



# HARTLEY PARISH COUNCIL

## WELCOME TO HARTLEY PARISH COUNCIL NEIGHBOURHOOD PLAN

- In 2021 Hartley Parish Council (HPC) proposed to produce a Neighbourhood Plan (NP) for the Parish in an effort to protect the Green Belt around the village and seek to control any future development in the area
- The NP had to have support from the community so HPC consulted all residents about the proposal. Of the 223 who responded to the questionnaire 220 were in favour and 3 against
- Based on that result HPC agreed to go ahead with producing a NP for Hartley in April 2021 and set up a Steering Group (SG) to coordinate the work. Three members of HPC joined the Group and nine local residents. The Group was to be chaired by a HPC member.
- Terms of reference were agreed to enable the SG to operate
- The area to be covered by the NP was agreed as the Hartley Parish Boundary and this was also approved by Sevenoaks District Council (SDC)
- A sum of £25,000 was set aside by the Parish Council to fund this work and a £10,000 Grant was made available by the Government, which strongly supports NPs. The SG has spent approximately £2,000 from the Council's budget and the £10,000 Government Grant largely on professional Surveys. A further Grant of £3,000 was made available by the Government to meet the cost of a recent Housing Needs Survey. In addition the Government met the cost of a Housing Design Guide for an undisclosed sum.
- To date the SG has begun to develop policies, based on evidence, which includes a number of questionnaires and displays, and obtained professional reports on green belt assessments, local landscape character assessments, and design code guidelines.
- Surveys have been undertaken to establish what topics residents want us to consider in the village, housing need requirements in the village, and what businesses think. Further surveys and questionnaires will follow as we build the evidence base.
- The SG continue to actively work on the preparation of the NP, consulting with SDC as necessary, and will continue to consult residents throughout the process. These drop in sessions are part of that process.
- We are hoping to have an initial draft of the NP ready to be checked by a professional advisor by the Autumn of this year and have a completed and approved Plan in 2025
- We welcome you to this drop in and are keen to have any feedback, good or bad, from you as you review and consider the work we have completed to date. Any ideas or comments can be provided on the questionnaire available today.
- Thank you for coming!



# HARTLEY PARISH COUNCIL

## WHAT IS A NEIGHBOURHOOD PLAN?

- Neighbourhood Plans give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
- Through that process communities are then able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.
- The Designated Area for the Hartley Neighbourhood Plan is the Hartley Parish boundary as shown on the map on this board
- The NP will provide Hartley with a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- The NP can protect local Green Spaces, a list of which is shown on the board named "Protection of Local Green Spaces (Policy ENV3)"
- However the NP cannot promote any less growth than required by the SDC Local Plan. The NP can influence strategic policies but it cannot undermine them.
- The NP must meet certain "Basic conditions" which include complying with national policy and strategic policies within the Local Plan, and sustainability.
- It is for the community to decide the time frame for the NP  
- 5, 10, 15 or 20 years. The SC recommend 15 years ie until 2040.



# HARTLEY PARISH COUNCIL

## WHAT IS THE DIFFERENCE BETWEEN A NEIGHBOURHOOD PLAN AND A LOCAL PLAN?

- The NP is produced by the local community and focuses on the local area, whereas the Local Plan is produced by SDC and covers the whole District.
- The NP concentrates on Parish and local issues whereas the SDC Local Plan deals with strategic issues within the whole District of Sevenoaks.
- The National Planning Policy Framework (NPPF) indicates that the NP policies takes precedence over existing non-strategic policies in the Local Plan.
- The NP is produced by the residents of Hartley, confirmed by SDC that it meets all the legal requirements, scrutinised by an Independent Examiner and then finally approved by Hartley residents in a referendum.
- This compares with the SDC Local Plan which is produced by officers of SDC, sent out for consultation District wide and then signed off by District Councillors, before going to a Planning Inspector and ultimately may go to the Secretary of State.
- The latest SDC Local Plan is currently in draft and consultations within the District have recently closed. A final SDC Local Plan is due to be issued during 2024 and will then be reviewed by a Planning Inspector at a Public Hearing before final adoption, probably in 2025. This will coincide with the Examination of our NP in the same year.



