (including access to open space)	Buffering required at the southern end of the site to protect local amenity of houses along Amber Lane.	
Utilities	Likely to be achievable	
Suitability assessment	Suitable	
AVAILABILITY		
Is site landowner willing to submit site for development?	Initially yes, but site was withdrawn in January 2026.	
Are there any legal or ownership problems?	No	

Topic	Description	RAG
Availability conclusion	Not available	
TIMING		
Is there a timeframe for availability?	Within 12 months of a formal planning application	
VISION/ OBJECTIVES OF THE CSNP		
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?	No.	
Will the site bring other community benefits?	No additional community benefits specified.	
To what extent would you be prepared to deliver against local housing need?	Potential to deliver some affordable housing units at the discretion of the owner and subject to viability.	
Will the biodiversity net gain be delivered on site?	Two areas on the drawings for Biodiversity Net Gain these are within the blue line on the plan.	
Can the site deliver the 35 dwellings required by the LPR?	No - would need to be allocated in combination with one or more sites.	
ACHIEVABILITY		

Topic	Description	RAG
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.	
Achievability conclusion	Achievable	
CONCLUSIONS	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 is not sufficiently large to deliver the full quantum of homes required (35 units) so would need to be allocated in combination with another site or sites. There is no requirement for the site to bring forward affordable homes; this would be at the discretion of the owner. 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.	
Initial overall conclusion (October 2025)	Do not shortlist as a standalone site as it would not meet the required number of homes. Consider as part of Site CS2. Unlikely to come forward in combination with other smaller sites due to the conclusions of the other smaller sites.	
Final conclusion (February 2026)	The site is no longer available and is therefore not shortlisted.	

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Topic	Description	RAG
Ref. No.	CSS2	
Site name	Plough Wents (inc. site CS1)	
Map		
Site location	Plough Wents Road, Chart Sutton, Maidstone, Kent, ME17 3SA	
Gross area (ha)	Approximately 1 ha	
Grid Reference	579522, 150368	
MBC Ref.	233	
MBC Assessment (if relevant)	Not considered suitable due to insufficient access to services	
Landowner	Mr and Mrs S Tomkins/ Mark Thompson (field adjacent)	
Agent/ Developer	Alpha Developments Kent Ltd/ Consilium Town Planning	
Type of development proposed	Residential	
Proposed yield	Up to 35 homes.	
Greenfield/ PDL	Greenfield	
SITE ASSESSMENT / SUITABILITY		

Topic	Description	RAG
Site description	<p>Site area split between two land ownership titles. Agricultural and former agricultural land. Site is level with no undulations. Existing residential properties on all boundaries of the site. Mature trees and vegetation on boundary of the site.</p> <p>New Access off Plough Wents Road</p>	
Current use	Agricultural / paddock land	
Surrounding land uses	<p>Rear gardens of residential properties lie to the east and south of the site. To the west of the site are two larger residential properties and adjoining fields. To the north of the site, on the opposite side of Plough Wents Road is a residential property and an employment site with oast house office space and parking to the front (visible from the site) and industrial warehousing/a recycling facility to the rear (not visible from the site).</p>	
Planning/ other designations	N/a	
Site planning history	<p>Part of Site 233 in MBC Call for Sites 2021.</p> <p>https://docs.google.com/document/d/1G6Kk_nxH6VLBf9g2IEq46-xqs9Z6feBw/edit?tab=t.0</p> <p>1987 – Approved rear extension. Approved side/rear extension and dormer windows. Refused residential development (outline). 1988 – Approved refurbishment to existing properties. Approved garage and rear extension. 1989 – Approved front extension. 1992 – Approved section 64 determination for erection of an extension. 1994 – Approved demolition of existing garage and erection of two storey side extension comprising double garage and double bedroom. 2005 – Refused erection 1 No detached dwelling with garaging, plus new detached garage to existing house. Approved erection of a single storey rear extension and a front porch. 2007 – Approved erection of single storey front extension. 2016 – Approved garage conversion into a habitable space and alterations to front porch.</p>	

Topic	Description	RAG
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites. The arable field surrounded by hedgerows/residential properties. Site should seek to retain, create and enhance site boundaries. Further studies needed to ascertain biodiversity features and value	
Trees (inc. TPO, ancient woodland within and adjacent to the site)	None of particular importance	
Agricultural land quality	Grade 2	
Heritage impacts (listed building, conservation area)	No nearby designated assets	
Archaeology	Potential for multi period archaeology associated with early settlement of Chart Sutton and site surrounded by historic designated buildings. Further work needed to verify - Predetermination assessment needed to clarify impact of proposal on historic designated buildings.	
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	<p>Vehicle access off Plough Wents Road.</p> <p>Cycle / pedestrian: along Plough Wents Road to Chart Sutton. No pavements currently. Potential to explore installing pavement along land owned by KCC but gets very narrow towards the junction.</p> <p>The access to the site will be to the side of the house as shown on the plan leading onto Plough Wents Road. Width will need checking with KCC.</p>	

Topic	Description	RAG
Access to services:		
Bus stop	340m (Arriva bus services 14, 66,89)	Green
Railway station	Staplehurst/ Maidstone	Yellow
Shop	230m	Green
GP	Sutton Valence / Maidstone	Yellow
School (Primary / Secondary)	Sutton Valence / Maidstone	Yellow
Village Hall	615m	Green
Recreation Ground	890m	Yellow
Air quality/ noise	No significant issues	Green
Land contamination	Not expected.	Green
Flood risk (zone/ drainage)	Not within Flood Zone. No known drainage issues but will need confirmation. Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways	Green
Impacts on existing residential amenity (including access to open space)	Buffering required at the southern end of the site to protect local amenity of houses along Amber Lane. Development would need to respect the amenity of neighbouring residences.	Yellow
Utilities	Likely to be achievable. The developer should ensure that appropriate consultation with the underground utilities operator take place.	Green
Suitability assessment	The site is suitable.	
AVAILABILITY		
Is site landowner willing to submit site for development?	Initially yes, but site was withdrawn in January 2026.	Red

Topic	Description	RAG
Are there any legal or ownership problems?	No	Green
Availability conclusion	Available	Green
TIMING		
Is there a timeframe for availability?	Within 12 months of a formal planning application.	Green
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	No	Red
Does the site have the potential to support commercial activities, including start-ups?	No	Red
Does the site intrude into distant key vistas from viewpoints in the parish?	No	Green
Will the site bring other community benefits?	No additional community benefits specified.	Red
To what extent would you be prepared to deliver against local housing need?	Would deliver full number of homes required by the LPR include the % of affordable homes.	Green
Will the biodiversity net gain be delivered on site?	Minimum 10% can be delivered on site (noting the MBC requires 20%)	Yellow
Can the site deliver the 35 dwellings required by the LPR?	Yes.	Green
ACHIEVABILITY		

Topic	Description	RAG
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.	
Achievability conclusion	Achievable	
CONCLUSIONS	<p>The site is 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.</p> <p>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.</p>	
Initial overall conclusion (October 2025)	Initial conclusion: Shortlist for consideration	
Final conclusion (February 2026)	The site was withdrawn in January 2026.	

