

Developers adjust their plans

A number of eagle eyed followers of the NO Hartley Expansion Facebook page noted that very close to the consultation deadline DHA , an organisation representing the potential developers, amended the proposed development plans by adding a 330 page document to the SDC website consultation page.

The committee have tried to distil the changes into this article as it is almost impossible to link to the submission on the SDC portal. When reading this summary you should note some of the information comes with a health warning as the updated plans are open to interpretation at least in part.

This said the following has been gleaned;

The original SDC literature said that there was capacity for 800 dwellings. The original Vision for Hartley (DHA) only included 700 , the new vision has increased to 750

- The dwellings near the church have been removed and replaced with a community venue and an area for church parking.
- Most of the dwellings near to Castle Hill have been removed (except for a ribbon of dwellings actually on Castle Hill) and replaced with an extension to the country park.
- MX53 has been reduced from 230 dwellings to 150 , this is mainly because they have removed the houses near the church and those near to Castle Hill – but then increased the density of the buildings west of Banckside and Downs Valley.
- MX52 has been increased from 470 dwellings to 600.
- The original Vision for Hartley said they planned “up to” 700(230 MX53/ 470 MX52) dwellings: the new Visions says “circa” 750 (150 MX53 /600 MX52).
- The ‘Castle Hill Relief Road’ has been replaced with an extension of Parkfield to access the development and a road from Valley Road to access the country park and a small part of the development.
- Two small areas of housing have been placed adjacent to the proposed country park ‘to ensure adequate natural surveillance and in the interest of reducing the risk of antisocial behaviour, following feedback from Kent County Council Country Parks Partnership Officer’.
- The southern road between Valley Road and Ash Road has been replaced with a road from the Valley Road to access the dwellings on the west side of MX52 and a road from Ash Road to access the dwellings and other buildings on the east side of MX52.
- The roundabouts have been removed.
- The primary access (i.e. from Ash Road) to MX52 has been moved away from the Grade II listed Hartley House and is now 75m south of Chantry Avenue, close to the house called Villefranche. A signalised junction is proposed here.
- The medical centre has been moved closer to Ash Road.
- The community centre has been moved slightly.
- DHA Planning are now saying that MX53 should have been considered as a brownfield site – not Green Belt! This would make it easier to redevelop. The area comprising MX52 and MX53 is currently classified as Green Belt and cannot automatically be reclassified as brownfield.

This is the third change to the Vision For Hartley, the link to the latest document (not the link to the 330 page DHA submission) can be found [here](#)