# HARTLEY PARISH COUNCIL

## WHAT WILL A NEIGHBOURHOOD PLAN DO FOR HARTLEY?

- An adopted NP will enable Hartley to play a much stronger role in shaping the areas in which we live and work. This is because unlike the Parish Plan and Village Design Statement produced in 2010, a NP forms part of the development plan and sits alongside the SDC Local Plan.
- The Hartley NP will attain the same legal status as the SDC Local Plan once it has been approved at a referendum. At this point it comes into force as part of the statutory development plan for Sevenoaks and any applications for planning permission must be determined in accordance with that development plan.
- The consultations we are undertaking within the community will enable all residents and businesses who are interested in, or affected by, the NP proposal to play an active role in influencing the decision making of our Plan.



# HARTLEY PARISH COUNCIL

## WHAT HAS THE STEERING GROUP DONE SINCE IT STARTED IN 2021?

- Prepared and distributed questionnaires to gain feedback from the community including residents and businesses
- Gathered baseline information
- Utilised the services of consultants to produce key documents such as Green Belt studies, Landscape Character assessments, Design Guide policies and Housing Needs
- Sought and secured grant funding from Government
- Designed and launched The Hartley Neighbourhood Plan website
- Prepared draft policies for the NP
- Manned displays and information points at various events around the village
- Organised drop in sessions for local residents
- Liaised closely with SDC about key issues and requests for information
- Liaised closely and worked with our neighbours, Fawkham Parish Council in their NP process
- Prepared and preparing factual base data on listed buildings, green spaces, local wildlife areas, Public Rights of Way, housing needs and community areas



# HARTLEY PARISH COUNCIL

## WHAT ARE THE STEERING GROUP'S PLANNED ACTIONS OVER THE NEXT 12 MONTHS?

- Draft and agree policies for NP based on evidence
- Identify any areas within Hartley that we consider suitable for future development. We have not found any yet!!
- Ensure that our policies meet the “basic conditions” set out in legislation which relate to NPs
- Identify any gaps in our evidence and seek to rectify
- Review evidence from the Housing Needs Assessment questionnaire and businesses survey
- Consult with landowners and businesses
- Decide the time frame for the NP
- Organise more local Community consultations eg drop ins/ questionnaires



# HARTLEY PARISH COUNCIL

## DESCRIPTION OF HARTLEY

### Further information is available in the folder

- Hartley is in the north east corner of the area administered by Sevenoaks District Council, Kent
- The M25 is 5 miles to the west, A2/M2 is 3 miles to the north and A20 is 3 miles to the south
- Hartley lies on the chalk North Downs and in some places there is a capping of clay with flints
- The built up area of Hartley is surrounded on the west, south and east sides by the Metropolitan Green Belt
- The Metropolitan Green Belt is 75% of Hartley and has been described in the Landscape Character Assessment
- The urban area of Hartley is about 25% of Hartley and has been described in the design guide for Hartley
- The main road through the village is Ash Road, a class C road. It serves both Hartley and New Ash Green. There are no other major roads.
- The main entry to Hartley and New Ash Green is via the railway bridge reconstructed in 1967 and that reconstruction is the latest improvement in highways.
- The Public Rights of Ways are displayed in an official map. These footpaths provide access to the country side
- There is a main line station in Longfield, about a mile away, providing frequent trains to London and the Kent Coast.
- A new bus service has been started linking New Ash Green , Hartley and Longfield with Darent Valley Hospital and Bluewater
- Both the 2011 and 2021 censuses record that nearly 5400 people live in Hartley
- Community Assets are identified elsewhere in this exhibition and include the parades of shops at Cherry Trees and at the junction of Church Road and Ash Road. Also, there is Post Office and stores in Ash Road. There is a car repair and sales garage in Ash Road.
- Hospitality is provided by the Hartley Country Club and the Hartley Social Club.
- The Parish Council and the library share the same building in Ash Road
- Community Services are provided in 5 locations in the village such as the Church Centre in Ash Road.
- There are 2 churches and 2 schools in the village.
- Although some employment is provided by the community assets listed above, there is much home working in the village and commuting opportunities exist using the nearby train services.
- The Local Green Spaces are listed elsewhere in this exhibition.



