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FORT HALSTEAD, SEVENOAKS

ENVIRONMENTAL IMPACT ASSESSMENT
VOLUME I – NON-TECHNICAL SUMMARY

September 2019

Merseyside
PENSION FUND

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NON-TECHNICAL SUMMARY

INTRODUCTION

Merseyside Pension Fund ('The Applicant') is applying to Sevenoaks District Council ('SDC') for hybrid planning permission to redevelop a site at Fort Halstead, Crow Drive, Sevenoaks ('the 'site').

The description of development is as follows:

In detail:

- *Demolition of existing buildings;*
- *Change of use and works to buildings Q13 and Q14 (including landscaping and public realm);*
- *Primary and secondary accesses.*

In outline:

- *Development of business space (use classes B1a/b/c) of up to 27,659 sq m Gross External Area;*
- *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);*
- *Development of a one form entry primary school;*
- *Change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space;*
- *Roads, pedestrian and cycle routes, public transport infrastructure, car parking, utilities infrastructure, drainage;*
- *Landscaping, landforming and ecological mitigation works.*

The application site is currently occupied in large part by the Defence Science and Technology Laboratory (DSTL) and in part by QinetiQ, a specialist defence company, which provide scientific and technical research services to the Ministry of Defence. Due to the current consolidation and relocation of DSTL, the majority of the application site will be vacant and available for redevelopment.

Approximately 300 buildings are present on the site, with the main part (excluding the Fort Scheduled Monument) identified in SDC's Core Strategy [1] as a Major Developed Site (MDS) for employment. The MDS coincides with the extent of the built environment and employment-related development on the application site, which covers an area of approximately 40.1 hectares. The boundary of the MDS, is defined in the Allocations and Development Management Plan [2] pursuant to the Core Strategy.

There are circa 38 buildings that are considered heritage assets of varying sensitivity across the application site, these include one Scheduled Monument (the Fort) that includes eight separate structures and four listed buildings (two of which are listed Grade II and the other two at Grade II*).

The Fort Halstead site was granted outline planning permission in 2015 in the form of a masterplan development. Permission was granted for a mixed-use development comprising a business area, 450 residential units, a hotel of up to 80 beds, a village centre, use of the Fort Area and bunkers as an historic interpretation centre with ancillary workshop space, and works associated with the development including roads, landscaping, security fencing, formal and informal open space, pedestrian, cyclist and public transport infrastructure, utilities infrastructure, sustainable urban drainage system, cycle and car parking, and for two access points at Otford Lane/Crow Drive (primary) and Star Hill (secondary).

The 2015 outline planning permission remains a deliverable option for the application site. However, emerging changes in local planning policy, have resulted in the Applicant revisiting their proposals for the site. One of the key changes in the surrounding context that arose during this period was the

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emerging Sevenoaks District Council New Local Plan which allocates the site for mixed-use employment and residential development for 300 residential units in addition to the 450 units consented. This has provided the opportunity to increase the residential density on the application site. The Applicant recognised that these additional residential units could provide an opportunity to deliver a development that would be more appealing to a wider audience and bring about a number of benefits for the community. In addition, during discussions with Kent County Council (KCC) regarding the uplift in the residential unit numbers and future schools' capacity in the local area, KCC requested that a one form entry (1FE) school should be included within the proposed development. For these reasons, the decision was made to redesign the proposals.

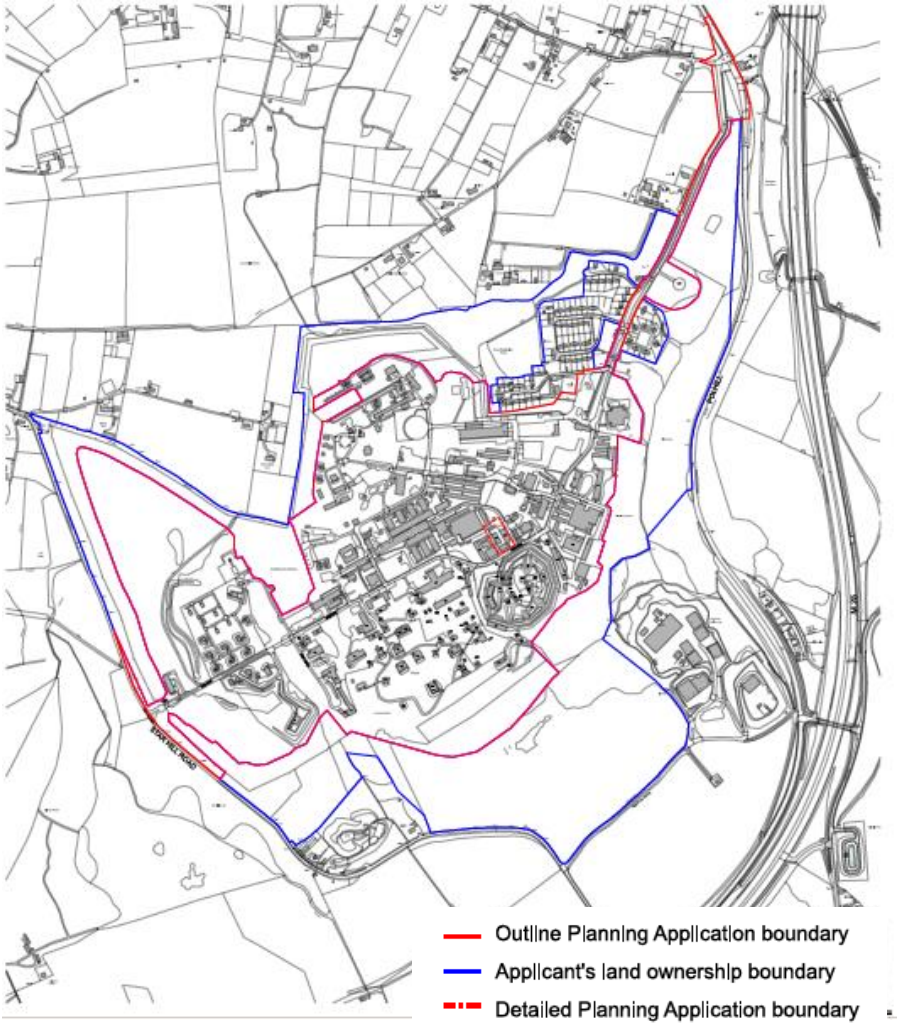

Figure 1
Application Site
Image: JTP

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ENVIRONMENTAL IMPACT ASSESSMENT

Environmental Impact Assessment (EIA) has been carried out in accordance with the Town and Country Planning (EIA) Regulations 2017 ('the EIA Regulations 2017').

The proposed development is of a type set out in Schedule 2, Category 10(b) *urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas*.

The proposed development does not lie within a sensitive area, as defined in the EIA Regulations 2017; however, it does exceed the relevant threshold for Category 10(b) projects, in that it exceeds the 1 hectare (ha) site area threshold for non-dwelling house development. As such, the proposals fall within the scope of the EIA Regulations 2017, with EIA being required where the development is "likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

EIA is a process to protect the environment by ensuring that, when deciding whether to grant planning permission for a project that is likely to have significant effects on the environment, a local planning authority does so in the full knowledge of the likely significant effects and takes this into account in the decision-making process.

