

From: [REDACTED]
Sent: 05 April 2021 16:08
To: Planning Comments
Cc: laura.trott.mp@parliament.uk; James London
Subject: 19/05000/HYB Amended application - proposed development of 635 houses at Fort Halstead

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Attn : Ms Claire Shearing Case Officer

Ref : 19/05000/HYB Amended Application - proposed development of 635 houses at Fort Halstead.

Dear Ms. Shearing,

Thank you for your letter dated 22 March 2021 informing me of the amendment to the proposed development at Fort Halstead. I note that my objections to the earlier proposal will be taken into account, so I will not repeat them here. However, there are a number of objections to the new proposal which I would like to highlight.

Firstly, the developer is seeking to replace 26% of the commercial development already granted with an additional 185 houses (+40%) which they presumably expect to be more profitable. This makes a mockery of Sevenoaks District Council's objective that the development "should be employment-led and should maintain the site's role as an important employment site in the district" (SDC's Allocations and Development Management Plan, adopted February 2015).

Secondly, this amendment should not be seen in isolation. As you are aware, there are a number of applications / appeals for other developments between Star Hill Road and Knockholt station. In total they add up to applications for 3,500 new houses in a very small area. The cumulative effect of this ribbon development would be to swamp the small villages in the area and put a huge burden on the local infrastructure of already inadequate roads and amenities.

Thirdly, the developer has resurrected its proposal to open access and egress to and from the site onto Star Hill Road to all traffic. This was ruled out by SDC in the previous grant and there is no justification to change that decision now. It would not be possible to achieve the sightlines for safe access and egress onto this narrow, winding and dangerous hill without the wholesale destruction of flora and fauna habitats which is against Green Belt policy. Traffic to and from this proposed access / egress would be funneled along Old London Road, Knockholt where there are no parking restrictions on the highway, few stretches of pavement, no street lights and the road has very few places where two vehicles can pass one another. Star Hill Road is dangerous and has a history of accidents, some fatal. It is heavily used by cycling clubs and traffic is regularly held up by cyclists struggling up the steeper parts of the hill. To encourage more traffic onto Star Hill Road would be foolish.

Overall the proposal is contrary to GB05 of the Sevenoaks Allocations and Development Management Plan.

Yours sincerely,
Mr. Neil Rae

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