

FORT HALSTEAD

Merseyside Pension Fund

Statement of Community Involvement

September 2019

CONTENTS

1.0 Introduction	2
2.0 Policy Context	4
3.0 Overview of Consultation Process	5
4.0 Public Feedback.....	7
5.0 Conclusion.....	13

APPENDICES

Appendix A	15
Appendix B.....	16
Appendix C	31
Appendix D	34

1.0 Introduction

- 1.1 This Statement of Community Involvement is prepared on behalf of Merseyside Pension Fund ('The Applicant') to accompany the submission of a hybrid planning application ('HPA') for the mixed-use redevelopment of Fort Halstead ('the site')
- 1.2 The HPA seeks approval for the following description of development:
Hybrid planning permission comprising:
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 GEA;
 - 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.
- 1.3 CBRE, as the planning consultant for the proposals, have worked in conjunction with JTP, as both the masterplanner and architect for the detail element, to undertake a programme of community engagement and consultation events on the emerging proposals prior to the submission of the HPA. This has been done in line with Sevenoaks District Council's Statement of Community Involvement in Planning (SCI) document (2014), the Localism Act (2011) and the NPPF (2019).
- 1.4 Fort Halstead comprises an existing employment site, currently occupied by Dstl and QinetiQ. Their operations sit principally within a secure fence, although a now redundant canteen, visitor reception area and car parking sit outside of this. The current function of the site is as a Research and Development (R&D) facility and includes the storing and use of high-grade explosive material amongst other military research activities. The site is located within the Green Belt and the Kent Downs Area of Outstanding Natural Beauty.
- 1.5 In 2011 Dstl announced its intention to relocate all of its operations from Fort Halstead to Porton Down and Portsdown West. As a result of Dstl's announcement, the previous owners of the site appointed a multi-disciplinary team to plan positively for the future of Fort Halstead and an outline planning application (OPA) was subsequently submitted to Sevenoaks District Council ('SDC') in February 2015 for the mixed-use redevelopment of the site to comprise 450 residential units, up to 27,000 sqm employment floorspace, a hotel, a village centre and a historic interpretation centre.

1.0 Introduction

- 1.6 This OPA was supported by three rounds of public consultation prior to submission, including public exhibitions and community planning workshops. The final round of public exhibitions, conducted in October 2014, saw over 350 people attend and provide their feedback on the proposals, which assisted in formulating the vision for the development of the site.
- 1.7 Planning permission was subsequently granted by SDC in December 2015 under application reference SE/15/00628/OUT. The OPA was aligned to SDC's adopted planning policy framework for the site, which allocated the site for employment-led, mixed use development in order to secure the delivery of new homes and jobs following Dstl's departure.
- 1.8 Since planning permission was granted the process of Dstl leaving the site has been ongoing, and they are now due to fully vacate by early 2022. Given the timeline for Dstl's departure from the site has now become more certain, the Applicant, as the new site owners, took the decision to review the planning position with regards to the masterplanning of the site, in parallel with SDC's emerging Local Plan process. A plan-led approach has subsequently been followed, with engagement in the Local Plan process ongoing. The site has a draft allocation for up to 750 homes and removal from the Green Belt.
- 1.9 In tandem with the Local Plan process, given the changes proposed as part of the HPA when compared to the previous OPA, the Applicant has been committed to keeping the local community informed and has sought their feedback on the proposals prior to submission through a series of public exhibitions held over three days in January 2019. Accordingly, this document summarises the public consultation process that has been undertaken in relation to this application.
- 1.10 This report is structured as follows:
 - Section 2.0 provides a summary of the proposals;
 - Section 3.0 considers the policy context in relation to community engagement;
 - Section 4.0 provides an overview of the consultation process;
 - Section 5.0 sets out a summary of the public consultation feedback and responses to comments raised from the project team; and
 - Section 6.0 provides a brief conclusion.

2.0 Policy Context

- 2.1 The importance of pre-application engagement is recognised by the Government within the National Planning Policy Framework (NPPF) (2019). Paragraph 39 states that:
- “Early engagement has significant potential to improve the efficient and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*
- 2.2 Paragraph 40 further states that local planning authorities should encourage applicants to engage with the local community. Furthermore, paragraph 128 sets out that:
- “Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*
- 2.3 SDC’s SCI (2014) encourages applicants to carry out pre-application consultations prior to submission of an application. The table contained within Paragraph 6.37 sets out that at the pre-application stage, applicants for larger schemes should engage with the relevant Town/Parish Council, District Councillors, service providers and local groups as soon as possible.
- 2.4 In relation to community engagement, paragraph 6.4 of the SCI states:
- “Involving people before an application is made allows them to influence developments as they are being designed, helping to deal with issues that may become major issues later.”*
- 2.5 It is considered that the consultation programme set out in this report meets and exceeds the standards for community involvement set by SDC’s adopted SCI.

OBJECTIVES OF THE ENGAGEMENT STRATEGY

- 2.6 Against the above policy context, the objectives of the Applicant’s engagement strategy and programme is as follows:
- To meet the requirements of pre-application consultation on major planning applications as set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including SDC’s SCI and the Localism Act;
 - To ensure the local community, its elected representatives and key stakeholders are fully engaged in the plans at both the pre and post application stages;
 - To take on board feedback as part of the proposals for the site.
- 2.7 In order for community involvement to be effective, it is considered the following principles need to be adhered to:
- Provision of easily accessible and relevant information.
 - Opportunity to direct questions towards the Applicant’s project team.
 - Opportunity to comment on formal proposals.
 - Obtain feedback on the process and be informed of the progress and outcomes.

3.0 Overview of Consultation Process

3.1 The applicant has engaged in an extensive pre-application process over the past two years, involving detailed discussions with SDC’s Planning Department in addition to statutory and non-statutory consultees. In various instances meetings and/or discussions have been held with these consultees including KCC as the Highways Authority and Local Education Authority, Historic England, Lead Local Flood Authority and Kent Downs AONB Board. Further information on pre-application engagement is set out in the accompanying Planning Statement.

Public Consultation Events

3.2 As part of the consultation process, a series of public consultation events was undertaken in January 2019, at ‘The Canteen’ (Building N10), Fort Halstead, Crow Drive:

- SDC Members: 10th January 2019
- Immediate Local Residents (Crow Drive): 15:00 – 19:00pm, 11th January 2019
- Wider Public Consultation: 11:00am – 15:00pm, 12th January 2019

3.3 Invitations were issued in December 2018 to Members, with invitations to local residents, local Councillors and Parish Councillors issued in January 2019. The flyer distributed is reproduced at Appendix A.

3.4 Meetings were held with the immediate site neighbours (residents of the housing off Crow Drive) ahead of the main public consultation event in January 2019. These households were also contacted with the offer of a meeting with the applicant and project team in a separate session.

3.5 A series of exhibition boards were presented (reproduced at Appendix B), which set out the context and rationale for the proposals. Members of the project team were available to discuss the proposals, respond to any queries and receive feedback which may inform the proposals prior to submission of the planning application.



Figure 1: Public Consultation Event

3.0 Overview of Consultation Process

- 3.6 Across the two main consultation events, approximately 200 people attended, including local Councillors. The majority of attendees were from the settlements of Halstead, Knockholt and Badgers Mount.
- 3.7 Questionnaires were available to attendees to complete and provide optional feedback on their thoughts regarding the proposals. A copy of the questionnaire is enclosed in Appendix C. In total, 64 questionnaires were completed most of which were completed on the days of the consultation events. In addition to questionnaires, written responses were received including from Parish Councils, of which the key themes have been addressed in the following 'feedback' section of this report.

Consultation Website

- 3.1 A consultation website was launched in December 2018 at <https://www.jtp.co.uk/projects/fort-halstead>. The website URL was advertised on the exhibition flyer alongside a freephone number for further information if required. Comments from the community were welcomed at the following email address: community@jtp.co.uk, with comments encouraged to be submitted 4th February 2019. However, the website remains open and comments were accepted up until submission of the planning application.
- 3.2 The website features the exhibition boards as well as a synopsis of the proposals, the background to the planning application and previous community engagement.

4.0 Public Feedback

4.1 Following the feedback received through the public consultation events, the responses received have been analysed. A quantitative analysis of the questionnaire results (not including question 1 included below) is set out in Appendix D. A summary of the feedback is below alongside responses to the comments and queries raised during the pre-application process, compiled by the project team.

Project Elements

4.2 The local community were encouraged to rate certain key project elements in relation to a scale from 'very important' to 'not important'. A summary table of the percentage of respondents is set out below:

Project Elements	Very Important	Important	Not very important	Not important	Don't know/No Answer
1. Preserving and enhancing the site's environmental value and AONB setting	83%	13%	0%	2%	3%
2. Ensuring the site remains viable as an employment site providing a range of business accommodation to attract new employers	47%	31%	11%	6%	5%
3. Creating a balanced community including a mix of housing types (affordable/over 55's/smaller affordable properties combined with a range of community facilities	42%	31%	11%	13%	3%
4. Creating specialised spaces to help retain local employers	33%	38%	19%	6%	5%
5. Improving foot, cycle and public transport connections to the town centre	66%	20%	3%	6%	5%
6. Recording and interpreting the town's history	45%	42%	6%	2%	5%
7. Including a new 'Village Centre' with a mixed range of uses and the refurbishment of the Grade II Listed Building	41%	23%	14%	19%	3%
8. Including 700 new homes to meet local housing need and support employment	13%	23%	13%	44%	8%

4.3 The responses from the local community above indicates the importance of demonstrating these principles, mirrors that of the project team and have been taken forward throughout the proposals.

4.4 The vision for the proposals has been formulated by the feedback from the public consultation process. It is intended that the vision will positively respond to issues that members of the public identified as importance considerations for the application. The proposals will:

- Secure a viable, sustainable and vibrant long-term future for Fort Halstead that recognises its unique qualities and heritage;

4.0 Public Feedback

- Regenerate a major employment site providing a range of employment opportunities and create a new village community which complements the existing network of surrounding settlements;
- Provide a range of high-quality new homes and affordable housing which respond to the District’s needs;
- Ensure development is sensitive to its rural setting and will not have an adverse impact on the natural beauty, character and tranquillity of the Kent Downs AONB;
- Achieve a balance of uses that will create a high-quality ‘place’ with its own identity, providing new homes, jobs, community facilities and open space to be enjoyed by the wider community.

Key Themes

- 4.5 The local community were welcomed to identify important issues for the site and to address in the planning application, as well as provide general commentary. Key themes which emerged in the feedback received are outlined below.

Residential

- 4.6 A substantial number of responses supported the provision of affordable housing on site to meet local need.
- 4.7 Comments on the ability of the site to accommodate the number of houses proposed were raised, some seeking to understand how the uplift in numbers was being achieved, but also understanding the impact on and capacity of the local infrastructure and environment to accommodate the development.
- 4.8 A mix of housing types across the development to support a balanced community generally was supported by the local community, with various comments welcoming two and three bedroom units.
- 4.9 Responses which featured design commentary referred that the proposed density and building heights were too high in respect of the AONB and Green Belt.

Response

- 4.10 Affordable housing is to be provided as part of the proposals. A specific affordable housing mix or tenure is yet to be proposed as part of the hybrid planning application, to provide sufficient flexibility through future Reserved Matters applications to meet identified need at a specific point in time, in consultation with SDC’s Housing Officers.
- 4.11 The housing mix is not proposed to be fixed as part of the hybrid planning application, and is indicative. However, it is proposed that the development will provide a mix of house types and tenures, ranging from 1 to 5 bedroom properties with an emphasis on smaller units.
- 4.12 The proposals have been carefully designed in respect to the local environment, infrastructure delivery and policy designations.
- 4.13 There has been a fresh approach to the masterplan design particularly in relation to the focus and approach to the village centre. Character areas have been developed through extensive consultation with the Council to create distinct areas, rather than using a homogenous density approach, positively complementing the surrounding area. Higher density development is directed towards the Village Centre adding to the character and vitality of the centre, whilst lower density development is to be provided towards the edges

4.0 Public Feedback

of the site which are more sensitive due to adjacency to the woodland buffers. The masterplan has optimised and achieved the uplift in homes through a number of interventions, notably focusing on B1 employment and removing B2 (general industry) which is not considered appropriate in this location; the re-focus of the village centre and sequence of village open spaces to create a vital and viable village centre; an increase in densities controlled by detailed design principles and the inclusion of two small areas of PDL for low density hamlets. The development proposals as set out in the Design and Access Statement will deliver a high-quality village community and continued protection of the existing areas of open space within the wider site.

