

# Comments for Planning Application 19/05000/HYB

## Application Summary

Application Number: 19/05000/HYB

Address: DSTL Fort Halstead Crow Drive Halstead Sevenoaks KENT TN14 7BU

Proposal: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

Case Officer: Claire Shearing

## Customer Details

Name: Mrs Helen Brown

Address: 8 The Meadows Halstead Sevenoaks

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the following reasons.

The increase in size from the original permission granted of 450 units on the Fort Halstead is contrary to national green belt policy Paragraph 139. This states that land should be safe guarded between urban areas (Sevenoaks and Orpington). Also that Green Belt boundaries should not be altered. See NPPF paragraph 138 concerning removal of land from Green Belt.

Sevenoaks DC commissioned ARUP to prepare a Green Belt Study of the Sevenoaks area. The Fort Halstead site is located in land parcel 76 (Halstead, Badgers Mount and Knockholt) which scored 3rd place out of 101 parcels. It is rated as one of the strongest performing pieces of Green Belt in the district. It is located in a highly sensitive area of Green Belt, adjacent to the London Borough of Bromley. Fulfilling 3 of the purposes of the Green Belt: to check against unrestricted sprawl, to prevent towns merging together and to assist in safeguarding the countryside from encroachment.

The over-development of the Fort Halstead site is not justified or consistent with national or SDC policies. The scale and density of the proposed developments in the planning application will change the distinctive character of our communities. The planned densities of 50-60 DPH for over half of the site is not in keeping with the densities currently found in the villages of Halstead and Knockholt which is much lower with an average of 13-18 Dph. Any new development should be in

line with the density locally found (according national policy). There should be no unacceptable impact on the local area. The increase of this site from the original plans will swamp our villages. The ancient woodland located on the site will be protected and must be incorporated into proposals with suitable buffer areas to be put in place. To build an additional 300 houses upon this site will further contravene the policy and would decimate the biodiversity of the area.