Topic	Description	RAG
Ref. No.	CSS3	
Site name	Land South of Amber Lane	
Map		
Site location	Chart Hill Road - Land to the West of Chart Hill Road, Chart Sutton.	
Gross area (ha)	7.5 ha	
Grid Reference	579451/150167	
MBC Ref.	N/A	
MBC Assessment (if relevant)	N/A	
Landowner	Mr A Bodin Saphir	
Agent/ Developer	DHA Planning	
Type of development proposed	Mixed use - residential/ open space/ community/ retail	
Proposed yield	35 dwellings, community shop and café. Green space to the west	
Greenfield/ PDL	Greenfield	
SITE ASSESSMENT / SUITABILITY		

Topic	Description	RAG
Site description	<p>The site is currently used for arable purposes, with a strong hedgerow planted along the eastern boundary, and significant tree planting along the northern boundary.</p> <p>To the south of the site, the field is more open, with views outwards towards the Greensand Ridge.</p> <p>There is an existing point of access from Chart Hill Road (five bar gate/field access) which is located opposite the village hall. It is considered that access would also be feasible from the northwestern part of the site onto Amber Lane, although this is currently a pedestrian footway (not public right of way) only.</p> <p>An informal pedestrian access has been formed in the north – eastern corner of the site, which links into a pedestrian path leading to Amber Lane.</p> <p>There are no buildings on the site.</p>	
Current use	Agricultural	
Surrounding land uses	Residential to the north and east. The village hall is located across Chart Hill Road to the (south) east of the site. Open fields to south and west. Hedgerows/ trees along boundaries.	
Planning/ other designations	N/a	
Site planning history	N/a	

Topic	Description	RAG
<p>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening</p>	<p>The site is well connected to the main village. The village hall is across Chart Hill Road to the south east. The western and southern extent of the site aligns with existing residential development lines.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <p>- Consider the general guidelines for Greensand Orchards and Mixed Farmlands</p> <ul style="list-style-type: none"> - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development <p>There are views from the site southwards towards the Greensand Ridge which are considered to be significant. Views east across the site have been identified from FP KH568.</p> <p>Initially, the landowner had suggested that western part of the site would be retained as open land with residential/ mixed use would be located on the eastern part of the site along Chart Hill Road. Additional options have been suggested, to locate the open space to the east of the site, with housing to the west.</p>	
<p>Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)</p>	<p>No designated ecological sites, however further studies would be needed to ascertain biodiversity features and value. There are a number of hedgerows and trees (one area with TPOs to the eastern part) that surround the site, and it is intended that these be retained aside from any new point of access that would be formed. Any subsequent planning application would need to be accompanied by the appropriate surveys to ensure that any loss is suitably mitigated.</p> <p>Whilst no survey works have been undertaken to date, due to the nature of the field (having been used for arable farming), the landowner considers it is unlikely that there would be significant biodiversity within the site as it has been farmed.</p>	

Topic	Description	RAG
Trees (inc. TPO, ancient woodland within and adjacent to the site)	One cluster of TPOs on the eastern part of the site. This would need to be retained.	
Agricultural land quality	Grade 2.	
Heritage impacts (listed building, conservation area)	Marshalls Place (Grade II) is located opposite the western part of the site. There is a tree boundary along the northern edge of the site that would need to be retained where practicable.	
Archaeology	Further work needed to verify any remains.	
PROW (within or near site)	None on the site although the community walk informally on paths crossing the site. There may be opportunity to formalise these. There may be potential to develop a footpath internal to the site running alongside Chart Hill Road. Also provide pedestrian connectivity between Chart Hill Road and Amber Lane.	
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	<p>The specific location of the new site access is yet to be defined. Options include:</p> <ul style="list-style-type: none"> - Vehicular access from Chart Hill road alone. - Vehicular access from Amber Lane for the housing element and access from Chart Hill Road for the proposed community facility / playground. <p>In determining the location, suitable visibility splays could be provided. The landowner would also undertake the necessary speed surveys to consider whether traffic calming would be required before any entry point.</p> <p>There is currently limited public transport links provided for the residents of Chart Sutton. The 59 Bus (NU Venture) runs only on a Wednesday and the bus stop would be a short walk from this site. It is unlikely that this would become a more frequent service by virtue of this development.</p> <p>The bus stops are sited on Warmlake Road, in the centre of the village at Chart Hill corner, a short distance from the proposal site.</p> <p>There is potential to provide a new footway along Chart Hill Road within the site, buffered from the road by existing hedgerow. The proposal would formalise the existing pedestrian link through the site (from the north-eastern corner). There may be potential to enable pedestrian access through the site between Amber Lane and Chart Hill Road.</p> <p>KCC to confirm access arrangements.</p>	

Topic	Description	RAG
Access to services:		
Bus stop	190m (Arriva bus services 14, 66,89)	Green
Railway station	Staplehurst/ Maidstone	Yellow
Shop	180m	Green
GP	Sutton Valence / Maidstone	Yellow
School (Primary / Secondary)	Sutton Valence / Maidstone	Yellow
Village Hall	The site is opposite the village hall	Green
Recreation Ground	830m	Yellow
Air quality/ noise	No significant issues	Green
Land contamination	Not expected.	Green
Flood risk (zone/ drainage)	Not within Flood Zone. No known drainage issues, but will need confirmation.	Green
Impacts on existing residential amenity (including access to open space)	Minimal impact. Hedgerows to be retained where possible.	Green
Utilities	Likely to be achievable	Green
Suitability assessment	The site is suitable.	Green
AVAILABILITY		
Is site landowner willing to submit site for development?	Yes	Green
Are there any legal or ownership problems?	No	Green
Availability conclusion	The site is available.	Green
TIMING		
Is there a timeframe for availability?	2028 to be completed by 2030.	Green