- 4.14 A robust approach has been taken to the development of Character Area Design Guidance and the inclusion in the application of a Design Principles Document which sets out mandatory design requirements for future Reserved Matter Applications to adhere to to ensure that appropriate design and density is established at each plot.
- 4.15 Maximum building height parameters have been set across the development, which have been carefully considered to correspond to the existing landscape, sensitives and views from the surrounding area. Taller buildings are to be located around the Village Centre to complement the existing character, with other mixed use and residential buildings typically ranging from two to three storeys. A Landscape and Visual Impact Assessment has been prepared to accompany the planning application.

Transport and Highways

- 4.16 General feedback referred to the cumulative impact arising from the development on the existing road network surrounding the site; and that the current infrastructure is unable to accommodate an increase in the number of dwellings.
- 4.17 The local community raised that the secondary access at Star Hill should be limited to emergency access only for vehicles and for pedestrians and cyclists to reflect that approved in the previous 2015 outline planning permission.
- 4.18 Support was received for encouraging and promoting sustainable transport methods, including suggestions of new bus routes to service the site.

Response

- 4.19 The applicant has liaised with KCC Highways on the proposed accesses, and the proposals have been designed with careful configuration to ensure the main vehicular access into the site remains via Crow Drive and Polhill. It is recognised that Star Hill access in the 2015 outline planning permission was restricted, however through discussions with KCC and to meet their masterplanning design principles, the proposals include the existing Star Hill access as a secondary access to the site.
- 4.20 The parameter plans have been designed to minimise traffic flows through Star Hill, including designing the internal network to convolute the route to access, locating new commercial development towards the Polhill access and pedestrianising parts of the Crow Drive/Crow Road alignment.
- 4.21 A Transport Assessment accompanies the planning application and concludes that the proposed development will not have significant residual impacts on the transport network in both construction and occupation. The assessment also details a series of measures to minimise transport related impacts of the development, including highways, pedestrian, cycle and public transport improvements.

4.0 Public Feedback

- 4.22 The proposals have been designed to promote sustainable transport methods, with pedestrian and cycle movement prioritised across the site. Positive discussions have been held with the operator of the existing 431 bus service in respect of diverting the service into the site, and a new community bus service is proposed.

Employment

- 4.23 The proposals for the provision of employment floorspace were generally positively received, with comments raised on the importance of retaining Qinetiq and their integration into a new development. A few responses referenced that the development should be employment led with further clarification sought on the type of employment uses which would come forward.

Response

- 4.24 The proposals support increased employment opportunities and local economic growth. The applicant has engaged with Qinetiq throughout the application design process with the proposals reflecting their future relocation within the site and their retention as a key employer in the area.
- 4.25 The proposals comprise new business areas for flexible accommodation for offices, light industrial and research and development, which will enable a range of businesses to come forward. An Innovation and Education Hub is proposed and will provide a variety of employment opportunities, with exact uses to be determined through separate Reserved Matters applications.

The Environment

- 4.26 Preserving and enhancing the environmental value and AONB setting of the site was a key theme throughout the public consultation feedback. Comments referenced that the proposals should respect the AONB setting and Green Belt designation, with a suggestion that an Environmental Management Plan should be included.
- 4.27 A number of responses also raised consideration of light pollution from the proposals on the natural environment and support for the protection of existing wildlife.

Response

- 4.28 The proposals have been sensitively designed to minimise the impact of the proposed development on the existing habitats on site, and to integrate into the surrounding natural landscape and enhance the existing habitats. The landscaping strategy has been prepared to create an attractive environment supported by high quality green infrastructure serving ecological, landscape and recreational functions. A Framework Ecological Management Strategy has also been developed through the Environmental Impact Assessment work and is submitted in support of the application.
- 4.29 Key landscape features within the site including ancient woodland, areas of chalk, semi-improved and neutral grassland will be retained and enhanced through active management. Development is proposed to be integrated into the landscape with robust buffers, ensuring the views of the site from elsewhere in the AONB will not be impacted. An AONB report has been prepared to accompany the planning application and concludes that the potential effects from the development proposals will be beneficial.
- 4.30 In respect of potential light pollution, a Lighting Assessment accompanies the planning application and concludes that the proposals would not have any significant adverse impacts on the surrounding environment.

4.0 Public Feedback

- 4.31 The ecology strategy for the site has been prepared on the premise of three concepts: retention and enhancement of important habitats, maintaining the favourable conservation status of flora and fauna and green infrastructure and ecological connectivity.

Local Infrastructure and Amenity

- 4.32 Comments received raised concerns on the capacity of existing services in the area such as GPs, schools and community facilities, and the impact an increased number of houses in the area would have on the local infrastructure.
- 4.33 Generally, there was support for the provision of new facilities within the proposed development.

Response

- 4.34 Following the public consultation event, the applicant has progressed discussions with Kent County Council Education and an area of land has been identified to be safeguarded for a 1 form entry Primary School. The provision of a school would be subject to further engagement with stakeholders and KCC, with safeguarded land identified to accommodate the school, playing fields and ancillary car park.
- 4.35 A new Village Centre is proposed as part of the outline component of the planning application with a range of uses applied for which includes D1 and D2 uses. Detailed proposals for this area would be subject to separate Reserved Matters applications, with flexibility in the outline planning proposals for different community facilities, which could include healthcare floorspace and early years provision. In addition to community services, the village centre will also incorporate amenities including a shop/café and recreational space.

Heritage

- 4.36 Responses received generally supported retaining the historical interest and heritage of the site, with support for the opening of the Fort for public use.

Response

- 4.37 The significant history associated with the Fort is recognised through the proposals, and as a Scheduled Monument, the Fort has been positively integrated into the development. The proposals will ensure the long-term maintenance of the Fort and its setting, supporting its refurbishment and change of use to a Historic Interpretation Centre to create a visitor attraction open to the public.

Land Contamination

- 4.38 Responses received raised the risk of land contamination on site given its current and previous uses, and if development can be supported on site.

Response

- 4.39 A Ground Investigations Report has been prepared and accompanies the planning application. Due to the historic uses on site, localised ground contamination has been identified, and an outline remediation strategy has been prepared.

Services and Utilities

4.0 Public Feedback

4.40 A number of responses received identified the existing services and utilities as a key issue to be addressed. Comments suggested upgrading the existing services including the water supply, gas and electric.

Response

4.41 A Utilities Statement has been prepared and accompanies the planning application which sets out the utilities and services to be installed and retained for the new proposed development. Discussions have been held with the respective providers to ensure sufficient capacity to accommodate the new development.

4.42 Extensive discussions have been held with Thames Water in respect to the water supply and proposed wholesale replacement of the system. New Thames Water distribution will serve the entire site, supplying all new and existing buildings.

4.43 The water supply for the existing residential properties on Fort Road, Armstrong Close and Beckman Close is currently supplied on site, and the new upgraded supply will be taken to the boundary of the third party land within which these properties are located. It will then be for the third-party land owner to agree with Thames Water connection to the upgraded supply. This is due to the applicant having no legal interest in the land or control of this process.

4.44 The Design and Access Statement submitted with this application sets out specific details of the design evolution which has occurred and includes incorporation of feedback from the public.

5.0 Conclusion

- 5.1 This Statement of Community Involvement has set out the consultation process which the applicant has undertaken to support the hybrid planning application at Fort Halstead. A series of public consultation events and briefings have been held, as well as an extensive pre-application schedule which has involved regular meeting with SDC, KCC and other stakeholders.
- 5.2 The consultation process provided a number of opportunities for the public to provide feedback on the proposals, identifying key issues and highlighting potential concerns. The applicants have proactively engaged with the local community and stakeholders and the responses have informed the vision and design of the proposals.

APPENDICES

Appendix A



Pre-application Consultation Event Exhibition

Saturday 12 January 2019 - 11.00am to 3.00pm

Venue: Building N10 / The Canteen
Fort Halstead, Crow Drive, TN14 7BU

A new planning application is being prepared to bring forward a comprehensive mixed-use regeneration of the Fort Halstead site. Team members will be on hand to discuss the proposals and invite comments from the local community and stakeholders.

Background

In 2015, Fort Halstead was granted planning permission for mixed-use redevelopment. The site's new owners are responding to the new planning context and are seeking to bring forward a new planning application to deliver an optimised scheme when Dstl vacates the site, to enable the retention of QinetiQ on site, encourage new businesses to locate in the District and provide much-needed housing and affordable housing.

Pre-application Consultation Event Exhibition

The proposals include a new Village Centre, which secures and responds to the key heritage assets on site, and makes provision for community uses and amenity space. Members of the design and technical team will be available to discuss the emerging proposals, answer any questions you may have and record your comments and ideas for the site.

Everyone is welcome!



Fort Halstead Pre-application Consultation Event is being organised by JTP on behalf of Merseyside Pension Fund. For more information please visit jtp.co.uk/projects/fort-halstead or contact the JTP Community Planning team at community@jtp.co.uk or on Freephone 0800 0126730.



Appendix B

F O R T H A L S T E A D

WELCOME

PURPOSE OF THE CONSULTATION EXHIBITION

Welcome to Fort Halstead, a government Defence Science and Research site which is owned by Merseyside Pension Fund, occupied currently by the government and QinetiQ (a defence technology company). Planning permission was granted in 'outline' for homes and employment land to enable the site to be developed upon the site being vacated by the government for its current use in 2021.

The changing planning landscape and emerging Local Plan have presented an opportunity for a new planning application to be prepared in order to optimise the design and deliverability of the masterplan, and deliver much needed jobs and homes for the District.

The purpose of this consultation exhibition is to get your views on the emerging proposals being prepared for Fort Halstead. We have considered the key aspects of the site which need to continue to be secured, including the provision of jobs, retention of QinetiQ, provision of homes, heritage enhancement and restoration, protection and enhancement of the AONB, open space, landscape and biodiversity improvements and management and the provision of sustainable community facilities.

LOCAL PLAN

The Site currently has an allocation for mixed-use employment and residential development, dating to the 2015 Sevenoaks Allocations and Development Management Plan.

Sevenoaks District Council is in the process of producing a new Local Plan 2015-2035, and accordingly, has undertaken a call for sites process, undertaken a robust evidence-based assessment of the District, it's objectively assessed needs, constraints and opportunities and developed a spatial strategy accordingly.

The Regulation 19 pre-submission Local Plan is currently being consulted upon by Sevenoaks District Council. This emerging Local Plan must seek to achieve an ambitious housing target as well as balancing employment and community uses, the need to protect the Green Belt and AONB and respond to infrastructure requirements.

It is also important to us, Sevenoaks District Council and QinetiQ that the final scheme is deliverable expediently, which is why the application will be submitted as a 'hybrid' planning application, comprising a detailed application for a mixed-use Village Centre, and an outline application for the main residential and employment land parcels.

We wish to hear your thoughts on our emerging proposals. Once we have considered the responses and finalised the technical studies and assessments, we propose to submit the hybrid planning application to Sevenoaks District Council in Spring 2019. You can submit your comments to us in the following ways:

- Speaking to members of the design and technical team who are in attendance at the exhibition;
- Leaving comments on a feedback form;
- Emailing your comments to community@jtp.co.uk
- Visiting our website to see the exhibition material, keep in touch and stay informed.

www.jtp.co.uk/projects/fort-halstead

This draft Plan includes the site for proposed removal from the Green Belt justified by 'exceptional circumstances', for the delivery of a mixed-use scheme with employment space and up to 750 homes. The site is critical to assisting SDC in delivering new homes and affordable housing, preserving and creating jobs and protecting and securing designated heritage assets, the landscape and Ancient Woodland for the long-term enjoyment of the District and its future populations.

