

**From:** Archer, Heather <Heather.Archer@highwaysengland.co.uk>  
**Sent:** 03 September 2020 15:33  
**To:** Planning Comments  
**Cc:** growthandplanning  
**Subject:** Response 3 September 2020 DSTL Fort Halstead, Crow Drive, Halstead, Sevenoaks, Kent TN14 7BU Planning application SE/19/05000/HBYB  
**Attachments:** 86207 Fort Halstead.pdf

**For the attention of:** Claire Shearing

**Council's Reference:** SE/19/05000/HBYB

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

**Proposal:** 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.

The changes to the application include: a reduction in the number of homes proposed from 750 to 635; associated changes to density; amendments to the design of both the outline and detailed parts of the application including highway amendments; change to site boundaries to remove development on the helipad (north eastern side of the site), and; uplift in employment floorspace. For a full summary of the changes please refer to the Covering Letter by CBRE dated 9th June.

**Highways England ref:** 86207

Dear Claire Shearing

Thank you for your email of 13 August 2020 regarding the above application at DSTL Fort Halstead.

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. However your email of 13 August confirming 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 are content that the amended application would not have any additional severe impacts upon the M25 Strategic Road Network.

Our formal HEPR 16-01 response to this planning application is attached. If you have any queries regarding this response, please do not hesitate to contact us.

Thank you again for consulting with Highways England and please continue to consult us via our inbox: [planningse@highwaysengland.co.uk](mailto:planningse@highwaysengland.co.uk).

Regards

Heather

**Heather Archer, Assistant Spatial Planner**

Highways England | 1<sup>st</sup> 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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