

Hartley Expansion

The first consultation (Regulation 18) on the latest Sevenoaks Local Plan [Plan 2040 - A new Local Plan for Sevenoaks District - Full Document](#) has begun, seeking views on the planning policies of Sevenoaks District Council (SDC) up to 2040. The previous Plan issued in 2019 has been formally withdrawn.

This is the first stage of the Plan and only considers non-Green Belt sites put forward for development by landowners and developers. Specific sites are not mentioned in the Draft Local Plan but are covered in the supporting Evidence Base Documents. Two sites are identified in Hartley which may be suitable for up to 5 houses. Any sites around Hartley on the adjoining Green Belt, or in Fawkham Parish, will be included in a second Regulation 18 consultation on Green Belt sites, which is expected to take place next autumn. We will let you know when this consultation is due to be published.

However, the current stage is important as it sets out the planning policies SDC intends to follow. These will shape future planning decisions. To retain the character of the local area, these policies need to have the right ethos and be accurately worded to avoid loopholes. SDC will use responses to the current consultation when updating the draft.

We know that SDC is under pressure to meet Government housing targets - the target is 13,566 by 2040 for our District. The non-Green Belt sites identified in this SDC Plan can only accommodate between 1,308 and 2,234 houses (depending on density). Taking into account planning permissions already granted, plus all those under consideration, and a 'windfall' allowance for further applications each year, a shortfall of 4,500 to 6,000 houses remains. We will not know how much of this shortfall SDC will propose to meet through development in the Green Belt until next autumn. SDC may propose to the Planning Inspector a figure below the Government housing target, arguing that being 93% Green Belt makes it impossible to meet it in full. However, **it seems likely that there will need to be a considerable number of houses allocated within the Green Belt.**

The new Plan includes proposals for new homes in the existing urban areas, protecting business space and supporting the high streets. It aims to protect the District's character and natural and historic environment.

The consultation only runs until 11th January 2023. We understand that both Hartley and Fawkham Parish Councils will be responding to this consultation and to the second one next year. **We would encourage members of the public to do so too.**

There are two ways to respond:

1. A short survey which contains a focused selection of key questions, or
2. A full survey which covers every policy area in the Plan.

You may answer as many or as few of the questions they contain as you would like. You may also make any other comments you wish to on the Plan.

There are a number of ways in which you can complete one of the surveys:

- online at www.sevenoaks.gov.uk/plan2040, where you can also see the Draft Local Plan and the Evidence Base Documents.
- by requesting paper copies from SDC, either by calling their offices on 01732 227000 or collecting them from:
 - Sevenoaks District Council Offices at Argyle Road,
 - Hartley Parish Council, or
 - Hartley library

SDC are holding a number of drop in events in Sevenoaks, Edenbridge and Swanley. They will also be running two online Zoom drop in sessions on Wednesday 4 January 2022, 2.30-5pm and 5.30-8pm.

Remember - the consultation closes on Wednesday 11 January 2023, so make sure you view the Plan at [Plan 2040 - A new Local Plan for Sevenoaks District - Full Document](#), read the policies and complete one of the surveys.