# HARTLEY PARISH COUNCIL

## HISTORY OF HARTLEY Further information is available in the folder

- Archaeological excavations discovered Roman remains in Caxton Close
- Hartley is shown in Domesday Book of 1086 as Erclai
- All Saints Parish Church dates from Norman times
- Archaeological excavations discovered evidence for a small village around the Church in Norman times
- Archaeological excavations discovered remains of a small village in Chapel Wood that existed from 1225 until 1350. The wood of Chapel Wood has existed since about 1600.
- Middle Farm dates from the 16<sup>th</sup> century
- Fairby Grange, Hartley Cottage and Woodins date from the 17<sup>th</sup> century
- Hartley Court was rebuilt in 1770
- Hartley School was founded on Hartley Green in 1841
- A Small community developed around the Black Lion and the Old Forge in the 19<sup>th</sup> century
- Some cottages were built at the top of Castle Hill in the 19<sup>th</sup> century
- Longfield Station was opened in 1872 on the main London to Dover Railway
- In 1901 Hartley was still largely undeveloped and was still an agricultural community
- Residential development started in 1912 when Small Owners Limited purchased most of Hartley.
- Johns, Glebe House and the Red House were built by Small Owners families and survive to this day although altered.
- The Roman Catholic Community was established in Hartley in 1912
- Residential development and the provision of services such as electricity supply continued between the wars
- Residential development commenced after the war with the construction of new roads in 1956
- The construction of new roads within Hartley continued until 1976
- The last major improvement of roads in and out of this area was the reconstruction of the Railway Bridge at Longfield Station in 1967
- New Ash Green, a new village, was opened in 1967
- Hartley Primary Academy moved to a new site in Round Ash Way in 1970
- St Francis de Sales Roman Catholic School moved to a new site in Stack Lane in 1976





# HARTLEY PARISH COUNCIL

## PROTECTION OF THE GREEN BELT (POLICY ENV1)

### BACKGROUND

Successive consultations with residents have shown the highest priority for them is retention of the open space in the Green Belt around three sides of the Village. There is excellent access to the Green Belt from many well used public rights of way and the exercise and pleasure this provides is highly valued. Much of this open space is farmland and the loss of such land to building is of great concern to the Community in the light of future population growth, and the need to protect food supplies.

### POLICY

The NP seeks to preserve the present Green Belt boundary around Hartley and therefore development in the Green Belt will only be supported if it fulfils the test of very special circumstances, the definition of which includes:-

- **Agricultural buildings**
- **Facilities for outdoor sport or recreation**
- **Extensions of existing buildings**
- **Replacement of a building**
- **Limited infilling in villages**
- **Limited affordable housing**

Extensions to existing buildings will be permitted but must be proportionate in size to the original structure. Development on arable farmland will not be supported unless there are very special circumstances.

Public rights of way as shown on the plan will also be protected.



# HARTLEY PARISH COUNCIL

## SPECIAL VIEWS IN THE GREEN BELT (POLICY ENV2)

### BACKGROUND

Residents of Hartley place a high value on the Green Belt around the Village for the distinctive, picturesque and timeless character of its landscapes. In particular the two dry chalk valleys of Hartley Bottom to the east of the Village and Fawkham valley to the west. These are detailed in the Hartley Landscape Character Assessment prepared by Fiona Fyfe & Associates and is published on the Hartley Neighbourhood Plan website ([hartleynp.org.uk](http://hartleynp.org.uk)). Hard copies of this document are available for viewing today.

### POLICY

Whilst the two valleys of Hartley Bottom and Fawkham are included in the Green Belt, the purpose of including them separately is to recognise the high value placed on the views into and over the two valleys. This makes it clear that any development proposals affecting these valleys must also have regard to their designation as providing special views to the Hartley community. Development will not be supported unless very special circumstances are clearly demonstrated and such development must respect these views from publicly accessible locations by including individual “treatment of view” design statements.



# HARTLEY PARISH COUNCIL

## PROTECTION OF LOCAL GREEN SPACES (POLICY ENV3)

### BACKGROUND

Local Green Spaces were introduced in 2012 and once designated Local Green Spaces receive protection broadly consistent with National Green Belt.

