

# **Hartley Expansion**

## **Update - Sevenoaks Local Plan** (please read to the end)

You may recall that as part of Sevenoaks District Council's (SDC) Local Plan in 2018, a "Call for Sites" was made, which resulted in many areas of Green Belt being put forward by landowners for housing development. The principal one that affected residents of Hartley and Fawkham was known as MX52/MX53 (in the "Regulation 18 version of the 2018 Local Plan, MX52/53 was treated by SDC as one development). This proposed building 230 dwellings and a country park on land known as 40 Acre Field between Banckside in Hartley and Fawkham/Valley Road in Fawkham and the creation of a large development including 570 properties at Gay Dawn Farm/Corinthian Sports Club/golf course.

No Hartley Expansion (NHE) was formed by residents of Hartley and Fawkham principally to oppose the two major developments MX52 and MX53, which the majority of residents considered inappropriate for the area. Public meetings were well attended and vocal. The strength of local public opinion resulted in nearly 2,000 comments being submitted to SDC for MX52 and MX53 during the "Regulation 18" consultation period - the largest number for any site in Sevenoaks District. SDC took note of these objections and both proposed developments were excluded from the Draft Local Plan. This clearly demonstrated that public opinion on local matters is important and carries weight.

The Sevenoaks Draft Local Plan failed the scrutiny of the Government Planning Inspector and this means a new Draft Local Plan is now being prepared. As part of this, a new "Call for Sites" closed in January this year. A "Regulation 18" consultation is expected in late autumn which will cover proposed non-Green Belt development sites, with a further "Regulation 18" consultation in autumn 2023 covering Green Belt sites. All residents will be able to comment on the proposals during these consultations and you can sign up to be notified and for updates from SDC at <https://engagement.sevenoaks.gov.uk/strategic-planning/mailling-list/consultation/intro/>.

In common with all Local Authorities nationally, SDC are under Government pressure to identify suitable sites to provide housing, so the pressure is on for SDC to comply.

As residents of Hartley and Fawkham, you can be assured that NHE and both Parish Councils will be alive to the issues and will be ready to challenge any inappropriate proposed Green Belt development.

**However, given the delay in the preparation of the latest Local Plan, it is feared that some developers may submit a planning application under normal planning legislation. In this eventuality, we must be prepared to act fast, as planning regulations stipulate that only three weeks are given to raise objections and/or make comments.**

We must not be complacent - things can change literally overnight and action must be swift. In this eventuality, we will keep you informed via leafleting and NHE's Facebook page and website. Needless to say, if you become aware of any major planning applications then please let us know by emailing [committee@nohartleyexpansion.com](mailto:committee@nohartleyexpansion.com). In the meantime, please visit our website [www.nohartleyexpansion.com](http://www.nohartleyexpansion.com) and Like and Follow our Facebook page [www.facebook.com/NOHartley](http://www.facebook.com/NOHartley) for further information and updates.

Please share this far and wide with friends and family within the community through social media and word of mouth ASAP.