In the interests of undertaking a robust assessment of the likely environmental effects of the proposals, the applicant has chosen to voluntarily submit an Environmental Statement (ES) to accompany the planning application. A request for a screening opinion was not submitted.

The ES is the product of the EIA process and comprises a series of studies, surveys and consultations that have informed the design of the proposed development to seek to minimise its environmental effects and to identify measures to ensure that the proposed development is built and 'operated' in a sustainable way.

This Non-Technical Summary is intended to provide members of the public, and any other interested parties without specialist technical knowledge, with sufficient information to understand the proposals and the principal findings of the EIA, as presented in the ES.

THE PROPOSED DEVELOPMENT

The proposals comprise demolition of a number of the existing buildings on the application site.

The proposals are for a mixed-use development. The full description of development as it appears on the hybrid planning application is as follows:

In detail:

- *Demolition of existing buildings;*
- *Change of use and works to buildings Q13 and Q14 (including landscaping and public realm);*
- *Primary and secondary accesses.*

In outline:

- *Development of business space (use classes B1a/b/c) of up to 27,659 sq m Gross External Area;*
- *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);*
- *Development of a one form entry primary school;*
- *Change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space;*

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- *Roads, pedestrian and cycle routes, public transport infrastructure, car parking, utilities infrastructure, drainage;*
- *Landscaping, landforming and ecological mitigation works.*

Up to 750 mixed tenure homes in a variety of sizes are proposed for the application site which will be located within distinct residential neighbourhoods.

The Innovation and Education Hub is located along the southern part of the site, wrapping around the Fort and QinetiQ consolidated demise. The employment area and primary school are an integral part of the Village Centre and its location is easily accessible from every home which will encourage activity and vibrance making the commercial uses in this location more viable.

The employment areas will include a range of buildings with varying footprint areas, providing flexible accommodation for office, research & development as well as light industry. A total of 27,659 sqm GEA of employment space will be provided by the proposed development.

At the centre of the main employment area is a one form entry primary school. This primary school will serve the new residents, reducing the need to travel outside of the development via car for the school run.

The Village Centre comprises mixed use space and forms the heart of the development as both an employment area and a community hub for the new residents. It sits to the north of the Fort, encompasses the retained and refurbished 'Q' buildings as well as providing a new village green to the east of Penney Road. The village centre will provide a range of uses and facilities for the new community including a food store; café; community hub with space for a GP consulting room; a gym; flexible workspace; a nursery as well as space which can accommodate older people's housing.

A clear sequence of open spaces from the Fort to the Green Link including the Village Square and Village Green, will be provided with continuous shared footway/cycleway with a minimum width of 3m wide. An equipped play area will also be provided in the Village Green.

Full details of the proposed development can be found in Chapter 3, Volume II.

ALTERNATIVES CONSIDERED

Alternatives are discussed in full in Chapter 4, Volume II.

Alternative Development Layouts

Implemented Scheme

The application site has an outline planning permission for a mixed-use development of a business area of up to 27,000sqm, 450 residential units and 80 bed hotel, a village centre and use of the Fort Area and bunkers as a historic interpretation centre.

In respect of Fort Halstead, several buildings have been vacated due to the ongoing consolidation and relocation of DSTL, however, the application site has not yet been fully vacated and therefore, construction of the 2015 outline planning permission has yet to commence.

The emerging Sevenoaks New Local Plan (Dec 2018 submission version) allocates the site for 300 (plus 450 with planning permission) and identifies the site as previously developed land and, therefore, proposes to release the site from the Green Belt.

Consequently, alternative sites have not been considered and the consideration of alternatives has focussed on the layout and design of the proposed development.

Following a series of public consultation events, a collaborative design development process with SDC, KCC and other key stakeholders was undertaken.

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Figure 2
Illustrative masterplan (2015)
Image: JTP

Figure 3
Illustrative masterplan (Sept 2019 (proposed development))
Image: JTP

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Figure 4
Village Centre (Sept 2015)
Image: JTP

Figure 5
Village Centre (2019)
Image: JTP

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In January 2019, a new scheme for the application site was presented to SDC and over the intervening period a series of iterations of the design have been developed. Design Panel Reviews were held in February and July 2019 to address some of the concerns which emerged from the consultations process. Subsequently this hybrid planning application (September 2019) was developed.

Since the previous consented scheme, the average residential density of the proposed development has been increased to 38 dwellings per hectare. The current proposal is for 750 residential units as allocated within the emerging SDC Local Plan.

The 1FE primary school will be located at the centre of the main employment area. This primary school will serve the new residents, reducing the need to travel outside of the development via car for the school run and will be accessible via the green routes provided throughout the Site. The land for the primary school has been safeguarded within the proposed development.

Currently the provision of the school is not a requirement on-site and the village of Halstead (2 miles to the north) has an undersubscribed school with talks underway with its head and with KCC to support the proposed development during the initial phases. The proposed 1FE is anticipated to be delivered in the latter phases of the development. However, as this is potentially a decade away, there is a possibility that the proposed development will go forward and that the school may not be required. Both scenarios, with and without school, are assessed within this ES.

In contrast to the consented scheme, the historic alignment of the main vehicular route along Crow Drive is to be retained as much as possible within the proposed development. Appropriate traffic calming measures for the straight sections of the road are also proposed.

THE ENVIRONMENTAL STATEMENT

Structure of the Document

This ES comprises the following:

- **Volume I**: Non-Technical Summary of information contained in Volumes II and III to make it readily comprehensible to non-specialists.
- **Volume II**: Main Volume of the ES which describes the proposals, the alternative options considered, the baseline environmental conditions, the likely significant effects of the development, the proposed mitigation measures and the residual environmental effects.
- **Volume III**: Technical Appendices containing technical reports that have informed the assessments contained in Volume II, as well as assessments of topics not considered to require a stand-alone chapter within Volume II.

Where it has been considered that technical areas are unlikely to exhibit significant environmental effects, these topics have been scoped out of the assessment, in agreement with SDC.

Effect Significance

Effects are generally understood to be the consequences of impacts. The significance of the effect is informed by the magnitude of the impact and the sensitivity of the receptor.

The assessment of significance within the ES is generally considered using a common scale, with effects described as being 'major', 'moderate', 'minor' or 'negligible' (which also includes neutral or no impact assessments).

The method for ascribing significance is left to the judgement of each technical consultant, so that it reflects best practice within their specialist area. Effects are generally considered to be 'Significant' where they are of 'Moderate' or 'Major' significance (either adverse or beneficial). The only

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exception is the assessments reported in the daylight, sunlight, overshadowing and solar glare chapter, where 'Minor' effects are also considered 'Significant'.