Topic	Description	RAG
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	Yes. The proposal includes the provision of a unit to house a community facility (shop/café/ other) and parking would be provided.	
Does the site have the potential to support commercial activities, including start-ups?	Yes. The site includes provision of a building which would be provided to the Parish Council who could make it available for commercial purposes.	
Does the site intrude into distant key vistas from viewpoints in the parish?	A view from FP KH568 extends eastwards across the site. The site would enable access to key views south towards the Greensand Way.	
Will the site bring other community benefits?	The site seeks to deliver a shop/ café (flexible unit for community use), public car parking space, a children’s playground and an area of open recreational space depending on the specific needs of the community. There is potential to explore gifting the open space to the community. The owner would be keen to deliver a community orchard as part of the site.	
To what extent would you be prepared to deliver against local housing need?	It would deliver full number of homes required by the MLPR including the % of affordable homes.	
Will the biodiversity net gain be delivered on site?	20% BNG can be delivered on site.	
Can the site deliver the 35 dwellings required by the LPR?	Yes.	
ACHIEVABILITY		

Topic	Description	RAG
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected.	
Achievability conclusion	Site is achievable	
CONCLUSIONS	The site is well located in relation to the built-up area of the village and is opposite the village hall. It could bring forward not only the number of homes required (and associated percentage of affordable homes) but also other community facilities, depending on the needs of the community. This could comprise a shop/cafe with associated public parking space, recreational areas and open green space. Collectively with the village hall, located opposite the site, this could contribute to the 'village hub' desire. Vehicular access would be off Chart Hill Road, which is a narrow lane. There may be potential to use part of the site to widen this lane. There is a proposal to formalise an informal walking route alongside Chart Hill Road, which would provide pedestrian access buffered from the road itself.	
	Shortlist for consideration.	

Topic	Description	RAG
Ref. No.	CSS4	
Site name	Land adjoining Boughton Orchard	
Map		
Site location	Back Lane, Chart Sutton, Maidstone, ME17 3SJ	
Gross area (ha)	0.4 ha	
Grid Reference	578815, 150382	
MBC Ref.	n/a	
MBC Assessment (if relevant)	n/a	
Landowner	Mr & Mrs Rawstorne	
Agent/ Developer	Consilium Town Planning Services Ltd./ Alpha Developments Ltd.	
Type of development proposed	Residential	
Proposed yield	Approximately 6 dwellings	
Greenfield/ PDL	Greenfield	
SITE ASSESSMENT / SUITABILITY		


Topic	Description	RAG
Site description	Located outside the core of the village. 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.	
Current use	Garden land/ paddock	
Surrounding land uses	Open countryside with scattering of existing houses to the east.	
Planning/ other designations	N/a	
Site planning history	N/a	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located towards the very 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"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <ul style="list-style-type: none"> - Consider the general guidelines for Greensand Orchards and Mixed Farmlands - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development 	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows that surround the site, and it is intended that these be retained. Further studies needed.	

Topic	Description	RAG
Trees (inc. TPO, ancient woodland within and adjacent to the site)	No significant trees on site.	Green
Agricultural land quality	Grade 2	Red
Heritage impacts (listed building, conservation area)	Old Amber Green Farmhouse (Grade II) listed is located 100m from the site.	Yellow
Archaeology	Further work needed to verify	Yellow
PROW (within or near site)	None.	Green
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.	Red
Access to services:		White
Bus stop	400m (Arriva bus services 14, 66,89)	Yellow
Railway station	Staplehurst/ Maidstone	Yellow
Shop	840m	Red
GP	Sutton Valence / Maidstone	Yellow
School (Primary / Secondary)	Sutton Valence / Maidstone	Yellow
Village Hall	1km	Red
Recreation Ground	1.35km	Red
Air quality/ noise	No significant issues	Green
Land contamination	Not expected.	Green
Flood risk (zone/ drainage)	Not within Flood Zone. No known drainage issues, but will need confirmation.	Green

Topic	Description	RAG
Impacts on existing residential amenity (including access to open space)	Minimal impact. Hedgerows to be retained where possible.	Green
Utilities	Likely to be achievable.	Green
Suitability assessment	Not suitable. 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 as a site for sustainable development.	Red
AVAILABILITY		
Is site landowner willing to submit site for development?	Yes	Green
Are there any legal or ownership problems?	No	Green
Availability conclusion	The site is available	Green
TIMING		
Is there a timeframe for availability?	Commencement within 12 months of planning permission. Completion with 12-18 months of planning permission.	Green
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	No	Red
Does the site have the potential to support commercial activities, including start-ups?	No	Red

Topic	Description	RAG
Does the site intrude into distant key vistas from viewpoints in the parish?	Potentially visible from the Greensand Ridge.	Yellow
Will the site bring other community benefits?	No	Red
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.	Yellow
Will the biodiversity net gain be delivered on site?	20 % BNG can be delivered on site.	Green
Can the site deliver the 35 dwellings required by the LPR?	No, but could be considered in combination with other sites.	Yellow
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	Green
Achievability conclusion	The site is achievable.	Green

Topic	Description	RAG
CONCLUSIONS	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.	
	Do not shortlist due to the unsustainable location, detached from the village and local amenities. It also offers no benefits to the village aside from a modest number of homes. The site would need to be considered in combination with other sites to deliver the full quantum of homes required.	

Topic	Description	RAG
Ref. No.	CSS5	
Site name	Land at Norton Road	
Map		
Site location	Land at Norton Road, Chart Sutton, ME17 3RT	
Gross area (ha)	1 ha	
Grid Reference	580433, 150374	
MBC Ref.	n/a	


Topic	Description	RAG
MBC Assessment (if relevant)	n/a	
Landowner	Ms J Corcoran	
Agent/ Developer	n/a	
Type of development proposed	Residential	
Proposed yield	up to 5 dwellings	
Greenfield/ PDL	Greenfield	
Site Assessment / Suitability		
Site description	<p>Triangular area of land to the west of Norton Road, with access from Norton Road in the northern corner. Established hedgerows to all boundaries. Formerly used as a pig unit, with pig buildings remaining on site.</p> <p>Any scheme for the site would be sensitively designed, following necessary surveys of ecology etc, to ensure that natural features are retained where appropriate and to ensure that any development of the site would be sensitive and appropriate in terms of its design and its landscape and visual impact. The existing access would be improved as necessary, but visibility splays along Norton Road are reasonable.</p>	
Current use	Agricultural	
Surrounding land uses	Open countryside with scattering of existing houses	
Planning/ other designations	Countryside	
Site planning history	<p>90/0765 – Change of use of redundant agricultural buildings to warehousing and ancillary use (B8) – 29th June 1990</p> <p>95/0578 – Change of use from agriculture to storage – refused on 11th Aug 1995</p> <p>96/0028 – Retrospective change of use of agricultural buildings to warehouse (B8) use – refused 23rd Feb 1996, appeal dismissed 21st Aug 1996</p>	




