

OUTCOME 1

MX52 & MX53 SITES REJECTED BY SEVENOAKS DISTRICT COUNCIL AND OMITTED FROM THE REVISED LOCAL PLAN

1. Sevenoaks District Council (SDC) will publish its Revised Local Plan (dates to be confirmed) once they have reviewed all the comments received up to 10th September. They will explain why sites MX52 & MX53 have been omitted from the Revised Local Plan.
2. There will be a further opportunity for all, including members of the public, landowners and developers to respond to the Revised Local Plan, over a period of six weeks.
3. There should be an expectation that the landowners of sites MX52 & MX53 will object to the omission of its sites from the Revised Local Plan.
4. An Examination in Public, chaired by a government appointed Planning Inspectorate, will consider the Revised Local Plan. The landowners of MX52 & MX53 will inevitably wish to speak, and there will be selective representation from the local community and other interested parties who will also have the opportunity to speak. The Inspector will be presented with comments from all parties on this Revised Local Plan.
5. In the event that the Planning Inspectorate upholds SDC's removal of sites MX52 & MX53 from the Green belt, and unless any of the Planning Inspectorate's findings are subject to Judicial Review, sites MX52 & MX53 will remain in the Green Belt.
6. The Local Plan will then be adopted and that will form SDC's policy on planning for the next 5years.
7. Adoption of the Local Plan does not stop the landowners submitting a planning application for development, but it would be unlikely that it would receive consent from SDC. People can comment/object to any planning application made. The landowner may go to appeal if it is refused but again it is unlikely they would succeed.
8. Once the SDC Local Plan is adopted we strongly recommend Hartley Parish Council and it's residents should look to prepare a Neighbourhood Plan for Hartley to help to mitigate against any future development proposals to remove these sites from the Green Belt in future and to promote their inclusion in the Kent Area of Outstanding Natural Beauty.

OUTCOME 2

MX52 & MX53 SITES PROMOTED BY SEVENOAKS DISTRICT COUNCIL AND INCLUDED IN THE REVISED LOCAL PLAN

In this scenario, SDC will issue their revised Local Plan endorsing the developer's concept, and promoting the removal of the sites MX52 & MX53 from the Green Belt, although not necessarily in the format that was submitted.

It is critical at this point that residents' voices are heard with support by planning experts who are familiar with planning law and process – such as Planning Consultants and Barristers – this will need funding.

1. SDC will explain why they consider that sites MX52 & MX53 should be removed from the Green Belt.
2. HPC and the residents of Hartley and Fawkham (and those residents concerned in Longfield and New Ash Green) need to appoint a Planning Consultant to help to respond to the further consultation on the Revised Local Plan. This should be done as a matter of urgency and NHE are actively seeking to do this. Costs will be advised as soon as these are known.
3. There will be further opportunity for all to respond to the Revised Local Plan, including landowners and developers, over a period of six weeks. All residents will be asked to comment again, but this time with more information being available, including detailed reports from the landowners, KCC Highways, utility companies etc
4. An Examination in Public, chaired by a government appointed Planning Inspectorate, will consider the Revised Local Plan. The landowners of MX52 & MX53 may wish to speak, and there will be selective representation from the local community and other interested parties who will also have the opportunity to speak. The Inspector will be presented with comments from all parties on this Revised Local Plan.
5. In the event that the Planning Inspectorate upholds SDC's removal of sites MX52 & MX53 from the Green Belt, and unless any of the Planning Inspector's findings are subject to Judicial Review, sites MX52 & MX53 will be removed from the Green Belt.
6. The Local Plan will then be adopted and that will form SDC's policy on planning for the next 5 years.
7. The landowners will then inevitably submit planning applications to SDC. These proposals maybe based on the Vision for Hartley or some variation of it. The plans may consist of some or all of the sites MX52 & MX53. Details of infrastructure and layouts may or may not appear in the application depending upon whether it is an outline application or a detailed one. In addition, there may be phasing of the development meaning that construction takes place over a period of time. Periods could range from 1 to 10 years.
8. HPC, residents and their professional advisers will need to respond in detail to any planning application based on the proposals submitted.
9. SDC will consider the application and determine whether to give consent or to refuse. HPC will be a consultee but any decisions will be made by SDC
10. If approved, the landowners would be entitled to begin development, subject to discharging various planning conditions.
11. If refused, the landowners would probably go to appeal.

OUTCOME 3

MX52 OR MX53 SITE REJECTED BY SEVENOAKS DISTRICT COUNCIL -
MX52 OR MX53 INCLUDED IN THE NEW LOCAL PLAN

In the event of this outcome, the rejected site would be dealt with as per Outcome 1 and the promoted site would be dealt with as per Outcome 2