In addition to the significance of the effect, statements are also made as to whether effects are adverse or beneficial, direct or indirect, temporary or permanent, reversible or irreversible, short-, medium- or long-term and/or cumulative. Definitions and examples for each are provided below:

- Adverse – a harmful or unfavourable effect (e.g. the loss of trees to allow the construction of new buildings)
- Beneficial – a favourable or advantageous effect (e.g. the creation of jobs as a result of proposed construction works)
- Direct – an effect without intervening factors (e.g. the removal of trees to allow for the construction of new buildings)
- Indirect – an effect not directly caused by the development (e.g. changes to the pattern of traffic movements across the road network as a result of a new road being constructed)
- Temporary – an effect lasting only for a limited period of time (e.g. piling during construction)
- Permanent – an effect lasting or intended to last or remain unchanged indefinitely (e.g. land reclamation from the sea)
- Reversible – an effect that is capable of being reversed so that the previous state is restored (e.g. the removal of solar panels to revert to grazing pasture)
- Irreversible – an effect that is not capable of being undone or altered (e.g. gravel extraction)
- Short term – an effect lasting between 0 and 5 years
- Medium term – an effect lasting between 5 and 10 years
- Long term – an effect lasting more than 10 years
- Cumulative – increasing by one addition after another (e.g. traffic generated by different developments occurring in close proximity to one another)

Cumulative Effects

The EIA Regulations require that all significant effects of a development are considered, including cumulative effects. The two main types of cumulative effects are as follows:

- Inter-development effects: The combined effects of the proposed development together with other reasonably foreseeable developments (taking into consideration effects at both the construction and operational phases); and/or
- Intra-development effects: The combined effects caused by the combination of a number of effects on a particular receptor (taking into consideration effects at both the construction and operational phases), which may collectively cause a more significant effect than individually.

The Transport Assessment was requested to consider one cumulative scheme: the West Kent Cold Store development (Ref. 09/02635/FUL). This scheme comprises 500 residential units, commercial units and a medical centre. The scheme is being marketed as Ryewood by Berkeley Homes and the sales website notes that Coppice Drive is the final collection of 2, 3 and 4 bedroom homes, all of which are listed as sold. As such, it is considered that the development is largely complete and therefore, its inclusion as a cumulative scheme in addition to any of its existing car movements that may have been captured by the baseline traffic surveys represents a conservative assessment.

This scheme has been considered by the transport, air quality, and, noise and vibration assessments on this basis. For the remainder of the

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assessments it has been considered to be already included within the baseline conditions.

No further cumulative schemes have been identified.

Inter-development effects are generally considered within each of the technical chapters in Volumes II and their corresponding appendices within Volume III, whereas intra-development effects are considered within Chapter 15, Volume II.

SCOPED OUT TOPIC AREAS

Through the scoping process it was considered that the following topics were unlikely to exhibit significant environmental effects but would require further assessment to meet SDC's planning requirements:

- Waste management;
- Daylight, sunlight and overshadowing;
- Lighting; and
- Land; and
- Wind.

As such, it was agreed with SDC that these topics would be 'scoped out', i.e. a stand-alone chapter would not be provided in Volume II. However, technical reports for these topics have been included within the ES technical appendices in Volume III for ease of reference.

SCOPED DOWN TOPIC AREAS

The Scoping Report proposed that the following topics would be 'scoped down' (i.e. included within the ES technical appendices but not meriting the preparation of a stand-alone technical chapter within the main volume). It was considered unlikely that these technical topics would exhibit significant environmental effects, but further assessment was required to satisfy planning requirements:

- Buried heritage – archaeology: this has subsequently been included within the Historic Environment chapter;
- Human health;
- Major accidents & disasters; and
- Climate change and greenhouse gas emissions.

SCOPED IN TOPIC AREAS

The following technical areas have been assessed in the ES ('scoped in'):

- Socio-economics;
- Landscape & visual amenity;
- Historic Environment;
- Ground conditions;
- Water resources and flood risk;
- Biodiversity;
- Transportation;
- Air quality; and
- Noise & vibration.

Each technical assessment chapter provides a detailed appraisal of the potential and likely significant effects of the proposed development during construction and operation. Further details regarding the ES findings for each of these technical areas are provided subsequently.

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SOCIO-ECONOMICS (CHAPTER 6, VOLUME II)

This chapter assesses the potential socio-economic effects of the proposed development of new housing, employment floorspace and associated social and community infrastructure on the application site. The socio-economic effects centre on the impacts of the proposed development arising from the additional resident population and workforce it generates, the temporary and permanent employment arising from construction and the development of business premises, its contribution to the local housing supply and the demand for and supply of a range of social and community infrastructure including education and health facilities, sport, leisure facilities and green infrastructure.

Construction Phase Effects

The major investment sustained over the period to 2030 could create demand for an average of 313 workers a year to deliver the proposed development.

Operational Phase Effects

The proposed development of up to 750 dwellings and new employment floorspace including offices, light industrial units, community buildings and local retail and leisure facilities will deliver a number of benefits, many of which are of major significance for the area around the application site. They include:

- Construction: The major investment sustained over the period to 2030 could create demand for an average of 313 workers a year to deliver the proposed development.
- Population: Estimated at 232-242 in Year 1 (2023) and 1,521-1,815 for the completed development, enabling Sevenoaks to respond to expected future population growth.
- Employment: The proposed development could support 1,366 to 1,438 jobs in employment premises on the application site, a further 410-431 jobs linked to how businesses on site buy materials, goods and services, and how people who work in those businesses spend their income. Households in the completed proposed development would spend their income, and it is estimated that this could support a further 90-103 jobs elsewhere in the economy. This will increase the opportunities to live and work in the area, add value to the Sevenoaks economy and contribute to Sevenoaks and the wider area achieving economic growth targets.
- Labour Force: It is estimated that, on completion, the proposed development up to 1,071 economically active and 998 employed residents. This represents a boost to the local resident workforce at a time when the area's population is ageing, and contribute to making the area attractive to potential business investors.
- Housing Supply: The delivery of up to 750 new dwellings will contribute to the area meeting Local Plan housing targets, will diversify the area's housing stock, and will deliver new and much needed affordable housing.

Residents of the proposed development will generate demand for and support local services and facilities. These are significant socio-economic effects which need to be managed through the design of the proposed development and the financial resources that will be raised from it through the application of the Community Infrastructure Levy. These effects include:

- Demand for early years, primary, secondary and post-16 education facilities. Space for a nursery facility and the potential for the primary school to include space for early years provision would be expected to absorb demand from an estimated 89 0-4 year old children in the completed development. A new single form entry primary school is included in the proposed development which would be expected to absorb the estimated 210 primary school-aged children that the

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completed development could generate. Financial resources through CIL would contribute to the additional capacity required in the area's secondary schools, with the proposed development estimated to have a future population of up to 73 11 to 16 year old children. A total of up to 28 16-18 year olds would be expected to pursue post-16 education both in local schools and colleges in the wider area.

- The population of the completed development would require primary and acute health care services, including GP medical services, dentistry and hospital facilities. The proposed development includes a building with the potential to accommodate primary health care provision, and financial resources raised through CIL will also contribute to enabling future demand for health services from a growing population to be met.
- Finally, residents of the proposed development will need and use a range of sports and leisure facilities, together with natural and managed outdoor spaces for recreation and exercise, on a scale which substantially exceeds the quantity that Sevenoaks emerging Local Plan suggests should be provided for the resident population. The proposed development will deliver a substantial amount of such space (17.9 ha), including play areas for children, amenity green space, parks and gardens, and natural/semi-natural greenspace far exceeding policy requirements. The wider Sevenoaks and surrounding area provides a good range of indoor and outdoor sports and leisure facilities residents would be expected to use.