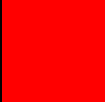



Topic	Description	RAG
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located towards the eastern edge of the parish boundary and is disconnected from the core of the village itself. The site is effectively the garden/land surrounding the property here.</p> <p>Developing 5 dwellings on the site would be in contrast to the few large properties located here currently and would be fairly high density for this countryside setting.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <ul style="list-style-type: none"> - Consider the general guidelines for Greensand Orchards and Mixed Farmlands - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development 	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	<p>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.</p>	
Trees (inc. TPO, ancient woodland within and adjacent to the site)	<p>No significant trees on site.</p>	
Agricultural land quality	<p>Grade 2</p>	
Heritage impacts (listed building, conservation area)	<p>None.</p>	
Archaeology	<p>Further work needed to verify</p>	

Topic	Description	RAG
PROW (within or near site)	No impacts.	Green
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	There is potentially highway access from Norton Road (currently overgrown). KCC has not provided advice re access. The site is located on a narrow lane with no footways. There is national speed limit here.	Red
Access to services:		
Bus stop	680m to the bus stop at The Plough, Langley.	Red
Railway station	Staplehurst/ Maidstone	Yellow
Shop	935m	Red
GP	Sutton Valence / Maidstone	Yellow
School (Primary / Secondary)	Sutton Valence / Maidstone	Yellow
Village Hall	1.17km	Red
Recreation Ground	445m	Yellow
Air quality/ noise	No significant issues	Green
Land contamination	Not expected.	Green
Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation.	Yellow
Impacts on existing residential amenity (including access to open space)	Minimal impact. Hedgerows to be retained where possible.	Yellow
Utilities	Likely to be achievable	Green
Suitability assessment	The site is not suitable. 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.	Red
AVAILABILITY		

Topic	Description	RAG
Is site landowner willing to submit site for development?	Yes	Green
Are there any legal or ownership problems?	No	Green
Availability conclusion	The site is available	Green
TIMING		
Is there a timeframe for availability?	2026/ 2027 subject to planning permission	Green
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	No	Red
Does the site have the potential to support commercial activities, including start-ups?	No	Red
Does the site intrude into distant key vistas from viewpoints in the parish?	Site may be visible from Plough Wents Road which would be detrimental to open character.	Yellow
Will the site bring other community benefits?	No	Red
To what extent would you be prepared to deliver against local housing need?	Would contribute 5 dwellings (no affordable dwellings)	Yellow
Will the biodiversity net gain be delivered on site?	Unclear	Yellow
Can the site deliver the 35 dwellings required by the LPR?	No, but could be considered in combination with other sites.	Yellow

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

Ref. No.	CSS6	RAG
Site name	Field/ Brookside	
Map		
Site location	Brookside Close, Green Lane, Chart Sutton, ME17 3ET	
Gross area (ha)	2 ha	
Grid Reference	579089 / 148355	
MBC Ref.	n/a	
MBC Assessment (if relevant)	n/a	
Landowner	David Austen	
Agent/ Developer	n/a	
Type of development proposed	Residential	
Proposed yield	up to 5 dwellings	
Greenfield/ PDL	Greenfield	
SITE ASSESSMENT / SUITABILITY		
Site description	Grassy field	
Current use	Agricultural	
Surrounding land uses	Open countryside with scattering of existing houses	
Planning/ other designations	Countryside	
Site planning history	None.	

<p>Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening</p>	<p>The site is located in the southern half of the parish in open countryside. It is detached from the village in an area of open countryside. It sits within the National Character Area (Low Weald) and borders the Low Weald Landscape of Local Value.</p> <p>Landscape Character Area Assessment: - (41) Linton Park and Farmlands</p> <p>Consider generic guidelines for Low Weald: - Conserve the largely undeveloped rural landscape and the remote quality of existing development - Conserve the rural setting of traditional farmhouses - Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing specimens</p> <p>https://drive.google.com/file/d/1bCd62MMUDxkd7G8hVafMB5mj3QV8brs/view</p> <p>Visible from the Greensand Ridge and also from a number of other viewpoints identified as part of CSNP process.</p>	
<p>Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)</p>	<p>The site is agricultural bordered by mature trees and with a scattering of trees across the site. There are also hedgerows around the site. There are no designations attached to the site, but the ecological value would need further investigation.</p>	
<p>Trees (inc. TPO, ancient woodland within and adjacent to the site)</p>	<p>No TPOs on site but in an area (Low Weald) where oak is a prominent feature.</p>	
<p>Agricultural land quality</p>	<p>Grade 2</p>	
<p>Heritage impacts (listed building, conservation area)</p>	<p>Four Grade II listed properties in the vicinity (Chart Hall Farmhouse and Barn, White House Farm and Moat Farm),</p>	
<p>Archaeology</p>	<p>Further work needed to verify.</p>	
<p>PROW (within or near site)</p>	<p>PRoWs run along the northern boundary of the site (KH560A) and the eastern boundary (KH559).</p>	

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.	
Utilities	No gas or sewerage connection.	
Suitability assessment	The site is not suitable. It is disconnected from the village core and is located along a fast narrow rural lane with no footways or access to public transport.	
AVAILABILITY		

Is site landowner willing to submit site for development?	Yes	
Are there any legal or ownership problems?	No	
Availability conclusion	The site is available	
TIMING		
Is there a timeframe for availability?	Unknown	
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	No	
Does the site have the potential to support commercial activities, including start-ups?	No	
Does the site intrude into distant key vistas from viewpoints in the parish?	Site visible from the Greensand Ridge and within the view arcs of other views identified as significant in the CSNP process.	
Will the site bring other community benefits?	No	
To what extent would you be prepared to deliver against local housing need?	The site could deliver up to ten homes. This is below the threshold for delivering affordable homes.	

Will the biodiversity net gain be delivered on site?	Unclear. Site owner has suggested that solar panels could be provided.	
Can the site deliver the 35 dwellings required by the LPR?	No. Would need to be considered in combination with other sites.	
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown.	
Achievability conclusion	Partially achievable.	
CONCLUSIONS	<p>The site is located some distance from the core of the village, along a narrow rural lane. It is some distance from the village amenities. It is located in a 60mph area with no footways. The site would not deliver the number of units required by MBC (35) so would need to be allocated in combination with one or more other sites. This part of the parish is open countryside, low lying and very visible.</p> <p>Development in such a location is likely to cause harm to the open character of the countryside. The site is not related to any existing pattern of built development, nor is it within or adjacent to any existing settlement. It is visually separate from Chart Sutton village and development would be visible in both short and long range views across open fields from the Greensand Ridgeline. The site is not well related to existing facilities, which are not within walking distance and there are therefore significant sustainability issues. There may be some harm to the rural setting of the listed buildings nearby and ecological issues may arise. There would also be a loss of high grade agricultural land.</p>	
	Site is not shortlisted due to unsustainable location detached from the village and local amenities. It would bring no additional community benefits.	

