

From: [Archer, Heather](#)
To: [Planning Comments](#)
Subject: Final response 7 April 2021 DSTL Fort Halstead, Crow Drive, Halstead, Sevenoaks, Kent TN14 7BU planning application SE/19/05000/HYB
Date: 07 April 2021 16:43:15
Attachments: [image001.png](#)
[86207 Fort Halstead.pdf](#)

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For the attention of: Claire Shearing

Site: DSTL Fort Halstead, Crow Drive, Halstead, Sevenoaks, Kent TN14 7BU

Development: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a 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.

Your Reference No.: SE/19/05000/HYB

Highways England's Reference No.: #86207 / 12920

Dear Claire Shearing,

Thank you for your email dated 22 March 2021 on the above planning application re-consultation and indicating a response was required by 14 April 2021.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case M25 Junction 4. We are interested as to whether there would be any adverse safety implications or material increase in queues and delays on the SRN as a result of development.

We provided a formal response of no objection to the planning application (LPA ref: SE/19/05000/HYB) on 3 September 2020. This was based on an email from the case officer dated 13 August 2020, which provided confirmation of the current position regarding the extant permission for the site (15/00628/OUT) and the

status of the Certificate of Lawful Existing Use. Compared to the extant permission and legal use, we our response stated that we were content that the amended application would not have any additional severe impacts upon the M25 Strategic Road Network.

Having reviewed the additional information, we note there are proposed amendments to the demolition plan, indicating the applicant intends to retain buildings X23, X47, X76 and X77 which were previously proposed to be demolished, and now proposes the demolition of buildings X43.1 and X43.2. The applicants submitted cover letter states that the description of the DSTL Fort Halstead development is unaffected and that there is no change to the proposed floorspace of the planning application.

Based on this, we believe the amendments to the planning application would be unlikely to materially affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and MHCLG NPPF para 109). Therefore, Highways England's formal response of no objection dated 3 September 2020 is unchanged.

I have re-attached a copy of our formal response (HEPR) for your records. Thank you again for consulting with Highways England and please continue to consult us via our inbox PlanningSE@highwaysengland.co.uk

Kind Regards,

Heather

Heather Archer, Assistant Spatial Planner

Highways England | 1st Floor, Bridge House | Walnut Tree Close | Guildford | GU1 4LZ

+44 (0) 300 470 1019 Please note that my telephone number has been diverted to my mobile.

Web: <http://www.highwaysengland.co.uk>



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Highways England Company Limited | General enquiries: 0300 123 5000
|National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park,
Birmingham B32 1AF | <https://www.gov.uk/government/organisations/highways->

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