The timeline for the Local Plan will run concurrently with the Planning Application process as follows:

- Pre-submission Publication – Winter 2018/19
- Submission – Spring 2019
- Examination in Public – Summer 2019
- Adoption – Autumn 2019



PROJECT TIMELINE



FORT HALSTEAD TODAY

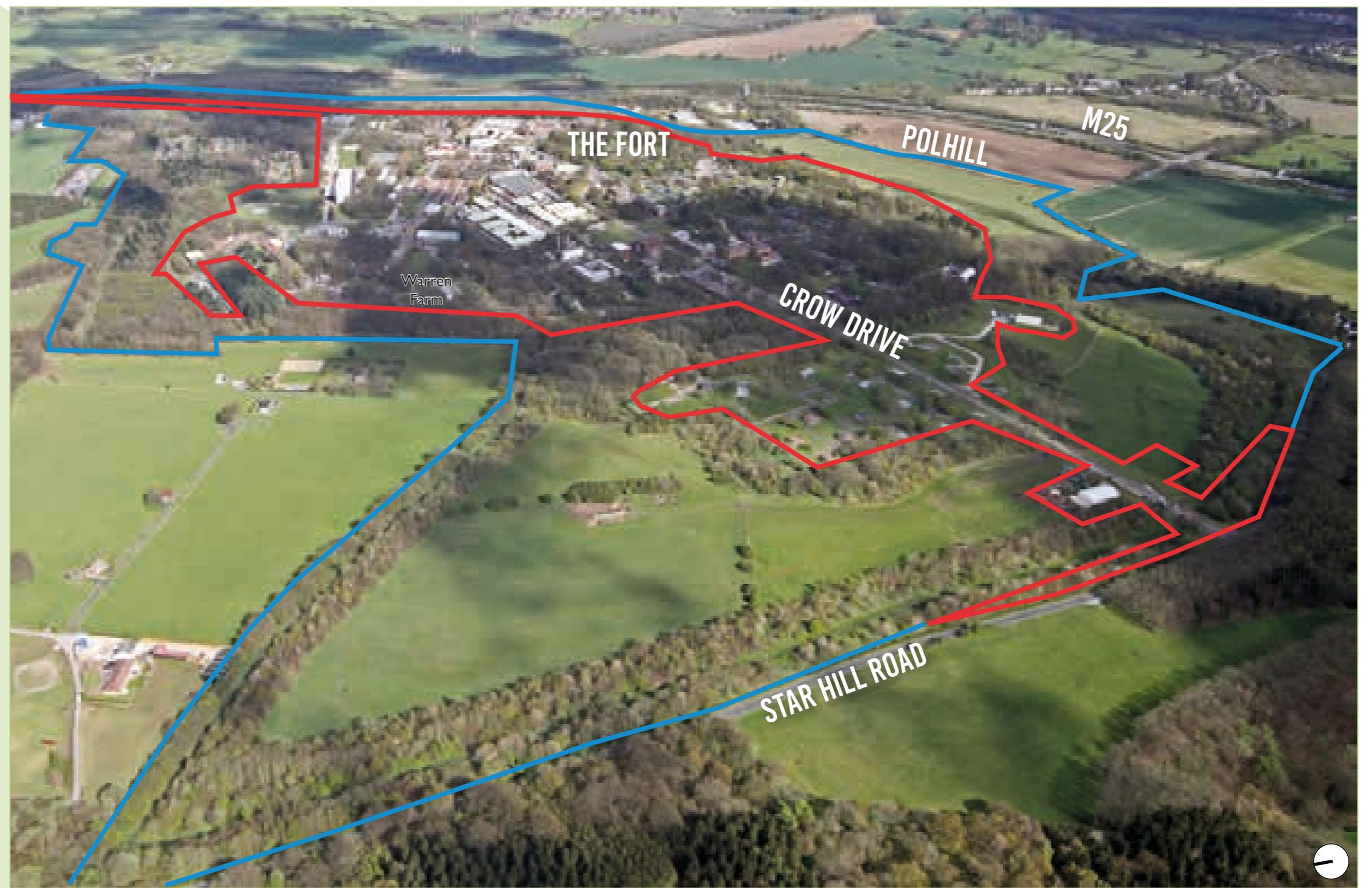
Fort Halstead is a research site occupied by Dstl (the Ministry of Defence's Defence Science and Technology Laboratory) and QinetiQ (a defence technology company). The Site is behind a secure wire fence and is not publicly accessible, albeit a number of pedestrian routes run in close proximity to the Site.

The Site was developed over a number of years beginning with the Fort itself (now a Scheduled Monument) between 1895-7, as a mobilisation centre as part of the London Defence Scheme. Following this, during World War 1 (WW1) within the Fort, an ammunition laboratory (Building F14) was constructed and later further buildings were constructed adjacent.

The main development phase of the Site was prior to/during WWII for the development of explosive and armament technology. Subsequently, the high explosive testing relocated to another site, and Fort Halstead was further developed for research activities under Dstl.

Dstl announced it would be departing from Fort Halstead in 2011 and moving to a new facility at Porton Down in Wiltshire. This new facility has planning permission and is largely built ahead of Dstl's move in 2021. Since Dstl announced its departure from Fort Halstead, there has been a decline in its occupation and use of the Site.

QinetiQ wishes to retain its function and use of the Site and remain within a number of existing buildings on the Site.



Aerial view looking South-East



Aerial view looking North-East

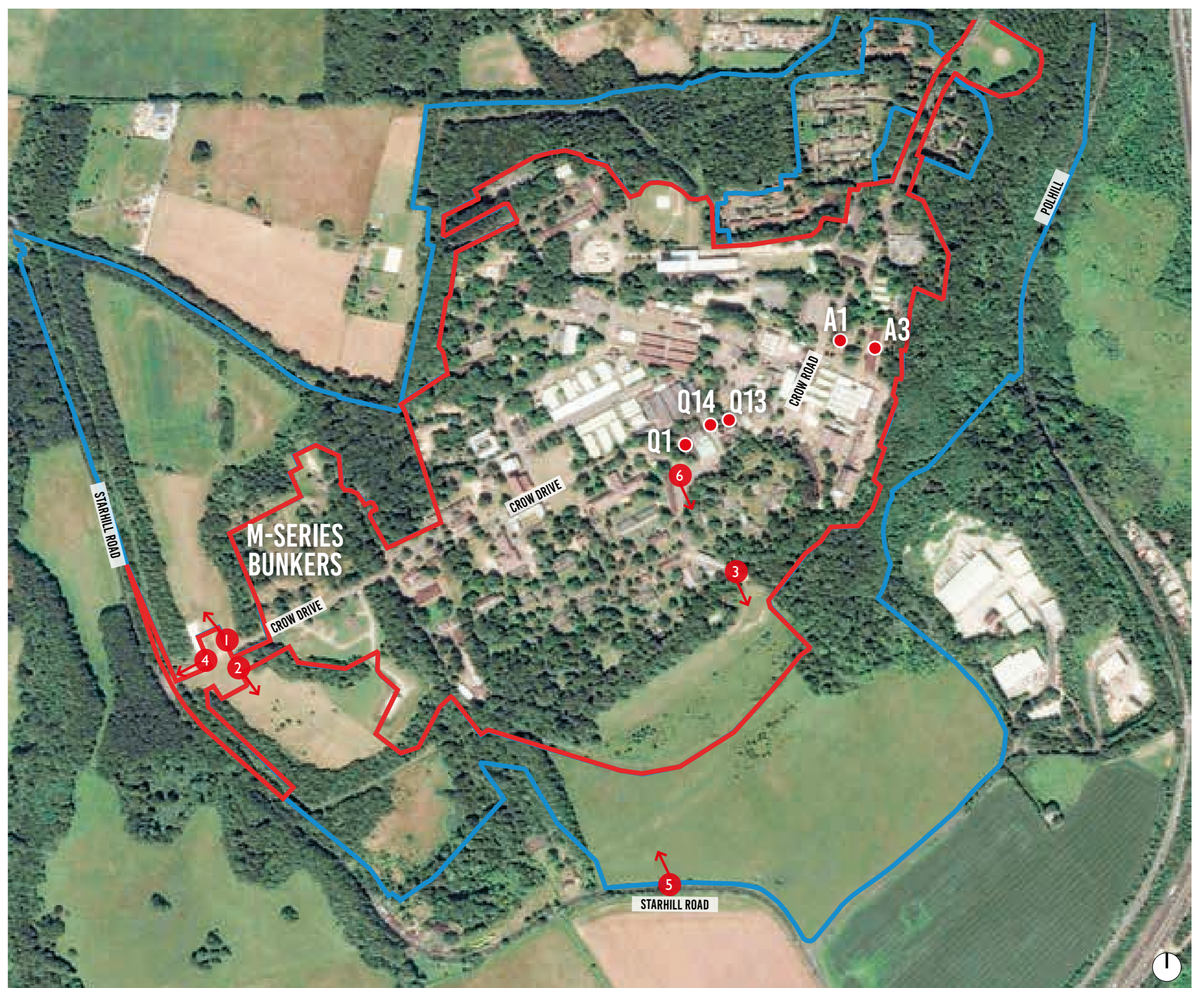
FORT HALSTEAD TODAY

Fort Halstead is in the administrative area of Sevenoaks District in Kent. The Site is located to the north of Sevenoaks, and close to the south-eastern edge of the M25. Fort Halstead is bounded by the A224/ Polhill Road to the east, Star Hill and Lime Pit Lane to the west and south, and farm properties and Great Stockholme Wood to the north.

The character of the site itself is reflective of a military research complex. A range of industrial type buildings are scattered throughout the site. They are typically low-rise buildings 1 – 2 storeys in height, although there are a number of taller buildings and structures within the site. The buildings are interspersed with internal roads; large areas of hard standing used for parking / access; smaller storage buildings and bunkers; and areas of amenity grassland and mature trees. Woodland is also a key characteristic of the site, surrounding the built-up area and providing enclosure.

The majority of the site is visually well contained by the perimeter woodland, although there is a break in the woodland along the southern boundary.

The chalk escarpment slope in the south of the site is visually prominent where it forms the backdrop in views from the Darent Valley. The scarp slope is also visible from certain locations within Sevenoaks and from rising land to the south of Sevenoaks.



Key Plan



Looking north from Crow Road near to Star Hill Road



Looking south from Crow Road near to Star Hill Road



View from near to building X54 looking south



Looking west at the Star Hill Road entrance



From Star Hill Road looking north toward the site



View from Crow Road near to building X35 looking south-east

BUILDINGS TO BE RETAINED



Penney Building Q14 (Grade II Listed)



Q13



Q1



A1



A3



M-Series Bunkers

CONSTRAINTS & OPPORTUNITIES

LANDSCAPE CHARACTER

The Sevenoaks District Landscape Character Assessment (2017) provides analysis of landscape character at the local level. The Site is within the Knockholt and Halstead Wooded Downs Landscape Character Area (LCA) and Chevening Scarp LCA, the key characteristics of which include large arable fields on flatter ground; extensive areas of woodland; and the steep chalk scarp with a mosaic of woodland and pasture.

The character of the landscape surrounding the Site is heavily influenced by the topography of the North Downs chalk escarpment and the lower-lying Darent River valley to the south. In both these landscapes, there is a strong vegetative network throughout.

The Site is within the Kent Downs Area of Outstanding Natural Beauty (AONB). This is a designation afforded to landscapes that are of national importance and provides a legislative obligation to 'conserve and enhance the natural beauty' of the landscape.

VIEWS

The majority of views from within the site are contained by the perimeter woodland. In these views, buildings of the defence research complex form the main composition of views, arranged in a military camp layout with Crow Drive forming the main visual axis in an east to west orientation. Buildings are utilitarian in appearance and of little aesthetic value. From the southern area of the site, on the chalk escarpment, wide panoramic views are possible across the Darent valley to Sevenoaks and countryside beyond.



View of mature vegetation, looking west from Lennard-Jones Road



Existing footpath running along the southern edge of the Fort towards the chalk escarpment to the south of the site



View from footpath to the car parking area in the north of the site looking south-west. This area forms a woodland walk within the green link



Wide panoramic view from the southern area of the site, across the chalk escarpment



View from the south looking north of the open landscape character to the west of the site