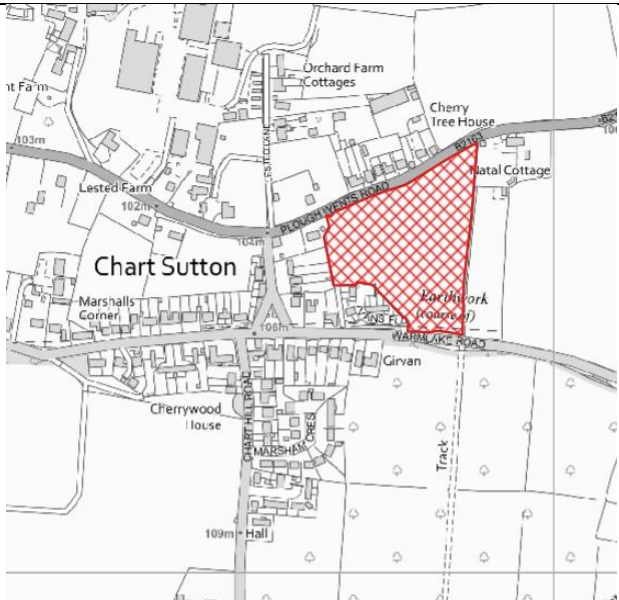
Topic	Description	RAG
Ref. No.	CSS7	
Site name	Land adjacent to Chart Hall Farm	
Map		
Site location	Field next to Chart Hall Farm	
Gross area (ha)	Approx. 20 ha	
Grid Reference	578818, 148093	
MBC Ref.	n/a	
MBC Assessment (if relevant)	n/a	
Landowner	James and Claire Cooper	
Agent/ Developer	n/a	
Type of development proposed	Residential	
Proposed yield	unknown but could be large development (200 homes at 20 dph; 100 homes at 10dph)	
Greenfield/ PDL	Greenfield	
SITE ASSESSMENT / SUITABILITY		
Site description	A grassy field adjoining Chart Hill House bordered by Green Lane and Chart Hill Road	

Current use	Agricultural (sheep grazing)	
Surrounding land uses	Chart Hill Farm and open countryside (fields), agricultural uses.	
Planning/ other designations	Countryside	
Site planning history	None.	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located in the southern half of the parish in open countryside. It is detached from the village in an area of open countryside. It sits within the National Character Area (Low Weald) and borders the Low Weald Landscape of Local Value.</p> <p>Landscape Character Area Assessment: - (41) Linton Park and Farmlands</p> <p>Consider generic guidelines for Low Weald: - Conserve the largely undeveloped rural landscape and the remote quality of existing development - Conserve the rural setting of traditional farmhouses - Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing specimens</p> <p>https://drive.google.com/file/d/1bCd62MMUDxkd7G8hVafMB5mj d3QV8brs/view</p> <p>Visible from the Greensand Ridge</p>	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	The site is agricultural, currently used for grazing, bordered by mature trees and hedgerows. There are no designations attached to the site, but the ecological value would need further investigation.	
Trees (inc. TPO, ancient woodland within and adjacent to the site)	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)	Three Grade II listed properties in the vicinity (Chart Hall Farmhouse and Barn, White House Farm). Construction of significant number of homes here could potentially impact on the setting of these assets.	
Archaeology	Further work needed to verify.	
PROW (within or near site)	PRoW KH562 crosses the site - the owner suggests this could be designed into the proposal.	
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	There is vehicular access into the field from a gate onto Green Lane - this is a very narrow lane, unsuitable for HGVs and with no footways. Further investigation would be needed with the Highway Authority to ascertain suitability. There are no footways in this part of the parish. Public transport is available from Chart Sutton and other nearby settlements.	
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.	

Utilities	Unknown	
Suitability assessment	The site is not suitable. The site is disconnected from the village core and is located along a fast narrow rural lane with no footways or access to public transport.	
AVAILABILITY		
Is site landowner willing to submit site for development?	Yes	
Are there any legal or ownership problems?	No	
Availability conclusion	The site is available	
TIMING		
Is there a timeframe for availability?	Unknown	
VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN		
Does the site have the potential to provide improved public parking?	No	
Does the site have the potential to support commercial activities, including start-ups?	No	
Does the site intrude into distant key vistas from viewpoints in the parish?	Site 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?	The site could deliver in excess of the housing need, including percentage of affordable homes.	

Will the biodiversity net gain be delivered on site?	Onsite	
Can the site deliver the 35 dwellings required by the LPR?	Yes	
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown.	
Achievability conclusion	Partially achievable.	
CONCLUSIONS	<p>The site is located some distance from the core of the village, along a narrow rural lane. It is some distance from the village amenities. It is located in a 60mph area with no footways. The site could deliver the number of units required by MBC (35).</p> <p>This part of the parish is open countryside, low lying and very visible. Development in such a location is likely to cause harm to the open character of the countryside. The site is not related to any existing pattern of built development, nor is it within or adjacent to any existing settlement. It is visually separate from Chart Sutton village and development would be visible in both short- and long-range views across open fields from the Greensand Ridgeline. The site is not well related to existing facilities, which are not within walking distance and there are therefore significant sustainability issues. There may be some harm to the rural setting of the listed buildings nearby and ecological issues may arise. There would also be a loss of high-grade agricultural land.</p>	
	The site is not shortlisted due to the unsustainable location, detached from the village and local amenities. It also would bring no community facilities.	

Topic	Description	RAG
Ref. No.	CSS8	
Site name	Land Adjacent to Ivans Field/ Land north of Warmlake Road	
Map		
Gross area (ha)	2.65 ha	
Grid Reference	579806, 150395	
MBC Ref.	130	
MBC Assessment (if relevant)	Rejected (Hierarchy)	
Landowner	For Landowner (Lambert and Foster).	
Agent/ Developer	Macar Homes (Southern Home Counties Ltd)	
Type of development proposed	Residential	
Proposed yield	Approx. 35 dwellings	
Greenfield/ PDL	Greenfield	
SUITABILITY		
Site description	The site is located in the northeastern part of the village adjacent to existing residential development at Ivan's Field. The site is accessed off Ivan's Field – a small residential close, itself accessed off Warmlake Road. The site is a flat grass field bounded on all sides by hedgerow and trees. There is residential development to the north and west of the site.	
Current use	Former agricultural land	


