Planning Advisory Committee
Sevenoaks District Council
Argyle Road
Sevenoaks
KENT
TN13 1HG

02 October 2018

Dear Councillor Mrs Avril Hunter

Re: Sevenoaks District Draft Local Plan – Sites MX52 and MX53

We are writing to bring to your attention the powerful strength of feeling and concern felt by nearly 2,000 local residents who have written voicing their objections to the inclusion of the above sites in the Plan.

Residents therefore look to you for support in opposing development on this and other Green Belt sites, which should not be included in the pre-submission Local Plan (Regulation 19).

In addition to objections made by the local residents - some of whom are also members of local councils (Kent County Council, Sevenoaks District Council, Hartley & Fawkham Parish Councils) or school Governing Boards - objections have been published from officials and organisations concerned about the welfare of our community and countryside including: Gareth Johnson MP; CPRE Kent; Dartford Borough Council; local parish councils; New Ash Green Village Association; local qualified medical practitioners and the local church community for Fawkham and Hartley.

It is clear that no exceptional or very special circumstances exist to show that the proposed development on this part of the Green Belt is appropriate, neither can it be shown to be sustainable.

The following points are of particular concern:

In respect of the Draft Local Plan process

1. the lack of proper advance consultation by the developer and the Council with local MPs and councillors;
2. the failure of Sevenoaks District Council adequately to bring the Draft Local Plan and the large proposed developments to the notice of residents;

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3. the conflicting messages about building on Green Belt given in *In Shape* and the Draft Local Plan;
4. the different definitions of exceptional circumstances given in the Draft Local Plan, the consultation website and *In Shape*;
5. the poor presentation of information on the consultation website, making it difficult to find all the relevant documents;
6. the short timescale for the consultation, which coincided with many residents' holidays and parish council recess;
7. failure of the Draft Local Plan and the consultation website to say that comments could be submitted by letter or email (rather than online);
8. the failure to seek out suitable brownfield sites;
9. "Not in compliance with latest version of the National Planning Policy Framework (NPPF) requirements for the movement of Greenbelt boundaries"

In respect of MX52 and MX53

10. the fact that this, and most other, development proposals in the Draft Local Plan have been developer led, rather than based on a proactive approach by the Council;
11. the many inconsistencies and flaws in the developer's proposal, such as the hamlet of Fawkham being almost completely absent from them;
12. the poor organisation of the Council's drop-in session in Hartley;
13. the inclusion of MX52 and MX53 as one proposal, rather than two separate developments;
14. the fact that a revised proposal submitted by the developer on the last day of the consultation was allowed to be taken into consideration by the Council, although residents' responses to the consultation had all been made on the basis of the original proposal.

We would ask you, as a Sevenoaks Council member and a representative of the residents of this District, to carefully consider how you vote in the forthcoming review by your Council of the Local Plan. You need to satisfy yourself that the proper procedures have been followed in the consultation process, and that you can feel comfortable that any decision you make about the Green Belt in the Hartley and Fawkham area has been properly considered and meets the objectives set out in your own policies and those of NPPF. Your decision will, in our view, be remembered by many in this area in both the short and long term future.

Yours sincerely

No Hartley Expansion Committee

Cc: Gareth Johnson MP
       Sir Michael Fallon MP
       James Brokenshire MP
       All members of the Planning Advisory Committee