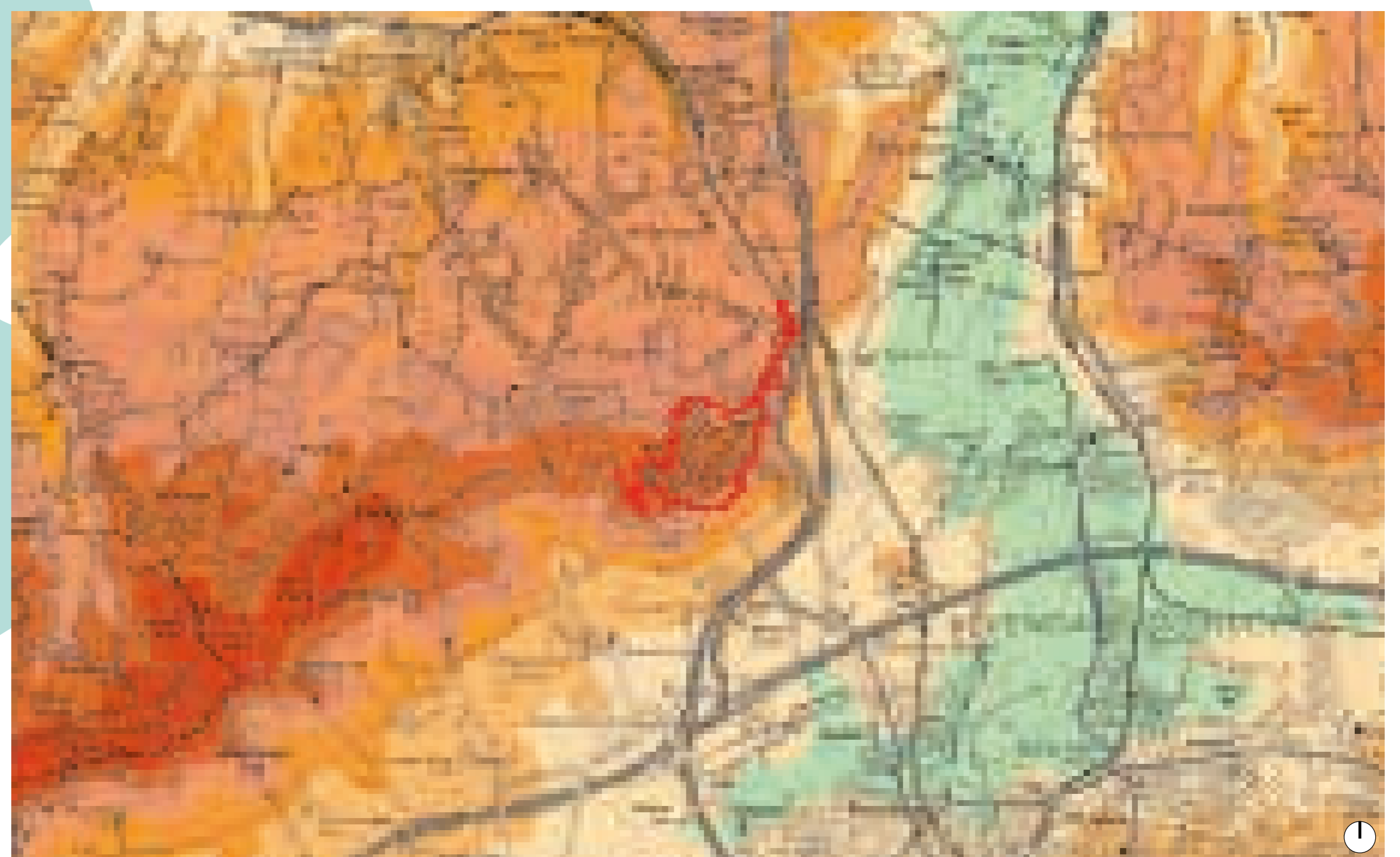
TOPOGRAPHY

The topography of the area is dominated by the escarpment to the south to the Site, forming a highly visible distinct landscape feature. The southern and eastern side of the Site consist of steep sloping ground; with the built area located on relatively flat higher ground, gently sloping down to the north and east.

A former chalk quarry is adjacent to the south east of the Site, accessed from Lime Pit Lane. This distinct landscape feature comprises of a 30m high chalk cliff face.

KEY

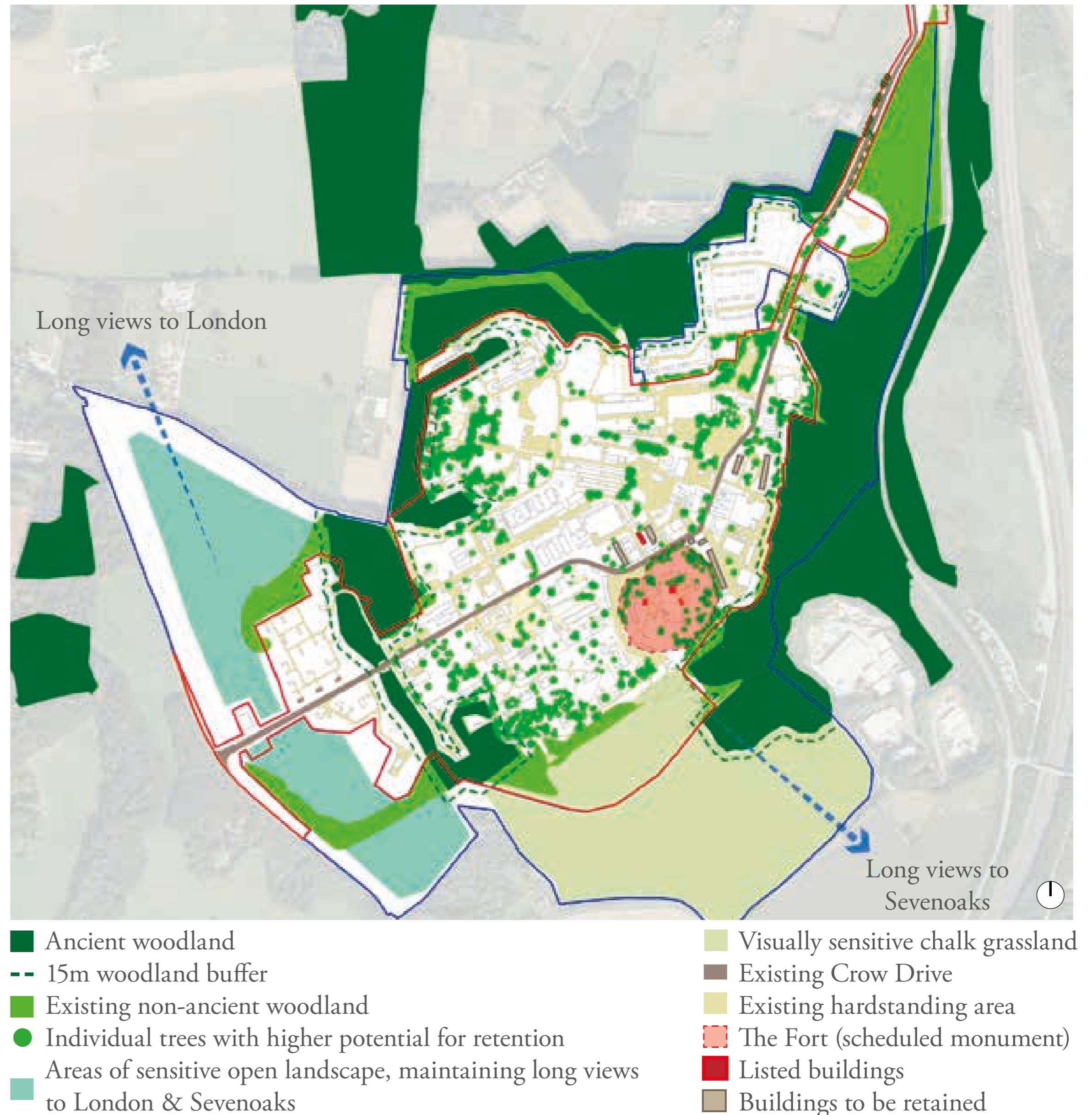
275m – 300m	175m – 200m	75m – 100m
250m – 275m	150m – 175m	50m – 75m
225m – 250m	125m – 150m	25m – 50m
200m – 225m	100m – 125m	10m – 25m



CONSTRAINTS & OPPORTUNITIES

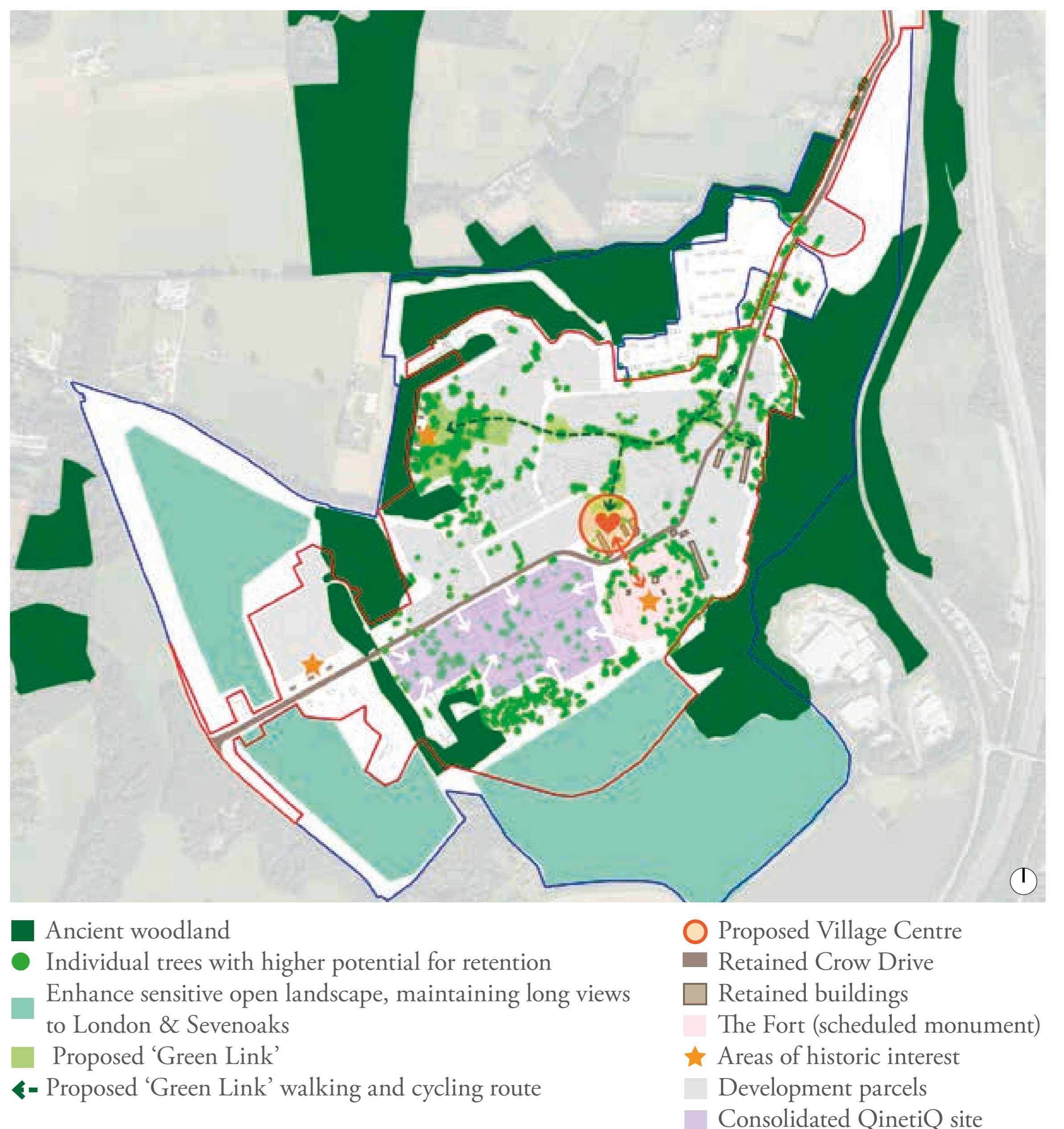
CONSTRAINTS

- The Site is surrounded by dense woodland which visually contains the site. Some of this woodland is designated as Ancient Woodland which requires a non-developable buffer of at least 15m
- The Site contains a large number of high quality mature trees which are located in-between existing buildings and areas of hardstanding
- An area of chalk grassland to the south of the site – on the escarpment – has long views to Sevenoaks and is visually sensitive and has high ecology value.
- Sensitive open landscape to the west with long views to London in the north
- Significant amount of hardstanding and existing built form
- The Fort, which is a scheduled monument, and other existing buildings of historic interest including Grade II Listed Penney Building (Q14), Q13, Q1, A13, A14, M4-6 and M20-22 to be retained. Buildings of architectural interest will also be retained: including A1, A3 and A11.



OPPORTUNITIES

- Consolidate QinetiQ to the south of the site contained by woodland and a secure boundary
- Retain and refurbish existing buildings of historic and architectural interest, and restore the scheduled monument and open up the Fort to the public.
- Locate the mixed-use village centre at the heart of the development linking the Fort and the listed and retained buildings
- Link the retained high quality mature trees with an east-west green link
- Maintain and enhance the sensitive open landscape to the west of the site
- Utilise existing road infrastructure
- Development parcels to be located on existing brownfield developed areas, with the character areas responding to the landscape context and the existing built areas.
- Create a range of new open spaces creating opportunities for recreation, biodiversity enhancement and drainage.
- Open the site up to be publicly accessible with a network of new footways and cycleways.



THE VISION

A UNIQUE VILLAGE WITH A LIVING AND WORKING COMMUNITY

Taking the existing characteristics of the site – its wooded surroundings, built heritage, military-style layout and AONB context, the vision for the Site is established as an innovative employment hub with the retention of QinetiQ, with a high quality residential development providing diverse housing mix including affordable housing. The vision for the Site responds to this, through a holistic approach to design that considers the environmental and cultural historic needs of the site, alongside the emerging economic and social needs of the new community.

Fort Halstead will become a new distinct place, integrated into the network of local villages. Through the development, it will reflect its natural woodland setting and military history.