Surrounding land uses	Directly to the south/south east and east of the site are fields currently in agricultural use. To the north, west and south west of the site are residential properties.	
Planning/ other designations	Countryside.	
Site planning history	<p>1976 - Refused outline application for three bungalows. 1985 - Approved outline application for new dwelling. 1985 - Approved First floor rear extension. 1986 - Refused outline application for the erection of two detached dwellings. 1987 - Approved detached 5 bedroomed dwellinghouses. 1993 - Approved change of agricultural land to residential land. 1997 - Approved erection of a part two storey and part first floor rear extension 2000 - Approved single storey side extension and widening of existing access. 2005 - Approved erection of 5 number two bedroom and 3 number three bedroom affordable dwellings. 2016 - Approved proposed single storey side and rear extension.</p> <p>The site was submitted for 64 dwellings as part of the MLPR but was not considered suitable.</p>	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.</p>	

Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	A grassland field, which is regularly cut/mown with mature hedgerows around the eastern and southern boundaries. Some connectivity to the surrounding area but greatest interest likely to be hedgerows. Potential for some protected species to be present include bats and breeding birds. Further studies would be required.	Yellow
Trees (inc. TPO, ancient woodland within and adjacent to the site)	No TPOs on site. Stretch of TPOs on other side of Warmlake Road.	Green
Agricultural land quality	Grade 2	Red
Heritage impacts (listed building, conservation area)	No	Green
Archaeology	Potential for important archaeology and archaeological landscape features associated with Iron Age and Roman activity. The southern boundary may contain remains of a significant bank and ditch system which would be preferable to retain. Rest of site may contain prehistoric and later remains. Archaeological DBA and Archaeological landscape assessment needed to inform development. Parts of this site, particularly the southern boundary may be constrained from development and no access across Iron Age boundary system. Assumed 20% deduction from developable area.	Yellow
PROW (within or near site)	No	Green
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	Vehicular access would be from Plough Wents Road. This is the only 'B' road in the village.	Yellow
Access to services:		White
Bus stop	Bus stop within 400m.	Green
Railway station	Staplehurst/ Maidstone	Yellow




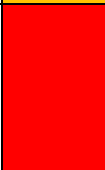

Shop	within 400m	
GP	Sutton Valence / Maidstone	
School (Primary / Secondary)	Sutton Valence / Maidstone	
Village Hall	480m	
Recreation Ground	400m	
Air quality/ noise	No significant issues	
Land contamination	Not expected.	
Flood risk (zone/ drainage)	Not within Flood Zone. Potential drainage issues in this part of the parish would need investigation. Site is likely suitable for infiltration, confirmation of rates needed through infiltration testing.	
Impacts on existing residential amenity (including access to open space)	Buffering required along western part of the site.	
Utilities	Likely to be achievable	
Suitability assessment	The site is well located in relation to the existing village. It There is existing residential development to the north, hence the development would be in-keeping with the pattern of development on that side, although it would extent the line of development slightly eastwards in comparison to existing dwellings to the south. In light of the likely need to reduce the developable footprint by 20% (approx.) the developer confirms that 35 units could be delivered.	
AVAILABILITY		
Is site landowner willing to submit site for development?	Yes	
Are there any legal or ownership problems?	No	
Availability conclusion	The site is available	
TIMING		
Is there a timeframe for availability?	Commencement 2029, completion 2031	

VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	No	Red
Does the site have the potential to support commercial activities, including start-ups?	No	Red
Does the site intrude into distant key vistas from viewpoints in the parish?	Views from B2163 and Warmlake Road.	Yellow
Will the site bring other community benefits?	Alongside the housing, the site would include 2.5 acres of open space including an orchard at the south of the site.	Yellow
To what extent would you be prepared to deliver against local housing need?	The site could deliver the required number of homes, including percentage of affordable homes.	Green
Will the biodiversity net gain be delivered on site?	Yes	Green
Can the site deliver the 35 dwellings required by the LPR?	Yes	Green
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known constraints	Green

Achievability conclusion	Achievable	
CONCLUSIONS	The site is located within the village core and would align with the existing pattern of development. Whilst it would not bring forward additional community benefits, the site is capable of delivering the full number of required homes in a sustainable location.	
	The site is shortlisted for further discussion.	

Topic	Description	RAG
Ref. No.	CSS9	
Site name	Land west of 'Wentways'	
Map		
Site location	Norton Road, Chart Sutton, ME17 3RT	
Gross area (ha)	0.4 to 0.8 ha	
Grid Reference	E: 580248.08 N:150279.86	
MBC Ref.	HO-28	
MBC Assessment (if relevant)	Reject	
Landowner	Peter Constable	
Agent/ Developer	N/a	
Type of development proposed	Residential	
Proposed yield	6 to 24 dwellings	
Greenfield/ PDL	Greenfield	
SUITABILITY		
Site description	Open agricultural fields generally flat, post and rail fence to south, sparse tree line.	
Current use	Vacant (agricultural)	
Surrounding land uses	Mainly agricultural land – some residential close by.	
Planning/ other designations	Countryside only	

Site planning history	Submitted to the MBC Call for Sites – it was found to be unsuitable.	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>Not visually closely related to existing pattern of built development. Would be visible in long range and short range views – long range views across open fields to north from Plough Wents Road. Visually materially separated from village of Chart Sutton. Development likely to harm open character of the countryside.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - Plateau above the Greensand Ridge - Sweet chestnut coppice woodland - Orchards - Arable land - Recent infill development - Grid like road pattern <p>Consider the general guidelines for Greensand Orchards and Mixed Farmlands:</p> <ul style="list-style-type: none"> - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development 	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	<p>KCC Ecological Officer comments: “A grassland field with a hedgerow with mature trees along the southern boundary. Bats have been recorded foraging along the hedgerow. Trees may be used by roosting bats. Ecological constraints level 3. Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.”</p>	
Trees (inc. TPO, ancient woodland within and adjacent to the site)	None of particular importance	
Agricultural land quality	Grade 2	
Heritage impacts (listed building, conservation area)	<p>Wentways, Grade II Listed lies to east.</p> <p>Conservation Officer comments: “Wentways is a Grade II listed building which appears to have been converted from a barn a considerable time ago. It lies within a small group of residential buildings in the countryside which also includes the Grade II listed Norton Court. Development of this site would cause it to be the dominant element within this small group of buildings and would erode the rural character of their location. There would therefore be some detrimental effect on the settings of listed buildings.”</p>	

