2, Hazel Cottages

Otford Lane

Halstead

TN14 7ED

14th November 2019

Dear Sevenoaks Council,

I am writing to express my concerns and objections to the proposed development at Fort Halstead (19/05000/HYB) which I do not believe to be justified or sustainable. I am a current resident of Halstead and have been for 35+ years. I use the lanes and green spaces around Halstead on a daily basis for a variety of leisure activities including horse riding, running and dog walking. My objections are laid out below;

* **Infrastructure** I do not believe that the infrastructure in place with regards to healthcare, secondary education and fire and police services would be able to cope with the increased population in this area caused by the proposed development. Healthcare includes both GP services as well as hospital services (A&E, maternity services, outpatients and inpatients) which are already incredibly stretched with the current population demands. The addition of several hundred/thousand new residents in this area is in my opinion not sustainable and would also be to the detriment of current residents.
* **Traffic**. I am very concerned about the effect the development would have on traffic in the local area. 750 houses plus industrial units will generate a huge volume of traffic, which from looking at the current plans would be entering and leaving the site through two entrances. Although the Crow Drive entrance comes out onto a main road, I am sure that many people would start using the lanes through Halstead as an alternative route between Pratt’s Bottom and Pohill. Clearly these lanes are not able to take a lot of traffic, being single track lanes in places. A large number of pedestrians, cyclists and horse riders (including myself) use these lanes frequently and an increase in traffic would place these vulnerable road users at risk, particularly as there are no pavements along many of the lanes. The Star Hill entrance is not ideal for a large amount of traffic either and could have serious consequences for the Knockholt residents. Additionally, what provision is there for public transport? The site is relatively isolated in terms of access which would leave residents absolutely dependant on their cars for pretty much everything.
* **Population density**. The proposed density of the housing is incredibly high compared to that in the surrounding areas. Fort Halstead is in what is essentially a rural area and I would have thought that any development in this area would need to be sympathetic to that in order to minimise the impact on the surrounding area. The current plan also contains multi-storey buildings which are not in keeping with any buildings in the vicinity.

Whilst I am not totally opposed to the development of Fort Halstead as a brownfield site, I most strongly believe that the size of the development is a very serious matter for consideration as I cannot see how such a large development at this site can possibly be sustainable in the long term without considerable harm to the local area. I would hope that the impact on the surrounding area would be taken into account and the welfare of local residents not compromised.

Thank you for taking the time to read my concerns,

Yours Sincerely,

Karen Edwards