The criteria for designation states that sites must be:-

- Local in character
- Demonstrably special to the community
- Have a particular local significance
- Not an extensive tract of land

Even land with no public access can be included as the designation does not confer public rights of access.

### POLICY

**Development proposals that would result in the loss of, or have an adverse effect on sites designated as a Local Green Space will not be supported other than in very special circumstances and where it can be demonstrated that:-**

- **There is no longer any need for the Green Space**
- **The space is no longer economically viable or able to be supported by the community**
- **There is an alternative area on an equal or more appropriate and accessible site within the Parish which complies with the general principles of the NP**

**Maps showing the individual local green spaces are included in the folder below.**



# HARTLEY PARISH COUNCIL

## LOCAL GREEN SPACES TO BE PROTECTED

- Hoselands Green
- Hartley Green
- Chantry Avenue Recreation Ground
- Gorse Wood
- Conifers and verges on either side of Manor Drive
- Woodlands Recreation Ground
- Roundabout at Round Ash Way
- Larksfield Allotments
- Two green spaces in cul de sac heads at Billings Hill Shaw
- School Playing Field at Our Lady of Hartley Primary School
- Green Space in front of Wellfield Retirement Home

### Question for visitors

Do you think there are any others within Hartley that we should look to protect?



# HARTLEY PARISH COUNCIL

## LOCAL GREEN SPACES IN GREEN BELT DEEMED TO BE IN NEED OF SPECIAL PROTECTION

- Allotments at rear of Black Lion
- All Saints Closed Churchyard
- Billings Hill Shaw Open Space
- Bramblings Wood
- Church Road Pond
- Chapel Wood
- Foxbrough Wood
- Haley Shaw, Grange Lane
- Hartley Court Green
- Hartley Wood
- Manor Field Recreation Ground
- Manor Field Burial Ground
- Northfield Open Space
- Old Downs Wood
- Parish Council Closed Burial Ground
- Playing Field at Hartley Country Club
- Rectory Meadow
- School Playing Field at Hartley Primary Academy
- Woodland to west of Hartley Country Club
- Woodland to west of Hartley Primary Academy

### Question for visitors

Do you think there are any others within Hartley that we should look to protect?



# HARTLEY PARISH COUNCIL

## RETENTION OF SPORTS FACILITIES (POLICY ENV4)

### BACKGROUND

There are four areas in Hartley Parish which contain Sports facilities and three of these are also included for designation under the Protection of Local Green Spaces (Policy ENV3). These are the Manorfield and Woodlands Recreation Grounds together with the Grounds of Hartley Country Club. The fourth area is Longfield Hill Recreation which does not fall with the criteria of designation as a Local Green Space as it is not seen as local for the Hartley community. All four areas provide well used sports facilities for local residents.

### POLICY

**Any development proposals which would lead to the loss of the sports facilities at Longfield Hill, Manorfield Recreation Ground, Woodlands Recreation Ground and/or Hartley Country Club will not be supported unless it can be demonstrated that:-**

- **There is no longer any need or demand for the facilities named**
- **The existing facilities are demonstrably no longer viable or able to be supported by the community**
- **There is an alternative area on an equal or more appropriate and accessible site within the Parish which complies with the general principles of the NP**



# HARTLEY PARISH COUNCIL

## HERITAGE ASSETS (POLICY ENV5)

### BACKGROUND

#### Listed Buildings

The Parish contains 18 Grade 1 and 2 Listed Buildings which have statutory protection by virtue of the Planning (Historic Buildings and Conservation) Act 1990. The map on this board lists the buildings for reference purpose to ensure that they are properly protected and where development is proposed on adjoining or nearby sites, particular attention is paid to the “Settings” of these historic buildings as required by legislation.

#### Local Heritage List

The NP has identified a number of other building and archaeological sites as non-designated heritage assets which are important due to their contribution to the layout and mix of development in Hartley and need formal protection.

#### Conservation Areas

The Landscape Character Assessment proposes that a Conservation Area should be established to protect the areas around All Saints Church and Hartley Court in Church Road together with nearby heritage buildings. The SG also suggests that a Conservation Area is established at Hartley Green and to include heritage assets nearby.