Archaeology	<p>KCC Archaeological Advisor comments: “Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval”</p> <p>Conservation Officer comments: “Five Iron Age ditches and Iron Age pottery have been found close by, and this site is highly likely to also be crossed by Iron Age ditches, probably associated with outworks to the oppidum at Quarry Wood, Boughton Monchelsea – such ditches run parallel to Warmlake Road/ Amber Lane/ Back Lane throughout their length and are likely to have influenced the route of the road.”</p>	
PROW (within or near site)	<p>KH549 lies to the east</p>	
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	<p>Onto a class C road. Change of 30 mph to national speed limit is outside site.</p> <p>A footway exists from the village centre to the recreation ground which is proposed to be extended to the proposed roundabout and this development.</p> <p>A public footpath KH549 runs to the East of the site. It is proposed to link the development to this footpath at Norton Court (Point 17) of the Chart Sutton Parish Local Walk No 3. Also it Links to footpaths KH 550 & KH 551.</p> <p>KCC Highways comments:</p> <p>"- Site accessed from Warmlake Road.</p> <p>- The site is considered suitable for a limited quantum of housing. It enjoys good access to the A274 North Street via Warmlake Road, which has a relatively good crash record, although there is a poor crash record at the A274/Warmlake Road junction which may require mitigation. The eastward extension of the 30mph speed limit and the footway link to Chart Sutton village centre to the site access may also be required."</p>	
Access to services:	<p>KCC Highways comments: There are few services within walking or cycling distance of the site; however the bus stops on Warmlake Road are served by Bus Route 59, which provides two return journeys per day to Maidstone.</p>	
Bus stop	<p>585m</p>	

Railway station	Staplehurst/ Maidstone	
Shop	585m	
GP	Sutton Valence / Maidstone	
School (Primary / Secondary)	Sutton Valence / Maidstone	
Village Hall	818m	
Recreation Ground	50m	
Air quality/ noise	No significant issues	
Land contamination	Not expected.	
Flood risk (zone/ drainage)	Environment Agency comments: "The area between Cliff Hill and Breresford Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage A109 is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties."	
Impacts on existing residential amenity (including access to open space)	Unlikely to be significant adverse impact, subject to detail.	
Utilities	Likely to be achievable	
Suitability assessment	Unsuitable due to harm to openness of countryside, setting of listed building and unsustainable	
AVAILABILITY		
Is site landowner willing to submit site for development?	Yes	
Are there any legal or ownership problems?	No	
Availability conclusion	The site is available	
TIMING		
Is there a timeframe for availability?	within 12 months of a formal planning application	

VISION/ OBJECTIVES OF THE CSNP		
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?	No	
Will the site bring other community benefits?	<p>Owner states that it would enable links to local footpath walks to be provided a benefit to the local community residents; but most importantly by way of a S.106 obligation (which the landowner/homeowner would provide) it is intended that a new roundabout would be constructed along Warmlake Road providing access into the development site, but also acting as a traffic calming measure along a busy section of the Warmlake Road where several accidents have occurred in recent years.</p> <p>This has yet to be tested by KCC.</p>	
To what extent would you be prepared to deliver against local housing need?	<p>Subject to the Neighbourhood Plans preferences either a low density scheme of 6 no 4-5 bed houses (approx. 8 dph) or a medium density scheme of 24 no 2-4 bed houses (approx. 30 dph)</p> <p>If any scheme consented exceeds the threshold of 11 units or 0.5 Ha with a split 70% Affordable Rented, 30% Shared Ownership in accordance with the Adopted Local Plan Policy SP 20.</p> <p>A development in line with that proposed would provide either a low density development (6 Units) or a medium density scheme (24 units) conducive to development in a rural environment and in line with the adopted local plan policy DM12. It would bring new younger families into the village with provision of financially affordable 2-4 bed units.</p>	

<p>Will the biodiversity net gain be delivered on site?</p>	<p>It is proposed to consult with an Ecologist to advise (& refine over time) on a biodiversity plan noting the BNG value of the existing habitat and suitable habitat creation or enhancement of the site as proposed to be developed. In this way it is intended to provide the required 10% BNG (or more) through a mixture of onsite and off-site provision or by purchase of biodiversity credits. Off site provision is available on contiguous land held by the landowner/homeowner and would enable additional tree planting, dedication of vegetated garden etc. Land may be considered for sale as a BNG site (Biodiversity Credits).</p>	<p style="background-color: yellow;"></p>
<p>Can the site deliver the 35 dwellings required by the LPR?</p>	<p>Not on its own. Potentially in combination with one or more site.</p>	<p style="background-color: yellow;"></p>
<p>ACHIEVABILITY</p>		<p style="background-color: lightblue;"></p>
<p>Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered</p>	<p>Not expected</p>	<p style="background-color: green;"></p>
<p>Achievability conclusion</p>	<p style="background-color: green;">The site is achievable</p>	
<p>CONCLUSIONS</p>		<p style="background-color: white;"></p>
	<p style="background-color: red;">The site is not for shortlisting as it is not well connected to the existing pattern of development and is visually separate from the main core of the village. It cannot deliver the full quantum of housing so would need to be considered with at least one other site. It would offer no additional community facilities.</p>	

Topic	Description	RAG
Ref. No.	CSS10	
Site name	Land south of Warmlake Road	
Map		
Site location	Land south of Warmlake Road, Chart Sutton	
Gross area (ha)	3.59 ha	
Grid Reference	579886, 150222	
MBC Ref.	N/A	
MBC Assessment (if relevant)	N/A	
Landowner	Private	
Agent/ Developer	Byond Homes	
Type of development proposed	Residential/ community (car park for recreation ground)	
Proposed yield	Approx. 35	
Greenfield/ PDL	Greenfield	
SUITABILITY		
Site description	The site has its own existing access point directly onto Warmlake Road. The site is currently used as a commercial orchard.	
Current use	Commercial orchard	
Surrounding land uses	Residential to the west, open fields to the south (commercial orchard/ agriculture), recreation ground to the east, open fields to the north.	

Planning/ other designations	Countryside	
Site planning history	N/A	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The Landscape Character Study identifies that the site is partially within the Greensand Orchards and Mixed Farmlands and (29) Boughton Monchelsea to Chart Sutton Plateau. Guidance states:</p> <ul style="list-style-type: none"> - Consider the generic guidelines for Greensand Orchards and Mixed Farmlands: <p>The conservation of the strong pattern of existing woodlands, hedgerows and shelterbelts and remaining hop gardens and orchards is important in maintaining the traditional landscape pattern and habitat connectivity</p> <ul style="list-style-type: none"> - Conserve and improve the extent of woodland cover - Improve hedgerows and therefore habitat connectivity by gapping up where practicable - Improve the sense of place by maintaining remaining open space between swathes of development <p>file:///C:/Users/da220/Downloads/LPR%202.67%20Landscape%20Character%20Assessment%202013-1.pdf</p>	
Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	The site is bounded by hedgerows and trees. Further work needed to ascertain ecological value and impacts.	
Trees (inc. TPO, ancient woodland within and adjacent to the site)	No	
Agricultural land quality	Grade 2	
Heritage impacts (listed building, conservation area)	No	
Archaeology	<p>Potential for important archaeology and archaeological landscape features associated with Iron Age and Roman activity. Rest of site may contain prehistoric and later remains.</p> <p>Archaeological DBA and Archaeological landscape assessment needed to inform development.</p>	