LANDSCAPE & VISUAL (CHAPTER 7, VOL II)

This assessment describes the existing landscape and views; considers their sensitivity to change; identifies the changes likely to arise from the proposed development; and provides judgements of the significance of effects arising.

Baseline Conditions

The Fort Halstead application is occupied by defence related industries and is currently home to Defence Science and Technology Laboratory (DSTL), which is part of the Ministry of Defence, and QinetiQ, a private defence technology company. The companies operate out of a range of office, laboratory and storage type buildings which are scattered throughout the Fort Halstead site.

The application site, despite is location of the ridge of the Kent Downs escarpment, is not overly apparent within the landscape. The perimeter woodland and vegetation surrounding the application site provides enclosure and forms an effective screen. Taller elements of existing buildings and structures do protrude above the perimeter vegetation although views into the application site itself are generally limited to certain locations along the boundary where gaps in the vegetation exist.

The proposed development is for up to 750 residential dwellings; employment / mixed use land uses (including a potential school site); a centrally located village centre comprising public space and community facilities; and retention and enhancement of existing important landscape / habitats features and creation of new green infrastructure..

Demolition and Construction Effects

Inevitably, there would be changes to the character and visual resource of the application site itself as a result of the construction activities and these effects are considered to be adverse. However, given the screening properties of perimeter vegetation, impacts would be localised and

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construction activity would not be intrusive in the surrounding landscape. The removal of buildings currently visible above and beyond the perimeter vegetation and the partial removal of perimeter security fencing is considered beneficial. Any construction effects would be temporary in nature, and overall no significant impacts to the landscape and visual resource are therefore concluded during the construction phase.

Operational Effects

The operational development is considered to improve the visual amenity and character of the application site. The majority of the utilitarian structures, workshops, car park and disturbed land that currently dominate the application site being will be removed and replaced by residential and employment built form, punctuated and intertwined by new areas of green infrastructure. In addition, the visual amenity of adjacent Public Rights of Way would be substantially improved by the removal of the vast majority of the existing perimeter security fencing. The application site will become publicly accessible, giving people the opportunity to experience the new areas of public realm, open space and heritage features.

Beyond the application site, based on the maximum spatial and height parameters, the proposed development would be generally contained by the perimeter vegetation. In short range views to the north, , around Otford Lane, certain parts of the employment area / village centre may just break above the tree line, but would not be a prominent feature in view and would be consistent with the baseline views of existing buildings and structures protruding above the perimeter woodland. To the east and west, along Pole Hill and Star Hill respectively, the proposed development is generally screened by the perimeter woodland, with the exception of minor changes to the existing access points into the site. From the south, at the base of the scarp slope and around the M25 / A224, the proposed development will not be visible, set back from the scarp slope and sitting below the tree line.

In middle to longer distance views to the east and south, from areas of higher ground around Otford and Sevenoaks, the proposed development would be generally screened by the perimeter woodland. Any visible structures that just break above the tree line would be indiscernible at this distance and there would be no perceptible change to baseline views.

It should also be noted that the assessment of effects is based on maximum building height parameters and does not consider the effects of individual building design, which would result in variations to height and roofscape and which would inevitably further reduce any visual impact.

There is likely to be nominal beneficial changes to the night time environment as a result of the proposed development, with existing lighting replaced with no modern fixtures that limit sky glow and light spill. The most noticeable changes would occur in the vicinity of the Star Hill Road junction with the removal of the Star Hill Road Gatehouse and associated security lighting and general reduction of sky glow above the application site. Overall is it concluded that the proposed development will not result in any significant landscape and visual effects.

The LVIA for the permitted development also concluded that there would be no significant landscape and visual effects, and that the scheme improve the visual amenity and character of the application site. With particular reference to visual effects, it was concluded that while certain the vast majority of the built development would be screened by the perimeter woodland, the proposed energy centre flue would be a visible feature, extending well above the tree-line.

When considering the effects of the operational development against the future baseline of the permitted development (of up to 450 dwellings and employment uses) it is considered that there will be no discernible changes to landscape character and views, with the proposed development confined to areas of previously developed land and not exceeding the building height

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parameters of the permitted scheme. However, the exclusion of the flue zone as part of the proposed development is beneficial overall, removing the element of the permitted scheme that was most visually prominent.

HISTORIC ENVIRONMENT (CHAPTER 8, VOL II)

A 2km study area surrounding the site was deemed to be appropriate for the purposes of the archaeology assessment to consider a broader view of possible archaeological constraints. A site visit was undertaken and Historic England's The National Heritage List for England (NHLE) and The Kent Historic Environment Record (KHER) sources were consulted as part of the assessment.

The assessment considers built heritage assets within the application site only. The site visit and visual assessment work undertaken has confirmed that the proposed development will have no impact on the setting of any surrounding heritage assets.

Baseline Conditions

The Site contains designated heritage assets, such as Scheduled Monuments, and non-designated heritage assets of prehistoric, post-medieval and modern date. Assets include a suspected prehistoric trackway, a woodland bank, potential for post-medieval to modern period archaeological remains associated with the Scheduled Monument of Fort Halstead and the potential for as yet unknown buried archaeological remains. Such assets would likely be of low to high value depending on their extent, condition and survival and whether they are directly associated with identified designated heritage assets.

Construction Phase Effects: Archaeology (buried heritage)

A programme of archaeological monitoring and recording during ground intrusive works (including for example the excavation of attenuation ponds, ecological mitigation sites, service trench excavation, grubbing out of foundations where buildings are being demolished etc.) is proposed. It is currently understood that the development would be undertaken in phases (likely 13 phases between 2020-2031). The scope and programme of the appropriate archaeological phasing of works (such as watching briefs, evaluations and strip, map and record excavations) would need to be confirmed in consultations with the Senior Archaeological Officer of the KCCHC team following submission of the EIA. The methodology for any archaeological works would be subject to an Archaeological Written Scheme of Investigation for the approval of KCCHC.

It is considered that there may be as yet unknown buried archaeological remains associated with the Scheduled Monument within the site which could be subject to physical impacts due to the construction phase. Due to their direct association with the Scheduled Monument, such remains would likely be considered to be of equal value to the monument the impact is considered moderate adverse in significance.

No ongoing loss is currently anticipated after a programme of archaeological monitoring and recording during ground intrusive works and the subsequent construction phase have been completed.

Operational Phase Effects: Archaeology (buried heritage)

The fort would be converted to a heritage interpretation centre and there will be some vegetation removal which will clear views which would have historically been open, the overall residual impact is considered to be beneficial. The proposed development could have a physical impact on a part of the suspected prehistoric trackway, especially where construction for residential housing is required in the current grassland area within the north-eastern extent of the site. Although the part of the trackway that be affected by the works within the site is relatively small in relation to its projected entire route, the partial loss of the asset would still need to be considered. The impact on the trackway is considered minor adverse in significance.

