

# This is our latest leaflet, which is being distributed in Hartley and the surrounding areas

Thank you to all those who contributed to fundraising efforts during the MX52/53 campaign. Some of these funds were used to engage a Planning Consultant to provide guidance through the next stages of the Local Plan consultation.

During the last consultation, a developer put forward a site in Ash (MX61, Ash Place Farm) for 580 homes, which would have an equally devastating effect on the local area. The site is on Green Belt where exceptional circumstances need demonstrating and the proposals are not wanted by the local population. This site is now the subject of a separate consultation and full details are available at:

[https://www.sevenoaks.gov.uk/info/20069128/new\\_local\\_plan/412/proposed\\_submission\\_version\\_of\\_the\\_local\\_plan](https://www.sevenoaks.gov.uk/info/20069128/new_local_plan/412/proposed_submission_version_of_the_local_plan)

Although our guidance is based on advice we received for sites MX52/53 most of it applies equally to MX61 and can be adapted as necessary.

Thank you to all who wrote to the Sevenoaks District Council (SDC) objecting to the Reg 18 version of the Local Plan last summer. SDC has produced its proposed Submission "Reg 19" version of the Sevenoaks Local Plan (SLP) and this is currently out for public consultation. This now proposes to exclude MX52/53 but it is highly likely that the Developer will contest this and attempt to get the sites (or some variation of the "Vision For Hartley") reinstated. IT IS CRITICAL THAT ALL THOSE WHO OBJECTED TO SITES IN THIS AREA IN THE SUMMER OF 2018, AND ANYBODY ELSE, DO SO AGAIN – IT IS THE LAST OPPORTUNITY TO GUARANTEE THAT YOUR VOICE IS HEARD. There is no guarantee that your original comments will be read by the Inspector at the Examination in Public later this year.

After this consultation, the next major stage will be the Examination in Public of the Local Plan by a Planning Inspector. The Inspector will review all responses and advise on how the Local Plan should be finalised and whether land should stay in or come out of the Green Belt.

If you object to large-scale building in the Green Belt around Hartley, Fawkham, Ash and New Ash Green please respond to the current SDC consultation so the Inspector knows why people are concerned and the strength of feeling. SDC's arguments need bolstering. Overleaf there is guidance to help with your response. If you wish to speak at the Examination in Public (at the Planning Inspector's discretion) you will need to register your interest during the consultation period.

THE CONSULTATION PERIOD ENDS AT MIDNIGHT ON 3RD FEBRUARY 2019

PLEASE SUBMIT YOUR COMMENTS ON THE SLP

Use the title / Subject "Proposed Submission Version of the Local Plan"

Email comments to: [planning.policy@sevenoaks.gov.uk](mailto:planning.policy@sevenoaks.gov.uk)

Write comments to: Planning Policy, Sevenoaks District Council, Argyle Road, Sevenoaks TN13 1HG

Include Site References (MX52 / MX53 / MX61)

No Hartley Expansion will submit a detailed response and will register to speak during the Examination in Public. A Barrister is the most effective method of delivering our case and to do this we will need to engage our planning consultant again and possibly other specialists so we continue to need funds – so please donate to help to protect our villages and the Green Belt.

VIA ONLINE BANKING to our Community Bank Account: No Hartley Expansion; Sort Code 20 54 25; Account Number 43687120

OR BY CHEQUE You can post or drop in a cheque payable to "No Hartley Expansion" c/o Hartley Country Club, Culvey Close, Hartley, Kent DA3 8BS,

OR AT A POST OFFICE by paying in a cheque using the above account details

Please use your own words in your response to the Local Plan consultation as these carry more weight.

However we suggest:

You support:-

- The statement in the Submission Local Plan Executive Summary (under Finding Places for New Homes) that "Green Belt land will only be released where there are Exceptional Circumstances for doing so"
- The overall strategy (ST1) of focussing development on main settlements as being the most sustainable and appropriate, given the constraints of Green Belt and AONB
- The Council's approach that Sevenoaks is a case where the extent of constraints mean that it is unlikely that the full need for new housing can be accommodated without conflict with national policy on Green Belt and

the AONB (SDC is required to consider what is called the “Full Objectively Assessed Need”)

- That the Council has tested all reasonable alternatives in coming to the conclusion that it can't meet housing need in full within the boundaries of Sevenoaks District
- SDC's decision to omit Sites MX52/53, to the west of Hartley and in the hamlet of Fawkham, from the Plan because the sites are considered unsuitable for development and cannot be justified as “exceptional circumstances”
- SDC's policy (OS1) designating parcels of land around Hartley, Fawkham, New Ash Green and Ash as open space

In addition:

SDC explains why it omits MX52/53 in Section 5 of their document “Supporting Site Appraisals – Sites not included in the Plan”. You can find this at: <http://planningconsult.sevenoaks.gov.uk/consult.ti/PRESUBLP>

Pages 720-730 of this document have detail on MX52/53 – where SDC conclude that the sites should not be included in the Plan, citing “Infrastructure proposals not supported by relevant providers”.

Whilst this reflects strong arguments we suggest you ask the Inspector to consider that there are other strong justifications for not including Site MX52/53 in the Plan, including:-

- The sites are located in a part of the Green Belt that functions strongly and which is inherently unsuitable for development
- The drawbacks of MX52/53 (for development and removal from Green Belt) include:
  - The existing limits of Hartley village and of Fawkham hamlet protect the openness of the wider Green Belt and the villages countryside setting in the wider landscape
  - Building beyond those limits would create urban sprawl, including on the valley sides, causing coalescence of the villages of Hartley, Fawkham and Longfield as well as significantly reducing the Green Belt barrier with New Ash Green
  - The road system on the western side of MX52/53 in Fawkham is unsuitable for handling the increased traffic – not only vehicles but also cyclists and walkers – and the character of those roads needs to remain as country lanes
  - The main road system through Longfield, Hartley, New Ash Green and through to Ash currently struggles with the existing volume of traffic – adding the vehicular consequences of 800 new homes would create additional movement issues for all villages in the area
  - The 10 year projection period for construction would result in significant HGV movements
- Big infrastructure improvements are neither needed nor appropriate in the villages of Hartley, Fawkham, Ash or New Ash Green – none of which are the District's main settlements, where the Council's overall strategy (ST1) seeks to focus development. Any improvements that are needed in the local area can occur without large-scale development in the Green Belt.

