

[REDACTED]

From: Harriet Long [REDACTED]
Sent: 15 July 2020 11:37
To: Planning Comments
Subject: Comments on 19/05000/HYB

Hi,

I want to log my comments against Planning Application 19/05000/HYB. My objections are as follows:

1. 19_05000_HYB-APPLICATION_-_NEIGHBOURS_CONSULTED-2433256-1.pdf - This document states ~2,000 'neighbours' were consulted. The addresses of these are far and wide with only ~80 of these addresses being residential homes actually up at Fort Halstead (the houses on Fort Road, Fort Close and Armstrong Close). This equates to 4%, so while they may be able to produce huge figures of those who have been consulted (I expect by that they are including areas who may have seen a planning application sign or may have had a letter), only 4% on that list are ones who will be hugely effected by this. The vast numbers they are claiming to have 'consulted' is highly disingenuous and minimises the objections from the 4% who have to live with this on a daily, ongoing basis.

Moreover, to claim a letter through the door and an invitation to an exhibition on the site, over the space of nearly 3 years, is 'consultation' is ludicrous. The letter and exhibition on the site regarded the proposal for the 750 houses, we have not been engaged whatsoever regarding these new plans.

2. I would expect the wildlife surveys to be specifically revisited, I am unsure when they were conducted but since lockdown there has been a notable increase of wildlife to the area, including those rarely - if ever - seen before. We now have Red Kites nesting in the woods, we regularly see Shrews and Voles, Deer and Badgers are also sighted more frequently, Hedgehogs have been seen on occasions and there has been a vast increase in Bat activity.

3. Based on document 019AI-ES-VOL 3: APP2.6 MAJOR ACCIDENTS AND DISASTERS REPORT, section 3.4 I have serious concerns about how the water situation at the Fort has been downplayed, and the lack of attention given to how the water infrastructure supplying the existing 60 homes is already woefully inadequate. Adding an additional 635 homes plus commercial buildings to this water supply will have catastrophic knock on effects to our own supply (which has already failed for days at a time on 5 occasions since we moved in 2 years ago most recently we have been unable to drink our water for nearly 2 weeks). There is no 'mitigation' plan in place for the failure of the water supply bar supplying bottled water which is not sufficient. I would expect the developer to commit to replacing the water infrastructure for the existing ~80 homes (including on the property itself) at cost to them, as a minimum.


4. I can see nothing within these documents regarding the cost of upkeeping Crow Drive. At present, the ~80 houses up here are required to pay 10% to the upkeep of Crow Drive. This is set out in our TP1s. The mass increase in car volume coming from 635 houses, plus the extensive building work and 11 years of HGVs going up and down the road, will inevitably result in ongoing repairs being needed on a much more frequent and more extreme basis. Our ~80 houses should not bare the cost of repairing a road for a development that we object to, when it is being damaged by building work and vehicles coming to and from a development that is not ours. I would expect the developers to commit to having this charge scraped, pay for our TP1s to be amended, and take over sole cost of maintaining Crow Drive.

5. As a collective group of residents of the ~80 homes up here, we made the decision to have our street lights turned off entirely to mitigate light pollution in line with the Councils policy. Everyone enjoys the darkness up here and the fact no light pollution means you can always see the stars so clearly. Based on the

proposal for lighting it is now going to be forced back on us with masses of street lights within the development and that lack of light pollution for us will be totally lost. We would expect the developers to commit to a streetlight cut off time curfew as in other countryside areas.

6. As all the trees up at Fort Halstead have TPOs on them, I would like to know how the development is going ahead without breaching these TPOs.

Overall there has been a complete lack of regard for the residents of the ~80 homes already at the Fort. We all bought up here for the isolation, the peace, the fact it was supposedly protected greenbelt land around us. No consideration has been given to the fact we will have to live with the horrific noise 6 days a week for 11 years and the impact that will have on health and wellbeing,

 I'd expect the developers to think more broadly about how residents of these ~80 homes will be supported, respected and potentially compensated for this. None of us bought up here expecting to live on a building site for 11 years.

I hope the above objections will be taken into consideration.

Harriet Long, 19 Fort Road, Halstead, Sevenoaks, TN14 7BT