

Cllr. Alun Evans  
Fawkham Parish Council

By Email

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Ask for: Planning Policy  
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My Ref:  
Your Ref:  
Date: 31 October 2018

Dear Cllr. Evans,

**Re: Proposals MX52/53 - Corinthians and Banckside**

Thank you for your letter dated 16 October with regards to the potential development sites MX52 and MX53 Corinthians and Banckside. Unfortunately, Dr Ramewal is currently away from the office, but as the current Deputy Chief Executive I wanted to ensure that you received a full response to your letter.

I note that you have further questions, specifically on the location description of the two sites, whether previous work on the sites will be included in the final assessment and why the two sites are being considered together.

*The location description for MX52 & MX53*

You reference in your letter that MX52 Corinthians Sport Club lies within Fawkham, due to its postal address and not in Hartley. You also note that the developer has described the proposals as "Hartley" only.

As I'm sure you will understand, we do not have control over how the developer identifies a site's location. However, for the site appraisals and assessment work that the Council carry out, a more suitable identifier is established.

All sites within the Draft Local Plan (DLP) must be given a site location, so that the site can be easily identifiable. The addresses used in the DLP are not based on post codes, as the extent of a site can cover a vast area, making a postal address unfeasible to use. There are also instances where a site put forward for consideration in the Call for Sites may not have a postal address.

Chief Executive: Dr. Pav Ramewal

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Therefore, to identify the location of the site we use either the closest settlement to the proposed development site, or the closest Green Belt boundary. In respect of MX52, Corinthians Sports Club, the site submitted lies within both the Parishes of Fawkham and Hartley. The closest Green Belt boundary is Hartley, as Fawkham is washed-over by Green Belt and therefore does not have a defined Green Belt boundary. Considering that the proposal would impact a large area, we took the decision that this site would be defined as "Fawkham/Hartley". This was reflected in the list of Exceptional Circumstances sites in Draft Local Plan document (page 29), the yellow category site appraisals for the DLP and in the DLP "Appendix 1 - New Housing and Mixed Use Sites for Consultation". All material can be found on the Council website at [www.sevenoaks.gov.uk/draftlocaplan](http://www.sevenoaks.gov.uk/draftlocaplan).

#### Using additional information

Local plan-making is an iterative process whereby it is important to review all evidence made available to determine an objective recommendation to whether a site is included in the Local Plan. This is achieved through a combination of our evidence base e.g. existing site appraisals, Strategic Housing & Economic Land Availability Assessment (SHELAA), the Settlement Hierarchy, additional information that has been submitted by a site promoter during the consultation, comments from technical specialists as well as members of the public.

#### Consideration of MX52 & MX53 together

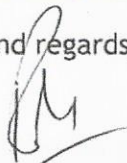
You raise the point on why MX52 and MX53 have been considered together as part of the plan-making process. The two sites were submitted separately within our Call for Sites in 2015 and were assessed separately as part of our SHELAA evidence base. As the Local Plan has developed, both sites were considered as one proposal. This was due to the publication of our preferred development strategy which includes:

- Maximising densities in existing settlements;
- Redeveloping sustainable brownfield sites in the Green Belt; and
- Developing greenfield Green Belt sites only where there are convincing "exceptional circumstances".

Any site promoter or developer is entitled to change their proposal, by combining sites together to form a bigger proposal. Following the publication of the development strategy, we were advised that MX52 and MX53 would be considered together as a potential exceptional circumstance proposal. As such, we have continued to do so.

I hope that this answers your questions. If you have any further queries, please contact a member of the Planning Policy team on 01732 227000 or please email [planning.policy@sevenoaks.gov.uk](mailto:planning.policy@sevenoaks.gov.uk).

Kind regards,



Richard Morris  
Deputy Chief Executive