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The change in historic landscape character of the site is considered Moderate adverse in significance and can only partially be mitigated by the design of the development which includes retention of open space, ancient woodland areas and reuse of the Scheduled Monument.

Construction Phase Effects: Built heritage

The proposed development will include the demolition and total loss of four non-designated heritage assets of low sensitivity, resulting in a Moderate Adverse significance of effect. This will be mitigated by building recording to provide additional information regarding their historic development, architectural interest and the development of the wider Fort Halstead complex. This will not only assist in off-setting the harm caused by the loss of these buildings, but it will also potentially enhance our understanding of the extant designated and non-designated heritage assets within the Site.

The proposed development will also include the demolition of other buildings historically associated with the built heritage assets within the application site. This loss of historic context and functional relationships will result in a Major Adverse significance of effect to Fort Halstead, a scheduled monument. This will arise due to the loss of historic context, with these later buildings helping to demonstrate the evolution of Fort Halstead during the twentieth century and its transition from a fortification to a centre of research and development associated with rocketry development and the construction of the atomic bomb. There will also be moderate adverse or minor adverse significance of effect to those listed buildings within the application site for the same reason.

Operational Phase Effects: Built heritage

The proposed development includes a number of changes from the extant planning permission. The relevant changes for built heritage include an increased quantum and density of new residential development and a reduction in the number of existing buildings to be demolished. There are also minor changes to the layout of the scheme to create new views to the retained designated and non-designated heritage assets, as discussed above. Together these changes will not affect the overall impacts that the heritage assets will experience. The 2015 ES used a different methodology to assess effects and grouped the relevant heritage assets geographically, rather than by their overall level of importance. As a result, some of the overall effects predicted in the current ES are higher than those predicted in 2015. However, overall the nature of the impacts and the significance of effect is not predicted to change for the current scheme when compared with the extant permission.

However, this will be partly offset by the provision of new viable uses for these buildings, and an increased appreciation of these buildings through the creation of public access, the creation of new views of the buildings and a heritage trail. This will be enhanced by the building recording undertaken as part of the proposed mitigation which will provide additional information regarding the buildings and the historic development of the wider site. Together these design and mitigation measures will assist in better revealing the importance of the heritage assets and allowing them to be accessed, experienced and understood by the general public, which has not been possible before. The opening of new views and integration within a heritage trail will also allow for a greater appreciation of their architectural interest. Changes to the fabric of the buildings offer the potential for enhancement and their long-term conservation.

BIODIVERSITY (CHAPTER 9, VOL II)

The Biodiversity chapter has been prepared by Middlemarch Environmental Ltd to provide an overview of any significant effects, both beneficial and adverse, on ecological features, which may result during the construction and operational phases of the proposed development. The chapter has been produced based on current best practice guidance for assessing ecological impacts for EIA projects, as defined by CIEEM (2018). The baseline

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ecological conditions at the site were identified during a suite of baseline ecological survey work completed by Middlemarch Environmental Ltd in 2018.

Baseline Conditions

The most notable ecological features in relation to the proposed development are considered to be: Chevening Estate LWS and Woodlands West of Shoreham LWS, located 10 m from the application site; Polhill Bank Kent Wildlife Trust Reserve, located 150 m from the application site; ancient woodland sites in proximity to the application site; and, the woodland, hedgerows, scattered trees and unimproved calcareous grassland on and adjacent to the application site. In terms of fauna, the most notable features recorded within the application site are roosting bats, badgers, populations of slow worm and common lizard, dormice and nesting birds.

The design of the proposed development will allow most of the important ecological features (including woodland and unimproved calcareous grassland) to be maintained and protected.

The assessment has taken into account the future baseline i.e. what is already permitted for the extant scheme.

Construction Phase Effects

In the absence of mitigation, the main predicted construction phase effects are associated with direct habitat loss and potential displacement or disturbance of existing species on site. A Framework Ecological Mitigation Strategy (FEMS) will be produced, outlining appropriate avoidance, mitigation, compensation and enhancement measures which would ensure that the favourable conservation status of ecological features is maintained throughout the construction and operational phases of the development. The construction phase of the development will be controlled by a Construction Ecological Management Plan (CEcMP) which will be informed by the FEMS and will include best practice methods to avoid any significant ecological impacts, e.g. installation of protective fencing and implementation of pollution prevention measures. Natural England Development Licences will be applied for as required, to prevent breaches of legislation with respect to bats, badgers and dormice. A Reptile Mitigation Strategy will be incorporated into the FEMS and will detail suitable measures to ensure that there are no breaches of legislation with respect to reptiles.

Operational Phase Effects

Predicted operational phase effects include degradation of nature conservation sites and habitats due to recreational disturbance, loss of habitat value due to inappropriate management and disturbance to species from lighting and traffic movement. Proposed mitigation to address these predicted effects includes the implementation of a LEMP, appropriate post-development monitoring of habitats and species, sensitively designed lighting proposals and implementation of a speed limit to reduce the risk of road mortality to species such as badgers.

Provided that all recommended avoidance and mitigation measures are implemented, most predicted ecological effects can either be avoided entirely or reduced to negligible significance. The exception during the operational phase of the proposed development is the increased predation of reptiles, dormice and nesting birds by domestic pets, which is anticipated to result in an adverse residual effect on populations of these species groups at the Local (Site) level.

TRANSPORTATION (CHAPTER 10, VOL II)

This ES Chapter assesses the impact of traffic in terms of severance, fear and intimidation, pedestrian amenity, pedestrian delay, accidents and safety and driver delay as outlined within the Institute of Environmental Management and Assessment (IEMA) guidelines. These have been assessed in the construction (2023) and during the future operation scenario (2030).

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The assessment of transport and access related impacts has been carried out in accordance with the 'Guidelines for the Environmental Assessment of Road Traffic' and the 'Design Manual for Roads and Bridges'.

Baseline Conditions

The baseline conditions year that has been considered is 2018, in line with the assessments carried out within the Transport Assessment.

Key receptors were identified varying from rural lanes to strategic distributors ranging from low sensitivity to high sensitivity. The majority of the identified receptors are links, but a number of junctions have been identified in relation to the potential for driver delay.

A number of the links have varying characteristics along their length. For example, Otford Lane is mainly a rural lane with little frontage or pedestrian activity, although when it enters the village of Halstead, it is subject to a much higher level of frontage activity and has a more important role for pedestrian movement. In such cases the link has been categorised in relation to the most sensitive part.

Construction Phase Effects

The assessment found that during the construction period, the construction vehicles anticipated for the development are to have a negligible effect on the local network links assessed.

A Construction Environmental Management Plan (CEMP) has been proposed to support the construction period to ensure that there is minimal disturbance due to the construction.

Operational Phase Effects

The same assessment has been undertaken for the operational traffic flows. The 2030 with development scenario has been compared against the 2030 Baseline. The assessment showed that there is anticipated to be a negligible impact of the development on any of the criteria set out within the IEMA guidance. Some links even experience a beneficial effect due to the development.

A Travel Plan has been proposed to reduce the number of vehicles generated by the site which will have a beneficial affect when compared to the 2030 full occupation.

On the basis of the transport assessments, it is considered that the development will have a negligible effect on all links considered.

