

*LEYLAND, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ES*

Sevenoaks District Council  
Planning Department  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

Your ref: 19/05000/HYB

25<sup>th</sup> July 2020

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990:-**  
**DSTL FORT HALSTEAD, CROW DRIVE, HALSTEAD, SEVENOAKS, KENT TN14 7BU**  
**PLANNING APPLICATION REFERENCE NUMBER: 19/05000/HYB**  
**AMENDED CONSULTATION**

I refer to your letter of 6<sup>th</sup> July 2020, regarding amendments to Hybrid planning application 19/05000/HYB in respect of Fort Halstead. Having studied the amendments, the comments expressed in my previous letter of 14<sup>th</sup> November 2019 remain unchanged. I therefore wish to register my continuing opposition to this application, and would ask that this letter and my earlier letter of 14<sup>th</sup> November are taken into consideration when this application is determined.

Whilst the number of proposed houses has been reduced from 750 to 635, this is still 40% more than the original 2015 proposal for 450 new homes, and is in addition to the 72 dwellings already existing at Fort Halstead, outside the current developer's ownership. The size of the proposed development would still place a considerable strain on local infrastructure and utility services, increasing traffic substantially, and damaging the natural environment and rural character of this area.

The design of the new buildings has not altered, and is far too urban in appearance to be called a "village." I would like to see more use of vernacular design and materials, such as flint and weather-boarding, typical of the North Downs, which would be far more appropriate for this sensitive setting.

There also remains the very serious question of how the considerable site contamination will be dealt with. With a range of highly toxic and radioactive substances present on this site, it is imperative that all contaminants are removed safely before any building work commences. The health and well-being of local residents and future residents of the new settlement are of paramount importance, and we need to be assured that the decontamination process will be handled professionally and effectively. I do not currently feel reassured.

Remaining on the subject of health, I feel that the following is most relevant: in the light of the present Covid-19 Pandemic health crisis, it is even more important than ever that the Green Belt and open green spaces are preserved to act as natural barriers between settlements, separating towns and villages and preventing urban sprawl, where infection can spread rapidly. This must surely be an essential consideration for all future planning applications for major developments. Such substantial increases to the local population will place additional pressures on existing over-stretched health services, and sadly the current national emergency has clearly demonstrated this problem.

Finally, the addition of 635 houses at Fort Halstead, together with substantial commercial, retail, business and community facilities, must be seen in the context of the many other proposed developments in Halstead and Badgers Mount, particularly along the A224 from Polhill to and around the Badgers Mount roundabout, as well as within Halstead village itself. This is a disproportionate amount of development in one small rural, community, and would transform our village into one of the largest settlements in the Sevenoaks District.

I would therefore urge Sevenoaks District Council **not** to grant permission for the proposed additional houses at Fort Halstead, and to think very carefully in particular about the contamination issues at this site. The lives and well-being of existing residents living near the site, as well as those of future residents, are at very much at stake here.

Thank you for taking these views into consideration.

Yours faithfully

S W Hayward

MR S W HAYWARD