

	<b>Ref. No.</b>	<b>CS11</b>	<b>RAG</b>
	<b>Site name</b>	<b>Devine Holdings Group Ltd Storage yard opposite to Chart Mill</b>	
<b>Site Information</b>			
	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	
<b>Site Assessment / Suitability</b>			
	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"> <li>- (41) Linton Park and Farmlands</li> <li>- (34) Linton Greensand Ridge</li> </ul> <p>Consider generic guidelines for Low Weald and Greensand Ridge</p> <ul style="list-style-type: none"> <li>- Conserve the largely undeveloped rural landscape and the remote quality of existing development</li> <li>- Conserve the rural setting of traditional farmhouses</li> <li>- Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards</li> </ul>	
	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.	
	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.	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	None	
	Archaeology	Further work required to verify.	
	PROW (within or near site)	KH559 runs to the south of the site.	
	Access (Highways) <ul style="list-style-type: none"> <li>- Site access</li> <li>- Impact on the wider highway network</li> <li>- Access to strategic/main highway network</li> <li>- Availability of public transport/ walking/ cycling</li> </ul>	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.	

	Access to services:		
	Bus stop	1.26km	
	Railway station	Staplehurst / Maidstone	
	Shop	1.26km	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	1km	
	Recreation Ground	2km	
	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. Electricity and broadband available.	
	<b>Suitability assessment</b>		
<b>AVAILABILITY</b>			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	
	<b>Availability conclusion</b>	<b>Available</b>	
<b>TIMING</b>			
	Is there a timeframe for availability?	Unknown	
<b>VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	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	
<b>ACHIEVABILITY</b>			
	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Unknown	
	<b>Achievability conclusion</b>	<b>Potentially achievable</b>	
<b>CONCLUSIONS</b>		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.	
		<b>Initial conclusion: Do not shortlist. The site will not bring forward housing. Neighbourhood Plan not seeking to allocate sites for employment</b>	