AIR QUALITY (CHAPTER 11, VOL II)

The air quality assessment was undertaken using a variety of information and procedures which includes:

- Review of SDC's air quality Review and Assessment statutory reports published as part of the LAQM regime;
- Review of the local area to identify potentially sensitive receptor locations that could be affected by changes in air quality;
- Review and use of traffic flow data;
- Dispersion modelling of pollutant emissions;
- Comparison of the predicted air pollutant concentrations with monitored concentrations from urban background diffusion tubes located within the site; and
- Comparison of the predicted air pollutant concentrations with the UK AQS objectives.

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Baseline Conditions

To determine the baseline air quality conditions, NO_2 diffusion tubes were placed at eight locations at on and around the Site. These locations were chosen to obtain a good distribution on and immediately adjacent to the Site. In addition, tubes were co-located at the Bat and Ball automatic monitor operated by the SDC, approximately 8km to the south-east of the Site, to allow bias-adjustment of the monitoring results.

The monitored estimated annual mean NO_2 concentrations on and immediately around the Site are below the annual mean NO_2 objective at all monitoring locations. It is therefore concluded that traffic on the A224 is the greatest source of pollution in the local area, with monitored concentrations slightly below the annual mean NO_2 objective.

Construction Phase Effects

The main likely effects on local air quality during construction relate to dust. However, nuisance caused from dust is only likely to be experienced by those living within approximately 350m of the Site boundary. A range of measures to minimise or prevent dust would be implemented and it is considered that following mitigation measures the effects from nuisance dust emissions would be negligible.

Any emissions from equipment and machinery operating on site during the construction works associated with the development would be small in comparison to the emissions from the volume of vehicles travelling on roads surrounding the site. Such emissions would not significantly affect air quality. In addition, it is anticipated that the effect of construction vehicles entering and egressing the site during the period of greatest vehicle movements for the development would not be significant.

Operational Phase Effects

Computer modelling has been carried out to predict the effect of future traffic-related exhaust emissions on local air quality following the completion of the Development. The effect of the Development on local air quality has been predicted for several existing residential locations surrounding the Site. Following completion of the Development, and considering uncertainty in future emissions reductions, the Development is predicted to have a negligible effect on nitrogen dioxide and particulate matter concentrations. Therefore, the overall effect of the Development on air quality is considered to be negligible.

In addition, the computer modelling has predicted concentrations for future users of the Development, the concentrations meet the relevant levels set for the protection of health and therefore the Site is considered suitable for the proposed uses.

NOISE & VIBRATION (CHAPTER 12, VOL II)

Baseline noise survey data has been reviewed alongside the previous ES chapter. Survey data has been used to model the site using acoustic software CadnaA, noise levels predictions at receptor locations have been derived from the models.

The spatial extent of the assessment area covers the site and also the surrounding regions where existing noise sensitive receptors have been identified for assessment.

Baseline Conditions

A baseline noise survey was undertaken between 29 November and 4 December 2018. The survey included three long term and six short term noise monitoring positions, similar in position to a previous noise survey undertaken as part of the previous outline planning application.

Data and information regarding the development proposal has been used to assess:

- The noise impact from construction (demolition and construction impacts);

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- The noise impact from traffic related to the proposed development
- Noise limits for proposed fixed plant;
- Noise from proposed commercial elements of the development.
- Noise levels affecting proposed dwellings from existing noise sources and predicted future traffic flows; and
- Building envelope sound insulation requirements for proposed dwellings
- Baseline and future traffic noise levels have been modelled using CadnaA computer noise mapping software based on traffic flows provided by the Transport Consultants.

The noise survey and assessment methodologies have been undertaken in accordance with the Scoping Report, Scoping Opinion, consultation with the EHO at SDC and current guidance provided by SDC.

Construction Phase Effects

Construction and demolition effects have been assessed in accordance with current guidance. Noise levels associated with demolition and construction activity (the construction phase) at the proposed development are predicted to be of moderate adverse significance in the short term at the closest noise sensitive receptors, when activity takes place at the closest site boundary. As activity moves around the proposed development site, and distance between activity and sensitive receptor is increased, the significance of impact is likely to be reduced to negligible. The appointed demolition and construction contractors shall undertake works in accordance with an approved CEMP and noise from construction works will be regulated by standard methods of best practice and mitigation measures where appropriate.

Road traffic noise has been assessed using CadnaA acoustic modelling software in conjunction with predicted traffic flows for the development. Noise impacts associated with development generated road traffic are predicted to be negligible.

Road traffic noise associated with construction and demolition is predicted to have a negligible impact at noise sensitive receptors.

Operational Phase Effects

Operational noise associated with trace mineral detonations at adjacent land (occupied by DSTL and QinetiQ) has been assessed as included within the previous Noise and Vibration ES Chapter. Noise impact at Noise Sensitive Receptors is predicted to be negligible to moderate adverse.

Noise associated with proposed fixed mechanical plant and building services has been assessed based on existing background noise levels at the site. Appropriate plant noise limits have been provided to ensure no significant noise effect at proposed or existing sensitive receptors. Noise impact at Noise Sensitive Receptors is predicted to be negligible.

Providing appropriate mitigation is implemented, the proposed development is considered to meet the objectives of Sevenoaks Allocations and Development Management Plan, together with overarching policy and current acoustic guidelines.

GROUND CONDITIONS & CONTAMINATION (CHAPTER 13, VOL II)

The ground conditions have been assessed in accordance with current legislation and best practice guidance through the production of Phase 1 desk-based research and Phase 2 ground investigation surveys. These were undertaken in June and July 2016 and November 2018. A number of historic investigations works and prior assessments have also been undertaken and details of these works are summarised within the Phase 1 and Phase 2 reports above.

Works to date have been comprehensive and have included:

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- A series of 60 machine excavated trial pits, 6 hand excavated trial pits, 6 cable percussive boreholes and 63 window sample boreholes across the site targeting potential contamination identified within the desk study.
- Chemical laboratory analysis of the collected soil samples which were then compared to soil guideline values representative of the different proposed end uses at the site. The laboratory analysis undertaken reflected the potential contaminants anticipated, for example explosive testing was undertaken in areas where historic explosive assessment was undertaken.
- In addition, given the historical activities undertaken at Fort Halstead, a drainage inspection targeting depleted uranium was carried out around buildings Q7, Q6.3, N19 and H19 where depleted uranium was known to have been stored.

The works undertaken has identified the following key risks;

- Made Ground within the existing waste compound was confirmed to be a source of lead, PAH and petroleum hydrocarbons. This area is proposed for residential end use.
- Made Ground around the location of BH556 was confirmed to be a source of PAH when assessed against the Public Open space (Residential) end use proposed.
- Previous site investigations have indicated that Made Ground was a source of Nickel, PAH and petroleum hydrocarbons at and within the vicinity of the Scheduled Monument.
- Asbestos was encountered in Made Ground at a number of locations across the site.