As the site opens up, it will become a revelation — its undulating landscape and hidden history instilling an excitement to venture out to discover more. In doing so, this place can serve visitors, residents and employees on different levels. Taking a holistic approach to design that builds in environmental, social, cultural and economic needs, Fort Halstead has the potential to become a new 'place' — creating an active, healthy and innovative way of life among woodland.



ECONOMIC

*An economic hub of continued innovation,
opening the doors to new businesses*

Fort Halstead has always been a place for innovation. The new Enterprise campus could take this thinking forward and shape an excellence around a specific topic and attracting pioneers and retaining QinetiQ as a business of international importance.

CULTURAL

Discovering the history of Fort Halstead

Opening up the site for the existing local community to discover the history of Fort Halstead. Telling the story of events in a sensitive and immersive way.

SOCIAL

*An intriguing and open site for the public of all
ages to enjoy*

Fort Halstead is opening its doors to the public and transforming from a private to a social site. With 700 new homes and a business campus it will house 'a new community connected to the network of local villages, shaping itself as a new village that become a place for contemplation and healthy living.

ENVIRONMENTAL

*Restoring the landscape and bringing the
woodlands back to the village*

The extraordinary activities at Fort Halstead have shaped its landscape. Its narrowing and widening character allows for play and curiosity while the remains of the bunkers give the village a contemporary character, contrasting to its natural surroundings.

THE VISION

PLACEMAKING PRINCIPLES



ONE

Retain existing woodlands and provide buffers. Retain the Fort and maintain QinetiQ on site.



TWO

Maintain open character of visually sensitive areas.



THREE

Upgrade the Polhill entrance point into the site and downgrade the central section of Crow Drive. Provide traffic calming and safety measures to existing Star Hill entrance.



FOUR

Proposed employment areas to create new frontages to QinetiQ area and the Fort. The mixed-use village centre is located at the heart of the development.



FIVE

Retain key groups of existing trees and create weaving east-west and north-south green links.



SIX

Retain the existing road infrastructure to create the secondary street network. Create distinct character areas with a range of densities which respond to the existing site features.

WHAT'S CHANGED?

CHANGES TO THE CONSENTED 2015 SCHEME

CURRENT PROPOSALS

- Up to 700 homes accommodated within existing developed area, ensuring the retention of existing landscape and open space
- A wide range of homes including affordable housing and homes suitable for over 55s
- Average density: 36dph
- Retention of employment on site, creating an appropriate balance of jobs and homes
- Re-configured settlement form to create high-density village core and low-density edges
- Re-orientated village green and village square
- Loss of hotel on the site to enable the creation of innovation business hub
- Retained more of the existing road infrastructure
- A larger mixed-use area centred around retained buildings Q1, Q13 & Q14
- Provide some of the employment use closer to the village centre and create a new frontage to QinetiQ area
- Introduce the bunker and helipad sites for residential use, creating 'Gateway Hamlets'
- Average building height of 2.5 to 3 storeys with the occasional 4 storey building in the higher density mixed-use area



Current illustrative masterplan



2015 Planning permission illustrative masterplan

KEY

- | | |
|-------------------------------------|---|
| Application boundary | Employment (Use Class B1a/B1b)/ Residential |
| Applicant's land ownership boundary | A1 Shop |
| 1 & 2 Bed Flats | D1 Community Space |
| 2 Bed Houses | D1 Interpretation Centre/Listed Buildings |
| 3 Bed Houses | C1 Hotel |
| 4 Bed Houses | QinetiQ Retained Buildings |
| 5 Bed Houses | Fort Workshops |
| B1a/B1b Offices | |
| B1c Light Industrial | |
| B2 General Industrial | |

2015 PLANNING PERMISSION

- 450 homes
- Average density: 34dph
- Mixed-use village centre around retained buildings Q1, Q12, Q13 & Q14
- Large central green
- Hotel
- Employment area to the east of the site, retaining A1, A3, A10, A11, A13 and A14
- Maximum height for residential - 2.5 storeys and located only along the main vehicular routes
- Average building height of 2 storeys for the majority of the residential parcels with 2.5 along the main vehicular routes. 3 storeys were proposed for the village centre and employment area

VILLAGE CENTRE

MASTERPLAN



The Village Centre will form the detailed element of the proposals. It incorporates the refurbishment of three existing buildings (including the Grade II Listed Penney Building), all of which formed part of the original Q-Building enclave used for the Atomic Bomb Development Programme.

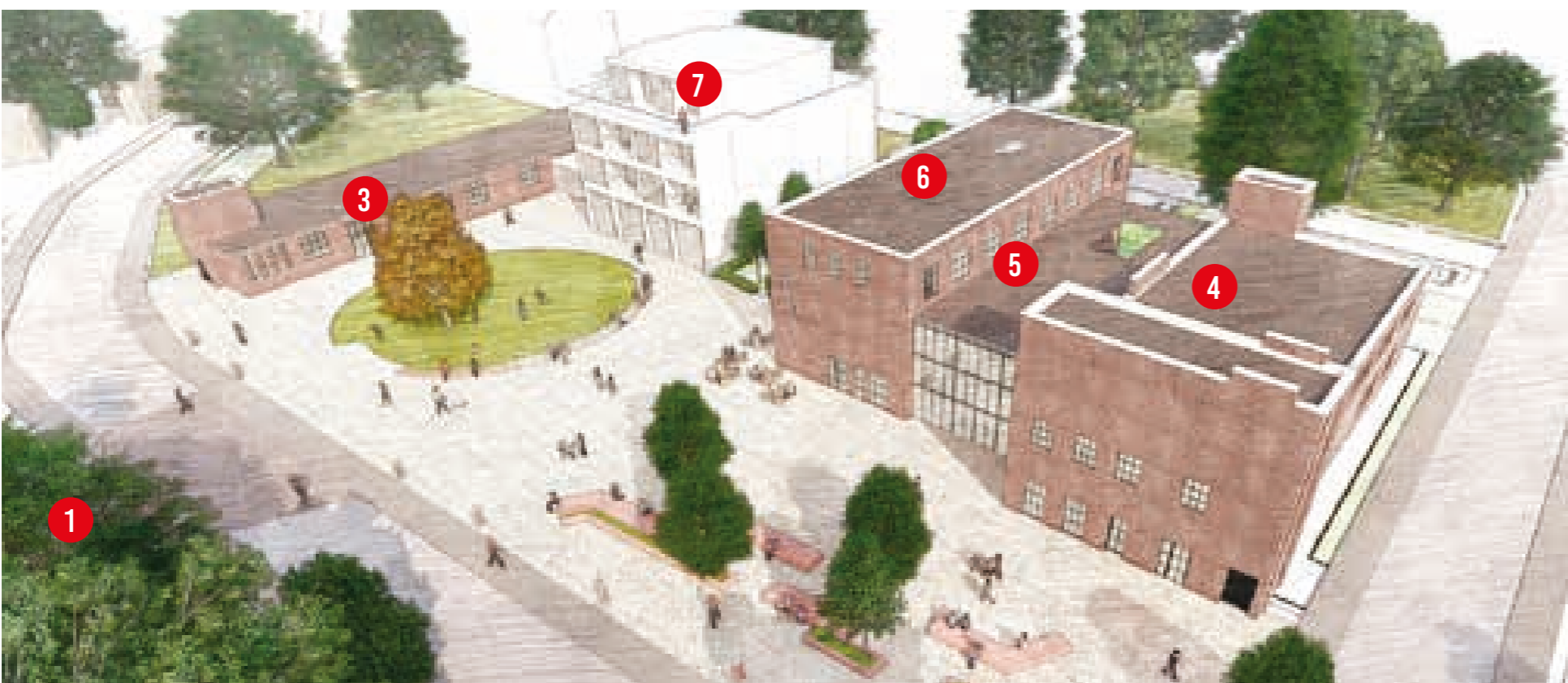
A mixed-use building is proposed alongside the existing buildings creating a new 'beacon' for the Fort. Its architecture will reflect on the enclave's industrial history. The old and new will form a vibrant yet respectful setting for the Fort.

The Village Centre will provide a variety of uses; café, shop, nursery, community space and an employment hub.

It will form the heart of the development celebrating innovation and encouraging active and healthy living.

- | | |
|--------------------------------|------------------------------------|
| 1 The Fort | 7 Mixed Use (Gym, Community, Resi) |
| 2 Crow Drive | 8 Residential |
| 3 Q1 (Nursery) | 9 The Square |
| 4 Q13 (Employment) | 10 Oval Lawn |
| 5 Atrium (Linking Q13 and Q14) | 11 Category A Trees |
| 6 Q14 (Cafe, Shop) | 12 Village Green |

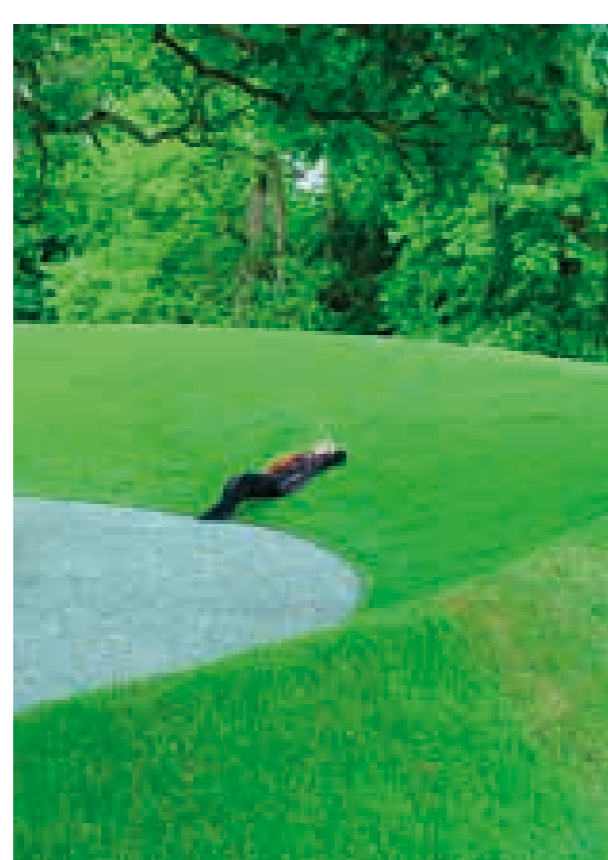
VIEWS



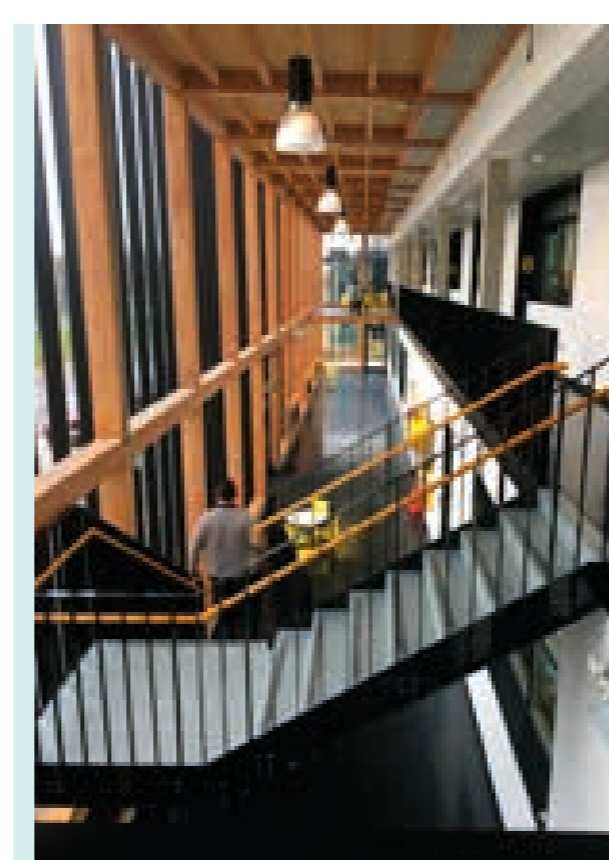
PRECEDENTS



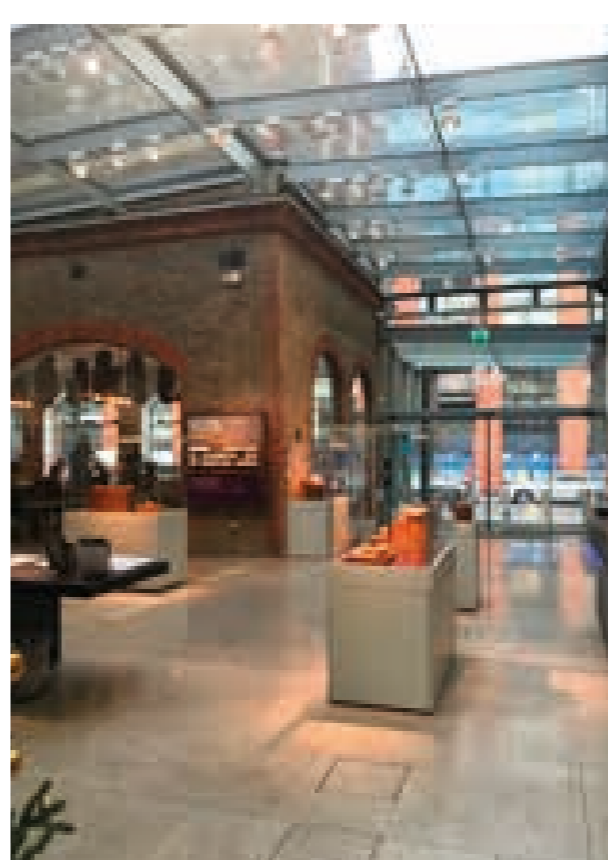
Refurbishment: Black Crittal windows and doors (St Clements, Mile End).



