

DEVELOPMENT PROPOSALS FOR THE CAUSEWAY

YOUR LAST CHANCE TO COMMENT!

Your final opportunity to comment on the proposals in the Sevenoaks District Council's Regulation 19 Local Plan published in June has a **deadline of 17 September**. The Plan will then go to a Government Inspector, together with all comments submitted, for him or her to decide whether it is legally and procedurally compliant and whether it is "sound".

By way of reminder, the policy proposals for allocation of sites are:

Highways Depot (0.21 ha) – 10 homes

Station Yard (0.86 ha) – 44 homes

Land to the rear of the Little Brown Jug (1.16 ha) – 34 homes

The inspection process may result in any or all of the sites being increased or reduced in size or density or removed altogether from the Plan.

The Parish Council is supportive of the allocation in the Plan for development of the Highways and Station Yard sites (as previously developed land) though at a reduced density of homes, but is continuing to object to the allocation of any development on the Little Brown Jug site. (The Little Brown Jug site is a strip of land immediately adjacent to Richards Close and Redleaf Close, approximately one tenth of the size of the field originally proposed for 300 houses.)

The Regulation Local Plan can be viewed at www.sevenoaks.gov.uk and the easiest way to submit your comments is by emailing Sevenoaks District Council at planning.policy@sevenoaks.gov.uk

It is very important to note that comments should **only** address the question of whether the Plan is "sound". There are four tests of "soundness", one of which is whether it is "effective". In practical terms, most respondents in the consultation will only be equipped to respond as to whether they think it is "effective" in its allocation of these sites.

The Parish Council has been asked by a number of people what sort of matters would be relevant to a determination of "effectiveness". Such matters would encompass such things as:

- proximity to Penshurst Station
- how well-connected the services to/from the Station are
- how well equipped the Station is
- bus availability
- suitability of local roads
- suitability of site access
- adequacy of local infrastructure
- flood risk
- effect on Church and local heritage sites
- closeness to National Landscape areas
- suitability of the sites themselves
- proposed density of sites.

All comments should specify the policy in the Plan to which they relate. The policy references are as follows:

Highways site – Policy ST3-10

Station Yard site – Policy ST3-13

Little Brown Jug site – Policy ST4-45.

Despite the many concerns expressed to the Parish Council in the last consultation, the number of formal responses submitted to Sevenoaks District Council was very low. The Parish Council put forward a robust argument against the quantity of houses proposed based on community feedback but it needs **YOUR** contribution also.

You have only until 17th September to do so.

Chiddingstone Parish Council