### POLICY

Listed buildings shown on the map should be given protection around the setting of these buildings both from alterations to the Listed buildings themselves and from development on adjoining and nearby sites.

Subject to support within the village and agreement by landowners, the sites and buildings are to be proposed as non-designated local heritage assets.

Subject to support within the village and agreement by landowners, Conservation Area status should be proposed for the two areas in the vicinity of All Saints Church and Hartley Court, Church Road, and the area in the vicinity of Hartley Green.



# HARTLEY PARISH COUNCIL

## LISTED BUILDINGS

- Hartley House, Ash Road (Grade II)
- Fairby Grange Convalescent Home, Ash Road (Grade II)
- Hartley Cottage, Hartley Green (Grade II)
- Yew Cottage, Hartley Green (Grade II)
- Church of All Saints, Church Road (Grade I)
- Hartley Court, Church Road (Grade II)
- Barn to south-west of Hartley Court fronting Church Road (Grade II)
- Goodwin's Cottage, Church Road (Grade II)
- Woodins, Church Road (Grade II)
- Church of St Francis de Sales, Church Road (Grade II)
- Middle Farm, Church Road (Grade II)
- Brickend, Church Road (Grade II)
- Goldsmith Cottage, Hartley Bottom Road (Grade II)
- Hartley Bottom Farmhouse, Hartley Bottom Road (Grade II)
- Hartley Hill Cottage, Church Road (Grade II)
- Barn at Brickend, Church Road (Grade II)
- Manor Farmhouse, Longfield Hill (Grade II)
- Red Cow Farmhouse and attached oast house to north, Hartley Bottom Road (Grade II)





# HARTLEY PARISH COUNCIL

## PROTECTION OF BIODIVERSITY ASSETS, WILDLIFE HABITATS AND TREE PRESERVATION ORDERS (POLICY ENV6)

### BACKGROUND

Residents have supported the protection of wildlife habitats in the Parish through responses to questionnaires.

We must also safeguard Tree Preservation Orders, ancient woodlands and other woodlands within the village. The relevant ancient woodlands and other woodlands are shown on the map on this board.

### POLICY

**All development proposals must safeguard and not harm locally significant wildlife habitats and species, especially those protected by legislation.**

**Development proposals that endanger or result in the loss of hedges, trees, ancient woodlands, woodlands or ponds will be resisted. Proposals should be designed to retain and manage these sites and features.**



# HARTLEY PARISH COUNCIL

## DEVELOPMENT WITHIN THE PARISH (POLICY HBE1)

### BACKGROUND

Residents have supported the line between the Green Belt and the built environment of the Village, the Settlement boundary line. This boundary was established in 1955 and Government Policy provides that once established they should only be altered where exceptional circumstances are fully evidenced.

### POLICY

**Development proposals will be supported within the Settlement Boundary only where they comply with other policies in the NP.**

**Development proposals on land in the Green Belt, outside the Settlement Boundary, will not be supported unless they comply with other policies in the NP, the SDC Local Plan and National strategic policies.**



# HARTLEY PARISH COUNCIL

## HOUSING MIX (POLICY HBE2)

### BACKGROUND

According to the Census results, the proportion of the population aged over 65 in Hartley has increased from 1,479 in 2011 to 1,728 in 2021. A significant number of homes are owner occupied. The current housing types are largely detached and approximately 25% consist of 1 and 2 bedroom properties. Consultations with residents have made it clear that the community wishes to retain a mix of housing to enable residents to downsize or increase their footprint and remain in Hartley. A Housing Needs Assessment is currently underway and results are expected in April/May 2024.

### POLICY

**New housing development should provide a mixture of housing types to meet local needs.**

**Housing proposals should be designed to provide a significant proportion of the dwellings with 2 and 3 bedrooms and homes suitable for older people, including bungalows and dwellings suitable for persons with restricted mobility. Some new 4 bedroom properties will be supported provided they complement the 2 and 3 bedroom houses and meet an identified local need.**



# HARTLEY PARISH COUNCIL

## AFFORDABLE HOUSING (POLICY HBE3)

### BACKGROUND

If the current draft SDC Local Plan makes provision for new housing with an element of affordable homes, this will be supported, particularly if there is a demonstrable local need. The Housing Needs Assessment currently underway will help us identify the local need.