The assessment considered that the following was not a risk;

- Based on available data no mitigation measures against permanent ground gas entry to the proposed development are required. Further monitoring is necessary in order to meet CIRIA best practice.
- No significant risk to Controlled Waters (groundwater) has been identified given the depth to water (<90m).
- No significant risk to plant life has been identified.
- Evidence of residual Depleted Uranium within the areas where it was historically stored was not encountered.
- Evidence of explosive residues were not encountered.

A number of mitigation measures are considered necessary to address the identified risks. These include;

- Removal and treatment/replacement of contamination hotspots.
- Installation of capping layer within areas of landscaping and gardens to break source-pathways-receptor linkage.
- Use of barrier pipe and clean service corridors for utilities.
- Production of a construction Environmental Management Plan (CEMP) to control and minimise potential construction related impacts
- Production of a foundation works risk assessment to demonstrate no significant impact to controlled waters (groundwater) at depth.
- Further ground investigation post demolition to assess areas not previously accessible. The outcome of these should further inform the remedial measures proposed.

An outline remediation method statement has been produced (Appendix 13.2) which provides further information on the remedial steps considered

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necessary to deliver the Fort Halstead development. Depending on the outcome of the additional investigation works this may require updating.

WATER RESOURCES & FLOOD RISK (CHAPTER 14, VOL II)

This chapter of the ES assesses the likely significant effects of the proposed development on the environment in terms of water resources and flood risk. The chapter and its supporting appendices describe the planning policy context; the assessment methodology; the baseline conditions at the application site and surroundings; the likely significant effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and, the cumulative effects.

The assessment and supporting appendices have been undertaken in accordance with relevant guidance, legislation and policy, and are based on application site-specific surveys and investigations, secondary data and mapping sources, and consultation with statutory consultees.

To assess the effects of the proposed development, a set of threshold criteria have been defined to establish the sensitivity, magnitude and significance of the effects identified.

Baseline Conditions

Baseline conditions at the application site have been established as follows:

- Within Flood Zone 1, and at low risk of flooding from all other sources assessed.
- Served by a private surface water drainage system, which infiltrates surface water into the subsoil via shallow soakaways or is discharged into the surrounding woodland.
- Served by a private foul water sewer network, which drains by gravity (and a portion of the application site by a pumping station) into an existing Thames Water sewer along Polhill Road. Consultation with Thames Water has indicated that the existing sewer network does not have sufficient capacity to accommodate all the predicted foul water flows from the proposed development.
- Within the Thames Water potable water supply region, which is classified as being under 'serious' water stress. Though, Thames Water's Water Resources Management Plan indicates that on the basis of implementing a variety of measures, the supply and demand for water will remain in balance throughout the remainder of the planning period (2100).

The impacts of the demolition, construction and operation of the proposed development on the receptors assessed have been identified as generally having negligible effect prior to the implementation of mitigation measures. However, with the implementation of the proposed surface and foul water drainage system 'design interventions', moderate beneficial effects have been anticipated with respect surface water drainage (during the construction and operation phases) and foul water drainage (during the operation phase). Such beneficial effects are identified based on the proposed 'design interventions' which will: reduce the risk of surface water flood risk within the application site and downstream catchments; and, ensure the capacity of the receiving foul water sewer network and STW is not exceeded, demand on the foul water network is reduced compared to the baseline condition, and, human health, including that of future application site occupants, and the general population within the study area, is not adversely impacted.

Mitigation measures have been proposed to further limit potable water demand, use and wastage wherever practicable. Such measures include: standard demolition and construction phase works measures to limit potable water demand, use and wastage wherever practicable, to be formalised in a CEMP; application of measures and targets through detailed design to reduce water use; and, confirmation sought from Thames Water to ascertain whether their existing infrastructure is sufficient to supply the proposed

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development, with any necessary off-site reinforcement works being undertaken as part of the construction phase.

Following implementation of the proposed mitigation measures, all potential residual effects are anticipated to remain as per that assessed pre-mitigation, i.e. generally negligible effects, with the exception of moderate beneficial effects anticipated with respect surface water drainage (during the construction and operation phases) and foul water drainage (during the operation phase).

The one cumulative scheme identified as meeting the criteria for consideration is understood to be nearly fully operational at the time of assessment, and as such this scheme has been included within the baseline conditions assessment, and no further cumulative impact assessment is considered necessary.

In summary, no adverse significant effects are anticipated as a result of the proposed development on water resources and flood risk, with moderate beneficial effects anticipated with respect surface and foul water drainage.

SUMMARY

This ES has considered:

- The scale and nature of the proposed development;
- Legislation, policy and guidance;
- Baseline data;
- Environmental impacts resulting from the proposed development;
- Recommended mitigation measures; and
- Residual effects.

Table 3 sets out the significant residual effects (Moderate or Major Significance) of the proposed development as identified through the EIA process and reported in the technical chapters of ES Volumes II and III. This is not a list of all residual effects as various Negligible and Minor effects have also been identified, however, these are not considered to be 'Significant' in terms of the EIA Regulations 2017. It is an amalgamation of the residual effects' tables presented at the end of each technical chapter within Volumes II and III of the ES.

LIKELY SIGNIFICANT EFFECTS

Construction Phase

Following implementation of mitigation measures, the proposed development would produce the following likely significant environmental effects during construction:

- Generation of construction employment – **Major Beneficial**;
- Generation of noise during construction phase – **Moderate Adverse**;
- Changes to views from Crow Drive, Armstrong Close and Fort Road, A224 Pole Hill, Star Hill & PRoW around the Application Site – **Minor to Moderate Adverse**
- Changes to view from Crow Drive, Armstrong Close and Fort Road – **Moderate Adverse**;
- Changes to the setting of listed buildings close to the application site – **Negligible to Moderate Adverse;**
- Changes to the setting of listed buildings beyond the immediate surrounds of the application site – **Negligible to Moderate Adverse; and**
- Changes to the setting of archaeological remains on the application site – **Minor Adverse to Major Adverse**.

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Operational Phase

Following implementation of mitigation measures, the proposed development would produce the following likely significant environmental effects during operation:

- Generation of operational employment – **Major Beneficial**;
- Contributions towards the delivery of affordable housing and social and community infrastructure – **Moderate Beneficial**;
- Changes to the landscape receptors (LCA1: Darrent Valley & 3a: Knockholt and Halstead Wooded Downs) – **Moderate to Major Beneficial**;
- Changes to views from Crow Drive, Armstrong Close and Fort Road, Star Hill & Other Public Rights of Way – **Minor to Moderate Beneficial**; and
- Changes to surface water drainage & foul water drainage at the application site – **Moderate Beneficia**l.