Oval Lawn



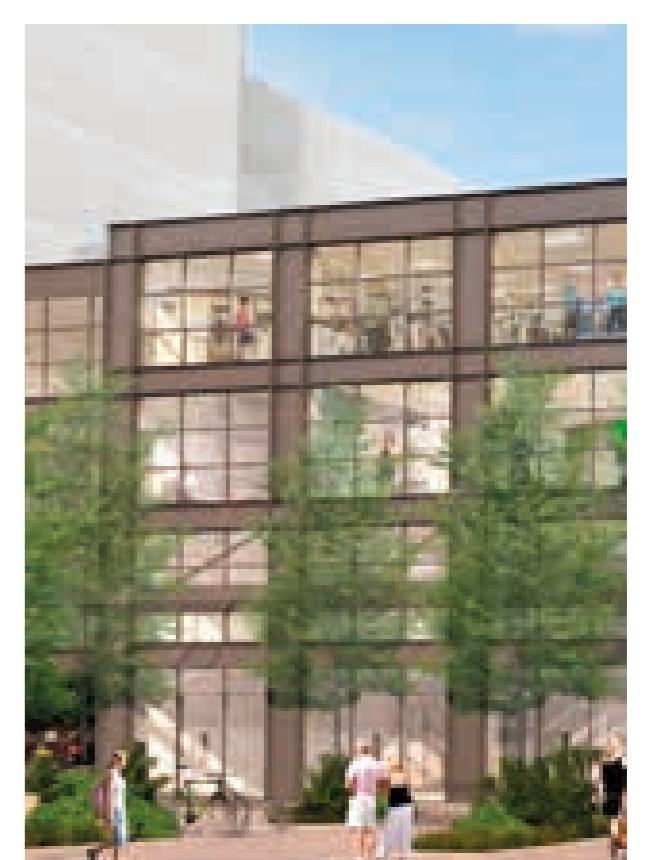
Double Height Flexible Working Space (Incubator Hub, Alconbury)



Entrances and Glass Interventions (Goldsmiths, Clerkenwell)



Interpretation / timeline displays (Goldsmiths, Clerkenwell)



Industrial architectural character for new building (Metal, Copper)

CHARACTER AREAS

The design of the masterplan is intended to create an attractive and cohesive development with neighbourhoods and spaces of distinctly different characters. This approach allows the design to reflect varying site characteristics and will create an interesting place with a range of experiences for residents and visitors alike.

The residential character areas which have been developed for Fort Halstead include:

Gateway Hamlets

High quality designed homes to mark the entrance to the development

Old Grove Place

Courtyard housing set behind the mature trees which line Crow Drive

Anisbirches Walk

Housing arranged in mews street set amongst mature trees, framing the main east-west pedestrian and cycle route through the site

Village Core

Higher density mixed-use heart to the development, offering amenities for the community as well a range of smaller house types

Dutchmore Wood

Medium density housing benefiting from views of the ancient woodland. House types consisting of mainly townhouses and terraced housing arranged as mews style streets

Beaumont Wood

Low density housing looking out onto the ancient woodland, comprising larger detached and semi-detached homes with some smaller courtyard style houses.



Character Areas Plan

'LOOK AND FEEL'



Artist's impression of Anisbirches Walk



Precedent image for Gateway Hamlet



Precedent image for Village Core



Artist's impression of Village Core



Precedent image for Old Grove Place

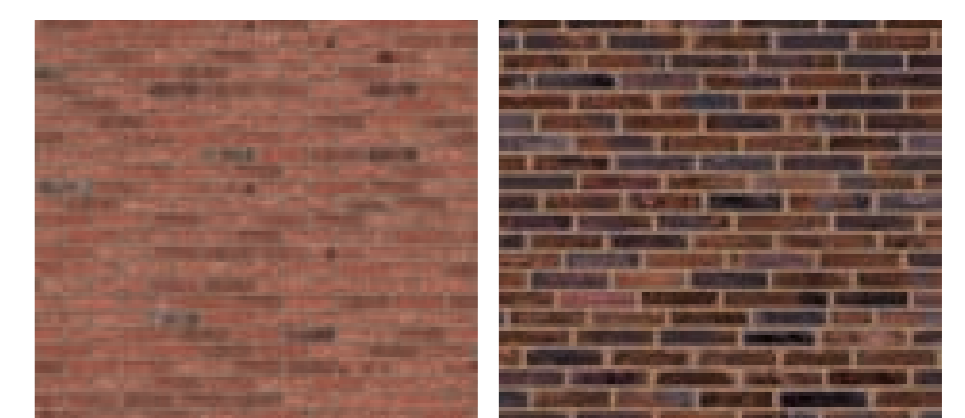


Precedent image for Dutchmore Wood



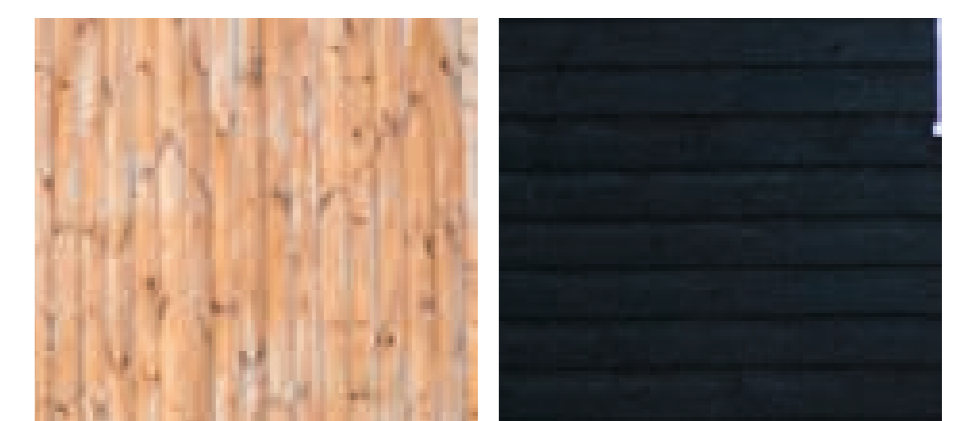
Precedent image for Beaumont Wood

MATERIALS PALETTE



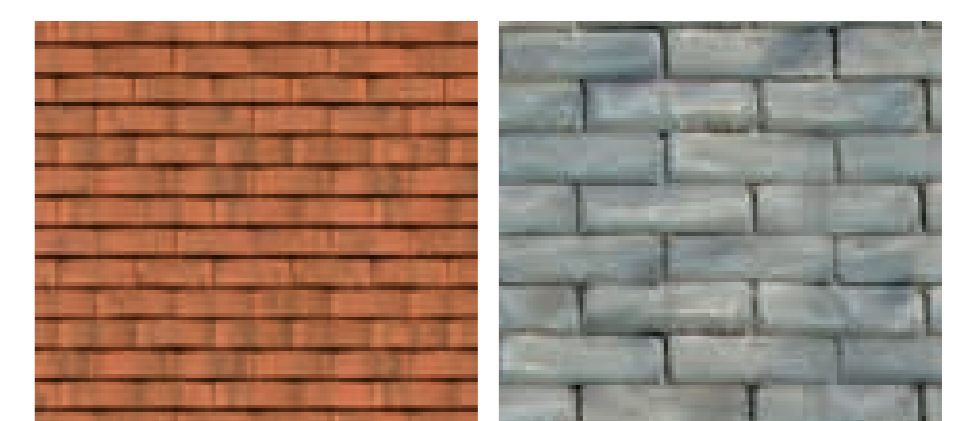
Red brick

Multi-colour brick



Timber cladding

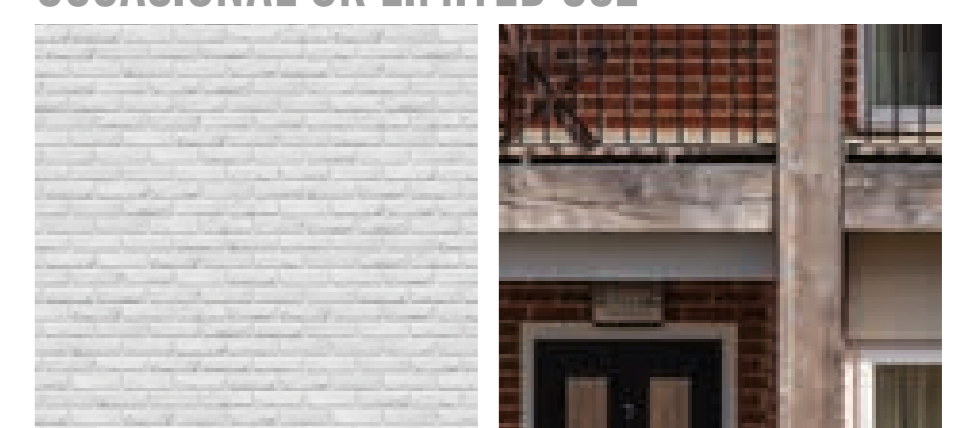
Black weather boarding



Red clay tiles

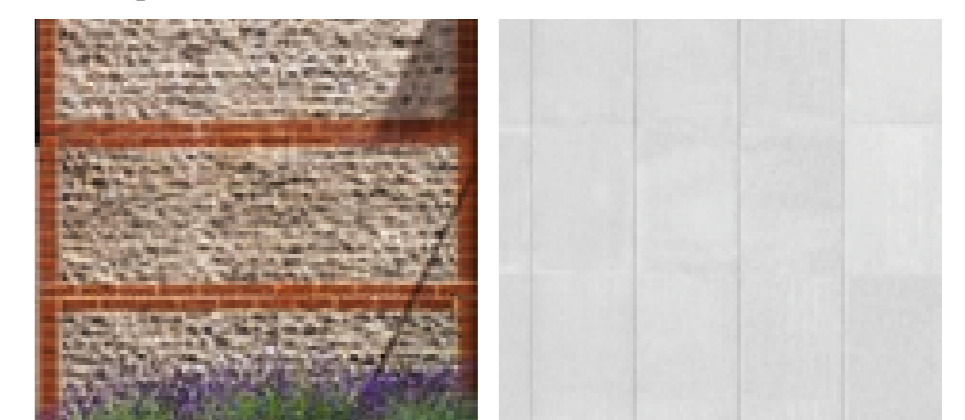
Slate tiles

OCCASIONAL OR LIMITED USE



White painted brick

Timber frame



Flint

Metal cladding

EMPLOYMENT AREAS

The Fort Halstead proposals include a Innovation Hub which will provide a new high quality, R&D and technology focussed business campus in Sevenoaks. A variety of employment opportunities will be provided to allow people to both live and work at Fort Halstead. By providing a range of unit sizes on site, it will allow new business the space to develop and grow in the future.

The development proposals will provide:

- **Approx. 16,000 sqm new employment floorspace** across office, research and development and light industrial uses within new bespoke employment campus;
- **Retained buildings refurbished and reimagined** to provide a range of employment uses;
- Job generation from the finished scheme will be **up to 1,000 jobs**.



Artist's impression of the Innovation Hub from Crow Drive



The proposals for the employment development within the masterplan have been informed by market research, local trends and sector-specific needs and demand.

- The office sector (B1a use) has seen recent positive demand, with the Sevenoaks office market reflecting this in very low vacancy rates (approximately 2-3%);
- Micro, small and medium-sized enterprises (SMEs) contribute 80% of the employment market in Sevenoaks, which is reflected in the type of floorplates offered;
- There has been no major new office development in Sevenoaks in the last 5 years, and there has been a loss of some office space to residential mostly through permitted development;
- The provision and popularity of shared workspaces and serviced offices has increased across the wider Sevenoaks and South East markets, with high occupancy levels (between 85-90%);
- There is a market for smaller light industrial buildings, of high quality design which can include a range of uses.