### POLICY

The provision of affordable homes in any new developments for people with a local connection will be supported.



# HARTLEY PARISH COUNCIL

## WINDFALL DEVELOPMENT (POLICY HBE4)

### BACKGROUND

Windfall sites are defined in the National Planning Policy Framework as ones which have not been specifically identified in the Local or Neighbourhood planning processes. They usually comprise developments of less than 5 units. Sites often comprise the replacement of a single property with several units. The SG supports windfall development within the Settlement Boundary where it would be in character with the particular area and would not have any adverse effects on adjoining sites (see Policy DC1, Building Design Guidelines and Codes). The SDC Local Plan envisages continued windfall development over the life of the Local Plan throughout the District.

### POLICY

**A proposal for windfall development or redevelopment within the Settlement Boundary of the Village will generally be supported provided it complies with the following:-**

- **It is well designed and accords with the Building Design Guidelines and Codes referred to in Policy DC1.**
- **The development takes account of the local, specific landscape characteristics and any defined heritage asset designation, including the settings of Listed Buildings and the need to preserve or enhance the character and appearance of Conservation Areas.**
- **The development is served by sustainable infrastructure and does not increase the risk of flooding.**
- **The development provides an element of affordable housing which is demonstrated to meet local needs.**



# HARTLEY PARISH COUNCIL

## BUILDING DESIGN GUIDELINES AND CODES (POLICY DC1)

### BACKGROUND

The NP will include Building Design Guidelines and Codes developed for Hartley by AECOM Planning Consultants to promote a high level of design for any future development proposals in order to create better places in which to live and work and help make development acceptable within Hartley.

The Building Design Guidelines and Codes document is divided into four parts.

- Part 1 explains the importance of good design.
- Part 2 outlines the special characteristics of Hartley, for example, the different types and styles of development which shape each area of the Village.
- Part 3 presents two sets of design proposals, the first of which is a set of general design principles to be addressed as being appropriate for Hartley's character. The second is a set of design guidelines and codes for each of the areas identified in Part 2.
- Part 4 explains why the report is a valuable tool in securing high quality development.

This document can be viewed on the Hartley Neighbourhood Plan website ([www.hartleynp.org.uk](http://www.hartleynp.org.uk)) and a hard copy is available today

### POLICY

**Proposals for new buildings, including new replacement or conversion dwellings or extension to buildings will only be supported where they meet the requirements of the Building Design Guidelines and Codes.**



# HARTLEY PARISH COUNCIL

## RETENTION OF COMMUNITY ASSETS (POLICY CA1)

### BACKGROUND

Hartley Parish has a number of community facilities and amenities which make a significant contribution to its vitality and sense of community. They have a positive impact on sustainability by enhancing the quality of life for residents and providing the potential for social interaction. It is essential that the Parish retains its existing community assets.

### POLICY

Development or loss of the Community Assets listed and shown on the map will not be supported unless it can be demonstrated that:-

- There is no longer any need or demand for the community asset named
- The space is no longer economically viable or able to be supported by the community
- There is an alternative area on an equal or more appropriate and accessible site within the Parish which complies with the general principles of the NP



# HARTLEY PARISH COUNCIL

## COMMUNITY ASSETS TO BE RETAINED

### **Village Shops and Services:-**

- Retail and Services at Cherry Trees
- Retail and Services at the junction of Ash Road/Church Road
- Fairby Store and Post Office, Ash Road
- Hartley Car Sales & Repairs, Ash Road

### **Hospitality**

- Black Lion Public House, Ash Road
- Hartley Social Club, Culvey Close
- Hartley Country Club, Culvey Close

### **Churches**

- All Saints Church, Church Road
- St Francis de Sales RC Church, Church Road

### **Community Services**

- Hartley Library/ Parish Office, Ash Road
- Village Hall, Ash Road
- All Saints Church Centre, Ash Road
- Manor Field Pavilion and Recreation Ground, Church Road
- Community Centre, Wellfield
- Scout Hall, Larkfield Lane

### **Schools**

- Hartley Primary Academy, Round Ash Way
- Our Lady of Hartley RC Primary School, Stack Lane

### **Question for visitors**

Do you agree? Would you suggest any more?