PROW (within or near site)	No	
Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	<p>Access would be from Warmlake Road. Upgrade required to existing access off Warmlake Road - assessed to be adequate to serve the development of the site. Access for the farm tenant would still continue and the proposed development is suggested not affect the farming of the land behind.</p> <p>Public transport is available in the village centre at Chart Corner.</p> <p>The recreation ground is within walking distance to the east of the site. The developer seeks to create a new footpath (internal to the site) to link to the recreation ground. There is an existing footway here.</p> <p>KCC Highways' formal response confirms that the proposed access and footways arrangements as detailed in the site plans as submitted are acceptable, safe and technically compliant.</p>	
Access to services:		
Bus stop	Bus stop within 400m.	
Railway station	Staplehurst/ Maidstone	
Shop	<300m	
GP	Sutton Valence / Maidstone	
School (Primary / Secondary)	Sutton Valence / Maidstone	
Village Hall	600m	
Recreation Ground	adjacent	
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. Attenuation pond proposed for the site.	
Impacts on existing residential amenity (including access to open space)	Natural buffers to be provided to screen impact on existing housing to the west.	
Utilities	Likely to be achievable	
Suitability assessment	The site is considered suitable.	
AVAILABILITY		

Is site landowner willing to submit site for development?	Yes	
Are there any legal or ownership problems?	No	
Availability conclusion	This site is available	
TIMING		
Is there a timeframe for availability?	Commencement 2026, completion 2027+C66	
VISION/ OBJECTIVES OF THE CSNP		
Does the site have the potential to provide improved public parking?	The site could provide an area of space which could be used to develop into car parking by the Parish Council.	
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?	None identified.	
Will the site bring other community benefits?	A new footpath, within the site, would link the western part of the site to the recreation ground, negating the need to walk along the road. An area of space would be provided to the Parish Council at the eastern end of the site, adjacent to the recreation ground.	

To what extent would you be prepared to deliver against local housing need?	The site could deliver the required number of homes, including percentage of affordable homes.	
Will the biodiversity net gain be delivered on site?	Yes	
Can the site deliver the 35 dwellings required by the LPR?	Yes	
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No known constraints	
Achievability conclusion	The site is achievable	
CONCLUSIONS		
	The site is well located to the east of the village core. It could deliver the full quantum of homes required and would also bring forward community benefits: additional parking to serve the recreation ground, community orchard, improved 'off-road' footpath to the recreation ground. The site is currently commercial orchard, which is a feature typical of the landscape. It would have landscape and visual landscape impacts.	
	The site is shortlisted for further discussion.	

Topic	Description	RAG
Ref. No.	CSS11	
Site name	Devine Holdings Group Ltd Storage yard opposite to Chart Mill	
Map		
Site location	Chart Hill Rd , Chart Sutton , Maidstone ME17 3EZ	
Gross area (ha)	2 to 2.5 ha	
Grid Reference	579542, 149040	
MBC Ref.	n/a	
MBC Assessment (if relevant)	n/a	
Landowner	Devine Holdings Group Ltd	
Agent/ Developer	n/a	
Type of development proposed	Employment/ Commercial	
Proposed yield	not know. Business units	
Greenfield/ PDL	Greenfield	
SUITABILITY		

Site description	Agricultural fields with mature trees and hedgerows, adjacent to two ponds. The eastern part of the site comprises ancient woodland. The site borders the Greensand Ridge Area of Landscape Value	
Current use	Storage units for construction use.	
Surrounding land uses	Open countryside, ancient woodland,	
Planning/ other designations	Countryside	
Site planning history	22/505962/FULL (storage of caravan at land)	
Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	<p>The site is located in the southern half of the parish in open countryside. It is detached from the village. It sits within the National Character Area (Low Weald) and borders the Low Weald Landscape of Local Value.</p> <p>Landscape Character Area Assessment:</p> <ul style="list-style-type: none"> - (41) Linton Park and Farmlands - (34) Linton Greensand Ridge <p>Consider generic guidelines for Low Weald and Greensand Ridge</p> <ul style="list-style-type: none"> - Conserve the largely undeveloped rural landscape and the remote quality of existing development - Conserve the rural setting of traditional farmhouses - Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing specimens - Conserve orchards and the traditional small scale field pattern <p>https://drive.google.com/file/d/1bCd62MMUDxkd7G8hVafMB5mjD3QV8brs/view</p> <p>Visible from the Greensand Ridge</p>	

Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows that surround the site, and it is intended that these be retained aside from any new point of access that would be formed. Any subsequent planning application would be accompanied by the appropriate surveys to ensure that any loss is suitably mitigated.	Yellow
Trees (inc. TPO, ancient woodland within and adjacent to the site)	No TPOs. Significant area of ancient woodland located on the eastern part of the site. This would need to be significantly buffered.	Yellow
Agricultural land quality	Grade 2	Red
Heritage impacts (listed building, conservation area)	None	Green
Archaeology	Further work required to verify.	Yellow
PROW (within or near site)	KH559 runs to the south of the site.	Green
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 from Chart Hill Rd. There is an existing access point here, however the road is very narrow here and obstructed with built up edge around a drain. This would need further work with the Highways Authority to ascertain whether access on to the site can be adequately achieved.	Yellow
Access to services:		
Bus stop	1.26km	Red
Railway station	Staplehurst / Maidstone	Yellow
Shop	1.26km	Yellow
GP	Sutton Valence / Maidstone	Yellow
School (Primary / Secondary)	Sutton Valence / Maidstone	Yellow
Village Hall	1km	Red
Recreation Ground	2km	Red
Air quality/ noise	No significant issues	Green
Land contamination	Not expected.	Green

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.	
Utilities	No gas or sewerage connection. Electricity and broadband available.	
Suitability assessment	The Site is not available for residential development. It could be suitable for commercial use.	
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 availability?	Unknown	
VISION/ OBJECTIVES OF THE CSNP		
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?	Yes	

Does the site intrude into distant key vistas from viewpoints in the parish?	Yes - viewable 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?	No	
Will the biodiversity net gain be delivered on site?	Unknown	
Can the site deliver the 35 dwellings required by the LPR?	No	
ACHIEVABILITY		
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown	
Achievability conclusion	Potentially achievable	
CONCLUSIONS	The site has been put forward as an employment site. It will not contribute to the housing requirement. It is very detached from the village and is located in open countryside.	
	The site is not shortlisted. It is not available for residential development. The Neighbourhood Plan is not seeking to allocate sites for employment	