The wider considerations of the place-shaping for the employment area have focussed on the need for employment uses to form part of the community hub at the Village Centre, to create distinctive workspaces (which can also be achieved through the imaginative reuse of existing buildings), providing access to community services and recognising the value of green infrastructure.

KEY

- 1 Office/Research and Development (B1a/B1b)
- 2 Light Industry (B1c)
- 3 Entrance to QinetiQ site
- 4 Pedestrian/cycle and bus only gate
- 5 Downgraded section of Crow Drive



Office/R&D buildings at Alconbury Weald, Huntingdon



Innovation Hub at Alconbury Weald, Huntingdon



Precedent images for light industry buildings

CONNECTIVITY

TRANSPORT STRATEGY

The transport strategy closely reflects previous proposals for the Site and aims to prioritise non car travel. The main elements are:

- High quality pedestrian / cycle links within the site
- Much enhanced public transport connections
- Improved cycle access
- Good connections to local villages
- Upgraded site access junctions
- Travel Plan measures to encourage use of more sustainable means of travel

WALKING AND CYCLING ACCESS

Masterplan Proposal

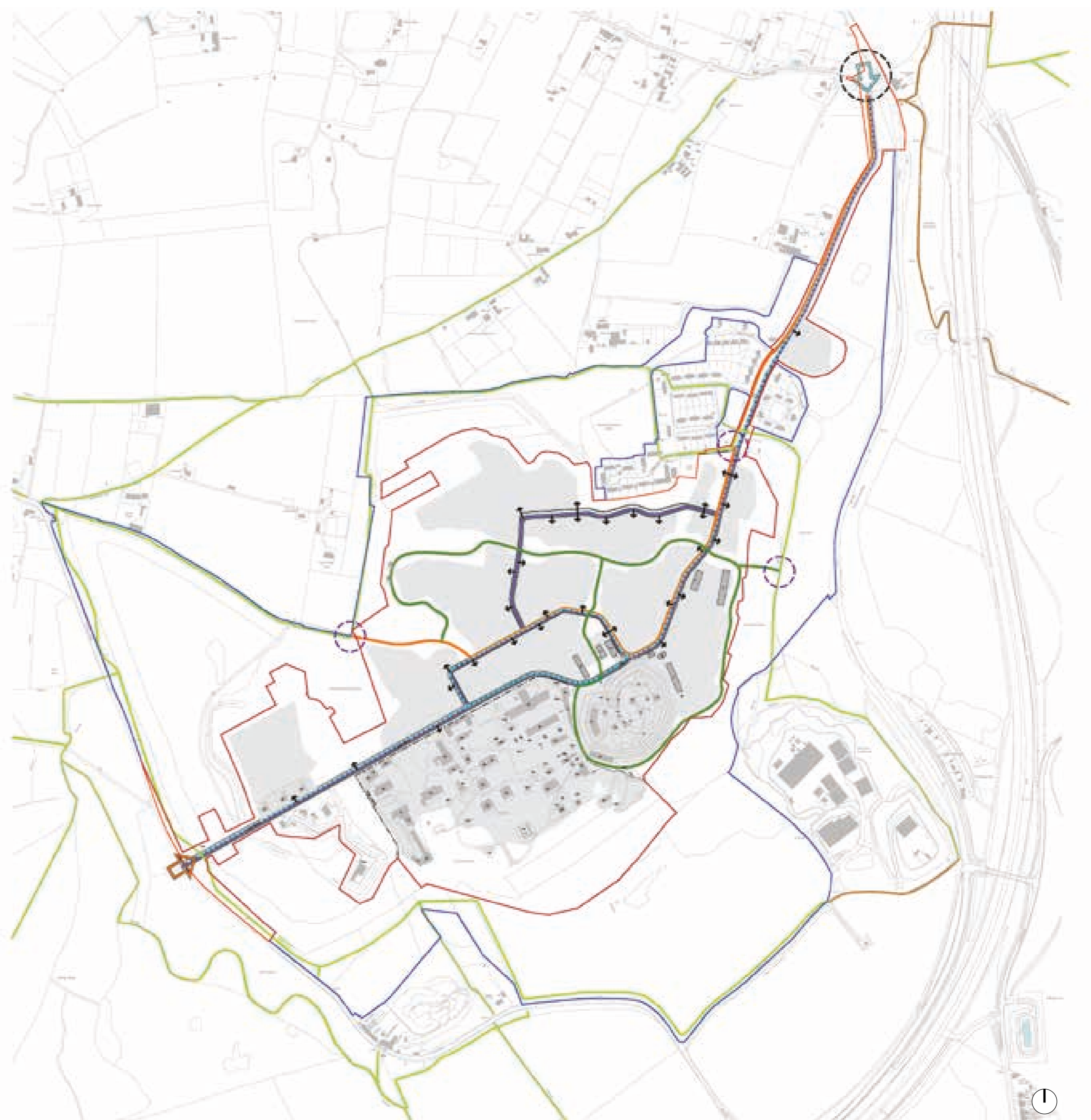
The masterplan prioritises the movement of pedestrians and cycles through the site. This is achieved by:

- Reducing traffic speeds - Design of streets in accordance with requirements for a 20 mph zone.
- Providing a new off road cycle route through the site between the Polhill Site access and Knockholt Pound
- A series of “green links” will provide other safe shared use pedestrian/cycle links through the site

Off-Site Enhancements

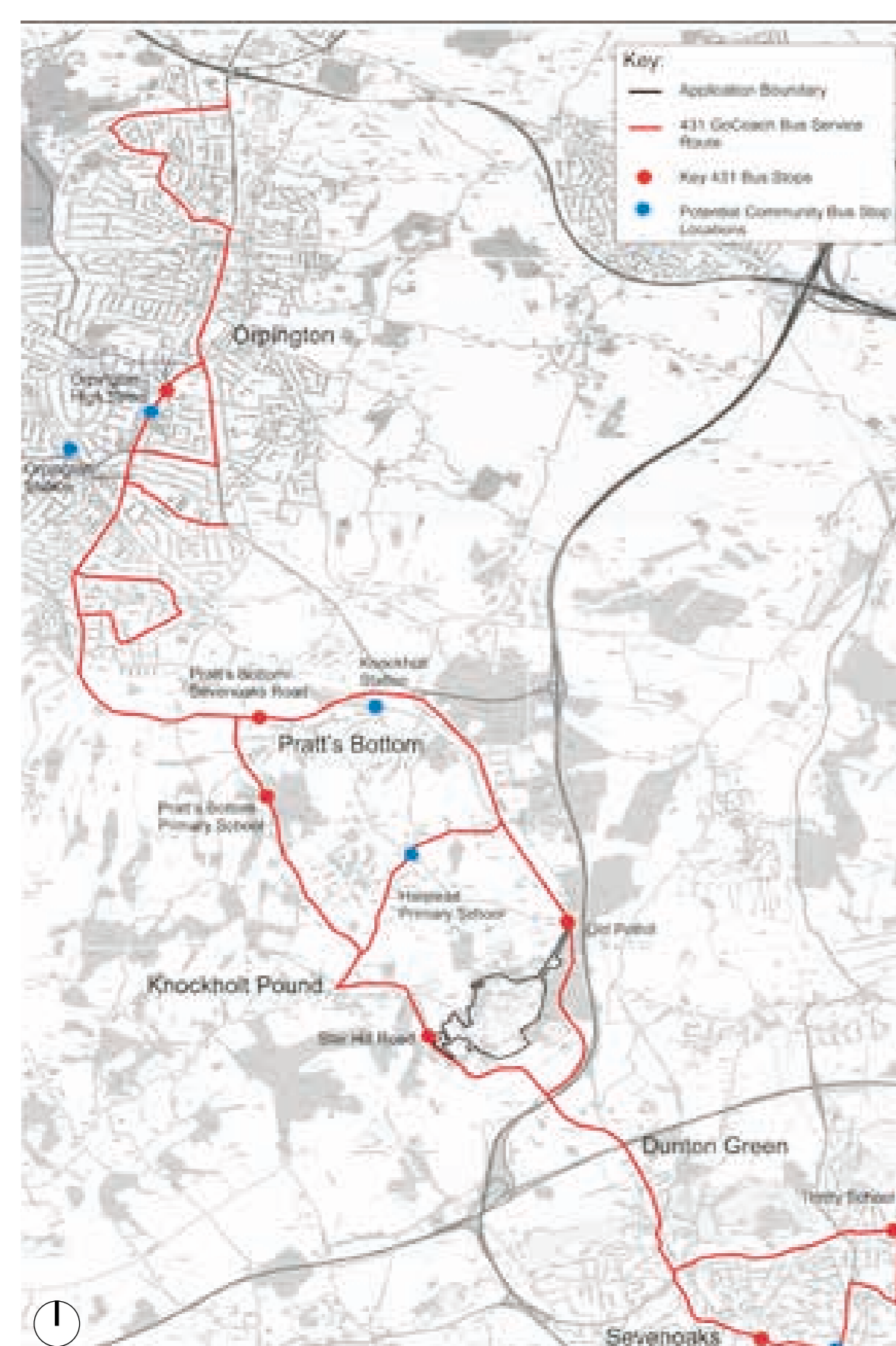
As with the approved scheme, the development as well as the wider community, will benefit from the following enhancements:

- New on road cycle lanes between Polhill and Shanklands Roundabout as well as cycle facilities at the upgraded site access junction. In particular, these enhancements will provide safer access to Knockholt Station;
- Proposed 40 mph speed limit on Star Hill;
- Lighting of the M25 underpass on the brideway linking Polhill and Filston Way.



KEY

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> — Application boundary — Applicant's Land ownership Boundary ▭ Development Parcels ▭ Existing building for potential retention — Existing public rights of way (PROW) | <ul style="list-style-type: none"> — Existing brideway → Main access – all modes → Secondary access – all modes ○ Junction improvement — Crow Road/Primary Road | <ul style="list-style-type: none"> — 30m corridor for Crow Road/Primary road* — Secondary road → Indicative access to development parcels — Strategic shared footway cycleway — Indicative secondary shared footway cycleway | <ul style="list-style-type: none"> ○ Connection to existing PROW network — Indicative bus route <p>Note:
*The alignment of Crow Road/Primary road may deviate within the limits of the 30m corridor</p> |
|---|--|---|---|



PUBLIC TRANSPORT

431 Bus Service

Positive discussions have been held with Go Coach, the operators of the 431 (Orpington High Street to Sevenoaks) bus service with a view to rerouting the service so that it directly serves the Fort Halstead site. This would provide access to secondary schools in Sevenoaks (Knowle Academy and Trinity Schools) as well as to town centre facilities in both Sevenoaks and Orpington and to the Riverhead Tesco superstore.