# HARTLEY PARISH COUNCIL

## COMMUNITY ENGAGEMENT NEIGHBOURHOOD PLAN CONSULTATION PROCESS

When preparing the NP, it is vital that there is an inclusive process taking account of feedback from all of those who reside or have a business within the Parish. A number of questionnaires have been issued to residents and businesses and others will follow.

### RESIDENTS QUESTIONNAIRE – MARCH 2021

This was the first survey to determine the level of support for a NP and resulted in:

223 responses

220 returns in favour of producing a NP

3 returns opposed to producing NP



# HARTLEY PARISH COUNCIL

## RESIDENTS QUESTIONNAIRE – OCTOBER 2021

A second questionnaire was delivered to all residential properties in Hartley seeking views and opinions on living in Hartley and resulted in **286** responses being received, equating to an **11.5%** return. A summary of the responses is provided below.

Main benefits of living in Hartley	Replies
Natural environment and good countryside for walking	38%
Good transport links and local amenities/shops	33%
Friendly, quiet, with good atmosphere	19%
Good schools and place to bring up family	10

Main drawbacks of living in Hartley	Replies
Poor bus service	20%
Too much traffic and speeding	19%
Concerns about overdevelopment and losing character of a village	18%
Poor GP and healthcare services	17%

Suggested Improvements	Replies
Stop/reduce housing development, including replacement of small units with executive homes.	24%
Tidy up and improve community facilities/areas	21%
Safeguard green spaces	21%
Improve bus services	18%
Improve road and pavement surfaces and address traffic concerns	15%

Words which describe Hartley	Replies %
Friendly	17%
Countryside	15%
Peaceful	13%
Clean and tidy	12%
Good community	6%
Convenient location	5%
Safe	4%
Traffic	1%



# HARTLEY PARISH COUNCIL

## RESIDENTS QUESTIONNAIRE – OCTOBER 2023

The third questionnaire was delivered to all residents of Hartley seeking views and opinions on 6 key issues relating to the Neighbourhood Plan and resulted in **559** responses being received, equating to a **22.4%** return. A summary of the responses is provided below.

Question	Strongly Agree %	Agree %	Neither agree nor disagree %	Disagree %	Strongly disagree %
Do you think that the Green Belt should be protected around Hartley village?	93	3	1	1	1
Do you think the Neighbourhood Plan should value and protect the countryside, views, and landscape around our Hartley village?	92	6	1	0	1
Do you think that we should seek out and protect other wildlife sites?	80	13	3	3	1
A number of open spaces in Hartley have been identified as Local Green Spaces which are important to residents. Do you think these should all be protected?	88	8	1	1	1
Within the village there are a number of Community Assets including shops, open spaces, allotments, sports facilities and public halls. Do you think we should protect them all in the interest of preserving community life in the Village?	88	8	2	1	2
Do you agree with the recommendation to create a Conservation Area around All Saints Church and Hartley Court?	77	16	5	1	2



# HARTLEY PARISH COUNCIL

## **SURVEYS CURRENTLY BEING UNDERTAKEN**

### **HOUSING NEEDS SURVEY – JANUARY 2024**

Surveys completed and results expected April/May 2024

### **BUSINESS QUESTIONNAIRE – FEBRUARY 2024**

Surveys completed and results expected April/May 2024



# HARTLEY PARISH COUNCIL

## FREQUENTLY ASKED QUESTIONS

### Can a NP stop development in the village?

No. It can guide development to be more appropriate in the village and help decide where it goes, if at all.

### What area can be covered by a NP?

There can only be one NP for Hartley and that will cover the whole Parish

### What topics will be covered in the NP?

- **Distinctive Features:** Capture what makes our neighbourhood unique and special. Consider its history, cultural heritage, and any outstanding characteristics.
- **Development Location and Scale:** Review where new development could occur within the neighbourhood, bearing in mind the constraints of the green belt and the local landscape character. Determine any suitable areas for housing, shops, offices, and other facilities.
- **Design Guidelines:** Specify how new buildings should look. For example, architectural styles, materials, and landscaping to maintain the character of the area.
- **Community Needs:** Consider the needs of different demographics within the neighbourhood, eg green spaces, facilities for children or senior citizens, sports facilities etc.
- **Consider biodiversity and habitats;** reviewing these areas and what measures we should put in place to protect them.

