

From: Les Jones
Sent: 26 November 2019 12:05
To: Planning Comments
Subject: Fort Halstead. 19/05000/HYB

There are two main areas of existing vegetation that need to be taken account of in assessing this application.

There are wooded areas which tend to dominate most of the perimeters of the site. Of these woodlands, most are designated as Ancient & Semi-Natural and as such these areas of woodland would have been in existence in one form or another for at least the last 400 years. The whole of the site is also afforded protection by Tree Preservation Order (TPO) 4 of 2016. The interior of the site has what I would call estate planting, which have to a certain degree been formally planted and matured over the previous decades. Other later and younger wooded planting has been carried out running parallel with Star Hill. Both the earlier and the much older Ancient Woodland are important features for the site.

This new proposal appears to be similar to the 2015 proposal with the exception that it is applying to construct greater numbers of residential properties. With the possibility of greater numbers of people living and working on site comes greater threat to the natural environment. Whereas I feel that the ancient wooded areas can be suitable protected during the demolition and build process. I feel that the effects of the increased footfall within those wooded areas will be to their detriment. I cannot see how they can be isolated from the close proximity of so many new residents who would wish to enjoy their neighbourhood environment. The increase in numbers as proposed will cause deterioration of the woodlands. I would like to see management schemes to ensure the flora and fauna of the woodlands are retained in a healthy condition going forward, footpaths are routed away from those areas and full access is discouraged.

The tree survey recognises trees to be felled for various reasons. In all I have noted that in the region of 154 trees are recommended for felling. It is also noted that it is not always made clear why those fells are necessary. It is a difficult process to organise a site visit given the current security on site to inspect those trees. I also found it extremely difficult to deal with the tree location drawings with them being on A4 pages, why cannot the whole survey be upon a single sheet or at least on two. It would then be better to make an assessment on where the location was in relation to the whole site. The aforementioned fells are directly due to their inspection and the findings of the inspector. Details of the number of necessary fells to accommodate the proposed build process is not clear at this stage, which will be in addition to the aforementioned tree removals. The increase in build numbers will inevitably lead to an increase in tree removals above and beyond the 2015 approval.

Drawing number 005561_PP02 entitled "Building Heights Plan", shows "proposed Stockpile". I assume this to mean stockpiling of excavated soil and that if not temporary then it will need to fit into the proposed landscape in the longer term. This area is shown as a community recreation area. How will the soil piles fit into this landscape and how high will they be. Will the layering of sub and top soil be piled accordingly etc.

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