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Table 3
Residual Effects

TECHNICAL AREA	PHASE	RECEPTOR	RESIDUAL IMPACT	RESIDUAL EFFECT SIGNIFICANCE	ADVERSE/BENEFICIAL
Socio-Economics	Demolition, Enabling, Construction	Employment	Generation of construction employment	■ Application Site and Local Impact Area: Major ■ Sevenoaks: Moderate ■ FEMA: Minor Kent: Negligible	Beneficial
Socio-Economics	Operation	Population	Increase in population	■ Application Site and Local Impact Area: Major ■ Sevenoaks: Minor FEMA/Kent: Negligible	Beneficial
Socio-Economics	Operation	Employment	Generation of operational employment	■ Application Site and Local Impact Area: Major ■ Sevenoaks: Minor FEMA and Kent: Negligible	Beneficial
Socio-Economics	Operation	Labour Force	Increase in local resident workforce	■ Application Site and Local Impact Area: Major ■ Sevenoaks: Minor FEMA/Kent: Negligible	Beneficial
Socio-Economics	Operation	Housing Supply	Provision of new housing at the site	■ Application Site and Local Impact Area: Major ■ Sevenoaks: Minor FEMA/Kent: Negligible	Beneficial
Landscape & Visual (Landscape	Operation	LCA1: Darent Valley	Impact on the landscape associated with the development, once complete and operational	Major-moderate	Beneficial

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TECHNICAL AREA	PHASE	RECEPTOR	RESIDUAL IMPACT	RESIDUAL EFFECT SIGNIFICANCE	ADVERSE/BENEFICIAL
Receptors)					
Landscape & Visual (Landscape Receptors)	Operation	3a: Knockholt and Halstead Wooded Downs	Impact on the landscape associated with the development, once complete and operational	Moderate	Beneficial
Landscape & Visual (Visual Receptors)	Construction	Crow Drive, Armstrong Close and Fort Road	Impact on view due to the construction works	Moderate	Adverse
Landscape & Visual (Visual Receptors)	Construction	PRoW around the Application Site	Impact on view due to the construction works	Moderate	Adverse
Landscape & Visual (Visual Receptors)	Operation	Other Public Rights of Way	Impact on view due to the construction works	Moderate	Beneficial
Historic Environment Built Heritage	Construction	Fort Halstead, including buildings F2, F3, F4, F5, F6, F7, F8, F9 and the Second World War Firewatcher's Post	Demolition of existing buildings and consequent loss of historic context.	Moderate	Adverse
Historic Environment Built Heritage	Construction	Q1, Q3, Q4 and Q4-1	Demolition, which will be mitigated by building recording and dissemination of information.	Moderate	Adverse

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TECHNICAL AREA	PHASE	RECEPTOR	RESIDUAL IMPACT	RESIDUAL EFFECT SIGNIFICANCE	ADVERSE/BENEFICIAL
Historic Environment Built Heritage	Operation	Fort Halstead, including buildings F2, F3, F4, F5, F6, F7, F8, F9 and the Second World War Firewatcher's Post and Building F16 and Building F17	Provision of long-term viable use and increased public appreciation, including public access and heritage trail.	Major	Beneficial
Historic Environment Built Heritage	Operation	Building F11 and Building Q14	Provision of long-term viable use and increased public appreciation, including public access and heritage trail.	Moderate	Beneficial
Historic Environment Archaeology	Construction	Fort Halstead Scheduled Monument	Physical impact on the scheduled fort may reveal associated archaeological remains	Major	Adverse
Historic Environment Archaeology	Construction	As yet unknown buried archaeological remains (associated with Scheduled Monument)	Potential for construction works to impact associated buried archaeological remains, should they survive	Major	Adverse
Historic Environment Archaeology	Construction	Historic landscape	Impacts on historic landscape	Moderate	Adverse
Biodiversity	Operation	Nature conservation sites (ancient woodland sites) and retained habitats (woodland, grassland hedgerows and trees).	Structural and species diversity within the ancient woodland, other woodland, grassland and hedgerows will be enhanced. Ecological connectivity will also be improved	Up to County for ancient woodland/ Major, up to Local (District) for other habitats/Minor	Beneficial
Noise & Vibration	Construction	NSR A	Demolition Works Noise level during demolition works: up to 68dB(A). Reduced residual impact.	Negligible/Moderate Adverse	Adverse
Noise &	Construction	NSR B	Demolition Works	Negligible /Moderate	Adverse

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TECHNICAL AREA	PHASE	RECEPTOR	RESIDUAL IMPACT	RESIDUAL EFFECT SIGNIFICANCE		ADVERSE/BENEFICIAL
Vibration			Noise level during demolition works: up to 46dB(A). Reduced residual impact.	Adverse		
Noise & Vibration	Construction	NSR C	Demolition Works Noise level during demolition works: up to 54dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR D	Demolition Works Noise level during demolition works: up to 47dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR A	Construction Works Noise level during construction works: up to 62dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR B	Construction Works Noise level during construction works: up to 40dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR C	Construction Works Noise level during construction works: up to 49dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR D	Construction Works Noise level during construction works: up to 42dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR E	Construction Works Noise level during construction works: up to 51dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse
Noise & Vibration	Construction	NSR F	Construction Works Noise level during construction works: up to 41dB(A). Reduced residual impact.	Negligible Adverse	/Moderate	Adverse

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TECHNICAL AREA	PHASE	RECEPTOR	RESIDUAL IMPACT	RESIDUAL EFFECT SIGNIFICANCE	ADVERSE/BENEFICIAL
Noise & Vibration	Construction	NSR G	Construction Works Noise level during construction works: up to 51dB(A). Reduced residual impact.	Negligible /Moderate Adverse	Adverse
Noise & Vibration	Construction	NSR H	Construction Works Noise level during construction works: up to 62dB(A). Reduced residual impact.	Negligible /Moderate Adverse	Adverse
Water Resources & Flood Risk	Operation	Surface water drainage at the application site	No mitigation proposed, and therefore no change from pre-mitigation assessment.	Moderate	Beneficial
Water Resources & Flood Risk	Operation	Foul water drainage at the application site	No mitigation proposed, and therefore no change from pre-mitigation assessment.	Moderate	Beneficial
Water Resources & Flood Risk	Operation	Potable water demand at the application site	Despite mitigation measure proposed, this is not considered to have a demonstrable effect on water resources available within the 'Water Resource Zone', and therefore no change from the pre-mitigation assessment is anticipated.	Negligible	No impact

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DETERMINATION PERIOD

As per Regulation 19(6), SDC shall not determine the EIA application until the expiry of 30 days from the last date on which a copy of the statement was served to any of the consultees. The determination must also be made after the expiry of 30 days from the display of the site notice, from the date of publication in the local newspaper and from the date of advertisement on the Council's website (whichever is later).

In contrast to a non-EIA planning application, which should be decided upon within either 8 or 13 weeks of submission, those applications accompanied with an ES are to be decided within 16 weeks of submission (Regulation 68(2)).

HOW TO COMMENT

The ES and the planning application will be available to be viewed and downloaded at SDC's planning applications website:

https://pa.sevenoaks.gov.uk/online-applications/

For anyone without personal access to the internet, the documents can be viewed online at any of SDC's libraries through the computer/internet facilities available.

Comments on the planning application and ES should be addressed the Planning officer, at the address below or may be made online via SDC's planning applications website.

Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

Paper copies of this ES can be obtained for £500.00 (to reflect printing and distribution costs) by contacting:

CBRE Ltd - Environmental Planning & Assessment
St Martins Court
10 Paternoster Row
London
EC4M 7HP

Alternatively, an electronic copy of the ES can be obtained for £10.00 by contacting CBRE at the above address. Charges for paper and electronic copies of the ES are made in accordance with Regulation 24 of the EIA Regulations 2017.

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End