### How long will it take to prepare the NP?

We started in 2021. We aim to have a finalised draft plan ready to submit to SDC by the end of 2024 and then to go through the Approval/Examination/Referendum process during 2025. See the timeline for more detailed information

### Who pays for producing the NP?

Our costs are underwritten by HPC but we have funded most of the expenditure to date through Government grant funding

### Where can I find more information?

On our website at [www.hartleynp.org.uk](http://www.hartleynp.org.uk)

### What can't we deal with in a NP?

The NP is a planning document that guides future development in Hartley. It can only deal with the development and use of land. NPs cannot deal with non-planning matters such as:

- improving the local train or bus service.
- introducing a 20 mph speed limit or other traffic management measures
- working in partnership with other organisations
- better or different management of the village hall or play areas
- improving healthcare

### How can I help?

Contact us on our website [www.hartleynp.org.uk](http://www.hartleynp.org.uk) or talk to a member of the Steering Group at one of the drop in sessions



# HARTLEY PARISH COUNCIL

## NEIGHBOURHOOD PLAN - NEXT STEPS

Thank you for coming to one of our Drop-In sessions. Set out below are the proposed next steps in the process to finalise and publish the plan for its adoption by SDC.

	Target Date
<b>Further Resident Consultation including:</b> <ul style="list-style-type: none"><li>• Review feedback from the Drop-in sessions.</li><li>• Housing Needs Assessment survey findings</li><li>• Business Needs Assessment survey findings</li></ul>	<b>April 2024</b>
<b>Revise Draft Plan</b> , preparing policies and ensuring all supporting evidence is documented	<b>Sept 2024</b>
<b>Review &amp; Check Draft Plan &amp; Policies</b> , with a “health check” from external consultants and amend as necessary	<b>Oct 2024</b>
<b>Pre- submission consultations with residents, statutory bodies and SDC (Reg 14)</b>	<b>Dec 2024</b>
<b>Amend &amp; finalise Draft Plan</b> , including agreed policies	<b>Feb 2025</b>
<b>Submit Plan to HPC for approval</b>	<b>Mar 2025</b>
<b>Submit Plan to SDC for review (Reg 16)</b>	<b>May 2025</b>
<b>SDC appoint an Independent Examiner to assess the Plan</b>	<b>June 2025</b>
<b>Parish Residents Referendum (vote)</b>	<b>Sept 2025</b>
<b>SDC adopts the Plan</b>	<b>Dec 2025</b>
<b>Plan confirmed as part of the statutory development plan</b> to be taken into account by SDC when considering planning matters in Hartley.	--

Please take a Visitor Card which includes the Neighbourhood Plan contact details  
Or visit the Neighbourhood Plan website

<https://www.hartleynp.org.uk>

Or click the QR Code





# HARTLEY PARISH COUNCIL

## NEIGHBOURHOOD PLAN DROP IN SESSION QUESTIONNAIRE

Thank you for coming to one of our Drop-In sessions. We would value your feedback on the event and in particular your views on the draft Policy Statements exhibited here. As you review the details on the various Information Boards, please record your views below by ticking the appropriate box. ✓

Ref	Policy Title	Supported	Not Supported	Neither
ENV1	Protection of the Green Belt			
ENV2	Special Views in the Green Belt			
ENV3	Protection of Local Green Spaces			
ENV4	Retention of Sports Facilities			
ENV5	Protection of Heritage Assets			
ENV6	Protection of Biodiversity Assets			
HBE1	Settlement Boundary			
HBE2	Housing Mix			
HBE3	Affordable Housing			
HBE4	Windfall Development			
DC1	Building Design Guidance Code			
CA1	Retention of Community Assets			

***Please add any additional comments here:***

Thank you for taking the time to complete this questionnaire.  
For further information please visit the Neighbourhood Plan website  
<https://www.hartleynp.org.uk>

Or click the QR Code