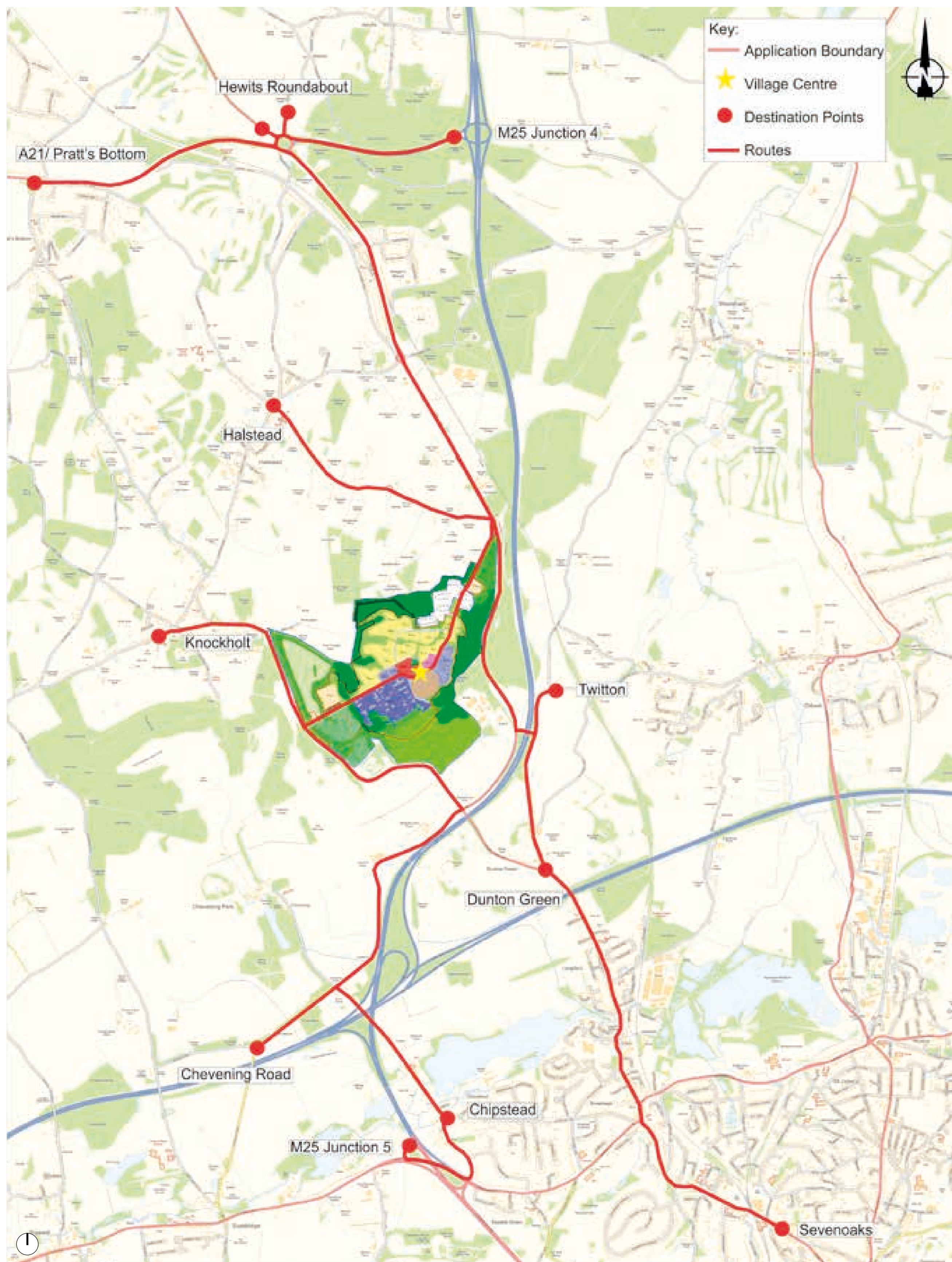
Community Bus

As previously, the strategy includes the provision of a new high quality, community bus service to operate from the site. This would provide a bespoke service tailored to meet the needs of the new residential and business community.

As such, it is proposed that this service would:

- Provide a link to one or more rail stations to meet the requirements of commuters at the beginning and end of the day. This would most likely provide a link to Orpington Station as well as potentially Knockholt.
- Provide a link to Halstead primary school at the beginning and end of the school day.
- Provide a more flexible service during the of peak period, for example to provide access to Sevenoaks or Orpington.

CONNECTIVITY



HIGHWAY ACCESS STRATEGY

Polhill will remain the main access to and from the development. A new roundabout has been designed to improve the quality of that access and the design was agreed in principal with Kent County Council Highways (see the Diagram below). The scheme will improve access and egress to/from the site and has sufficient capacity to cater for the full development. The scheme incorporates much improved facilities for pedestrians and cycles.

Kent Highways has confirmed that they will require the existing secondary access onto Star Hill Road to be retained in order to provide suitable arrangements in the event of the main access becoming blocked by either an accident or due to road works.

The Masterplan is designed to encourage the new community to use the main Polhill access through the use of appropriate traffic calming measures combined with a more circuitous route to the secondary access.

In order to enhance safety, a new 40 mph speed limit together with a new entry treatment is proposed for Star Hill Road – this has been agreed in principal with Kent Highways. Visibility splays will also be improved at the Star Hill site access, again to enhance safety.

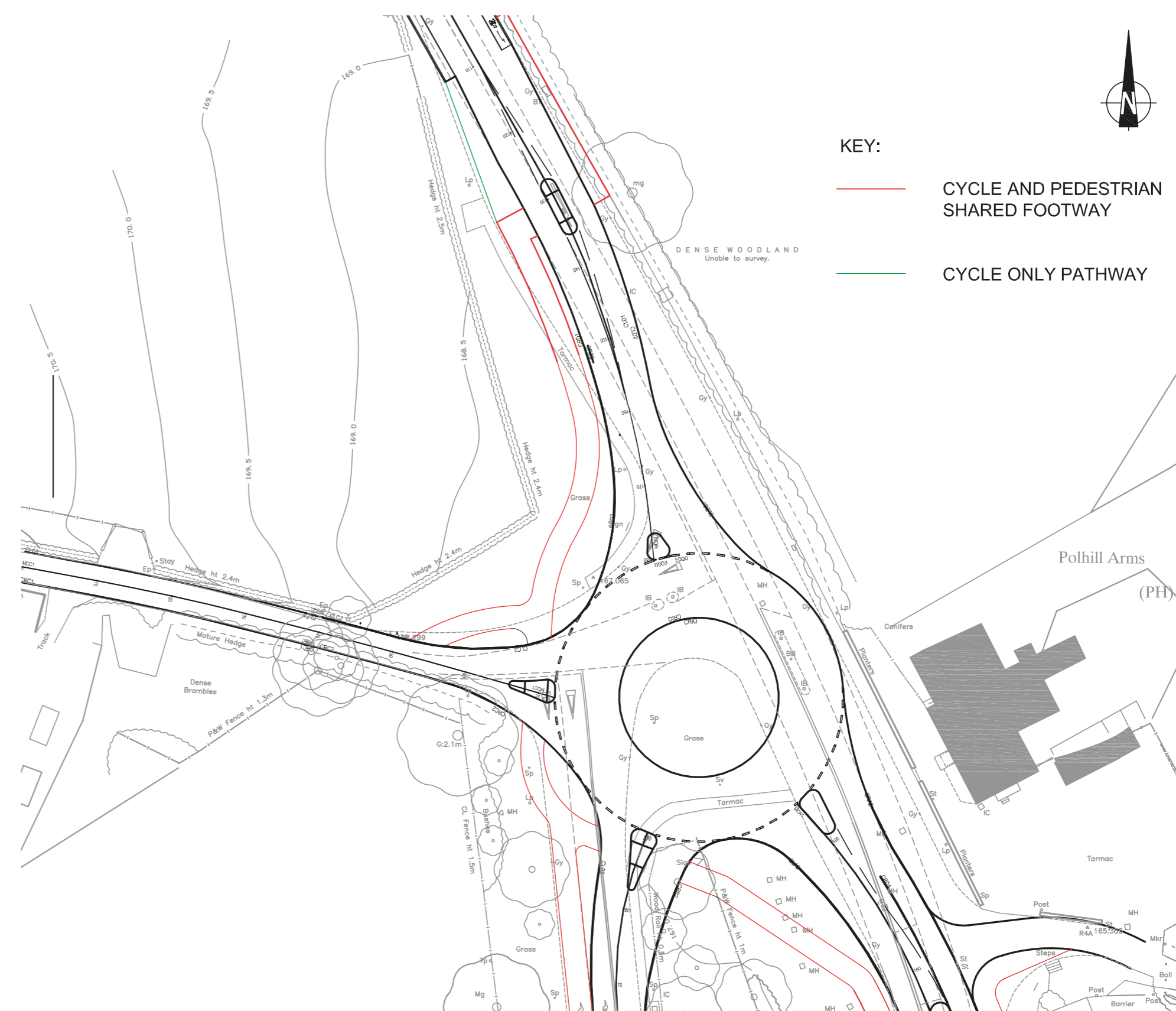
TRAVEL PLAN

A detailed Travel Plan will be prepared and agreed with Kent Highways and Sevenoaks District Council. This will include a package of measures aimed at encouraging the use of non-car modes. It will also include details for monitoring trip generation for the new development and identify a remedial strategy should mode share targets not be achieved.

OFF-SITE IMPROVEMENTS

Proposed New Roundabout at the Polhill Site Access

- New roundabout promotes the Polhill access as the main gateway to the site
- Provides a safe means of negotiating the junction
- Addresses perceived safety issues of the existing priority junction
- Includes provisions for pedestrians and cyclists



SUMMARY OF BENEFITS

NEW JOBS

Provision will be made to retain QinetiQ on site and create **c.1,000 new jobs** through the creation of **two new employment zones** of office/research & development, light industrial space, flexible mixed-use office and innovation space in the new Village Centre. The space provided will **support existing businesses** in need of new high quality space and **attract new employers** to the District, **boosting the local economy**.



NEW HOMES

The development will **provide a range** of much-needed **market and affordable housing types**, including the potential for **over-55 housing**. The site will **contribute** to meeting Sevenoaks District Council's **housing need** and its required five year housing land supply.



COMMUNITY BENEFITS

The site will provide facilities to **support and integrate the new residents and employees**, centred around the Village Centre hub of mixed-use community space, nursery and useable managed open space for a range of recreational uses. Now secured and private, post-development, **the site will be accessible to the public** via footpath and bridleway connections. This provides access not only to the built development, jobs, homes and services but also the open recreational land for the enjoyment of the local landscape.



DISTRICT-WIDE BENEFITS

The scheme will **provide affordable housing**, CIL and S106 **contributions**. Obligations of the **infrastructure needs** of the District and Parishes will be met and significant **New Homes Bonus payments** made throughout the duration of the delivery of the development.



HERITAGE CONSERVATION

The opening of the site and Fort to the public offers **significant heritage benefits** to **preserve the story** of Fort Halstead, its heritage assets and setting. The Fort area will be managed as a **heritage feature**, and existing key and significant buildings will be **refurbished and reused** to form the **next chapter** in the site's important history.



SUSTAINABLE TRANSPORT

The proposals have been **thoroughly assessed from a transport perspective**, in conjunction with **pre-application engagement** with Kent County Highways officers. The masterplan has been designed in such a way to favour the **primary Polhill access** and ensure that the **Star Hill access is used less frequently** and intensively. A number of off-site measures are proposed which will **enhance the local area and network**, and the re-routing of an existing bus service and provision of a specific **community bus provision** will support non-car modes of transport.



INFRASTRUCTURE

Through the development, **major utilities will be upgraded**, including water, electricity and high speed broadband. This is a **critical early phase** and will manage the impact of the site as it is developed out and occupied. Detailed **conversations are underway** with a number of **statutory authorities** in relation to site-wide **infrastructure installation**.



LANDSCAPE AND BIODIVERSITY

The **overall landscape character** of the site, within the broader AONB context, will be **protected and enhanced** in perpetuity as part of the scheme. The key biodiversity features, including the Ancient Woodland, will remain untouched by the development and a **long-term package of management benefits** will be secured through the planning permission. The AONB context of the site has informed the proposals in terms of ensuring that its **natural beauty** and identified **special qualities** are **protected and enhanced**, and **new recreational opportunities** provided.



Appendix C

FORT HALSTEAD PUBLIC CONSULTATION

Feedback Form

We would appreciate if you could share your thoughts with us on what you have seen here today.

In order to help us analyse the feedback we receive, please circle where you live:

- Badgers Mount
- Chevening
- Chipstead
- Dunton Green
- Halstead
- Knockholt
- Otford
- Shoreham
- Other (please state) _____

1. Thinking about Fort Halstead and the information displayed at this exhibition, please fill in the table below and tick the appropriate box for each element.

Project Elements	Very Important	Important	Not very important	Not important	Don't know
1. Preserving and enhancing the site's environmental value and AONB setting					
2. Ensuring Fort Halstead remains viable as an employment site providing a range of business accommodation to attract new employers					
3. Creating a balanced community including a mix of housing types (affordable/over 55's/smaller affordable properties combined with a range of community facilities					
4. Creating specialised spaces to help retain QinetiQ as a local employer					
5. Improving foot, cycle and public transport connections to Fort Halstead					
6. Recording and interpreting Fort Halstead's history					

7. Including a new 'Village Centre' with a mixed range of uses and the refurbishment of the Grade II Listed Building					
8. Including 700 new homes to meet local housing need and support employment					

2. What do you consider is the most important issue for the planning application to address?

3. What is the most important issue for the future of the site?

4. We invite you to use the space below to provide any other comments on our proposals.

Appendix D



ANALYSIS OF PUBLIC CONSULTATION FEEDBACK

The questionnaire provided attendees the opportunity to include open ended comments with a range of questions. This enabled the public to expand on their choices in respect to question 1 and express views and considerations that are not covered through specific questions.

A number of responses referred to points for multiple questions, and this is reflected in the numbers indicated below.

Question 2: What do you consider is the most important issue for the planning application to address?

Theme	References referred to in responses
Concern about capacity of highways infrastructure and safety road safety	24
Local infrastructure concerns and if the needs of the development can be accommodated (including schools)	15
Reduction in the number of houses	8
Support for Star Hill entrance to be emergency access only	8
Retain employment jobs	5
Support for affordable housing	4
Queries on utilities provision, particularly the water supply to local residents	4
Support for retention and consideration to AONB and Green Belt	5
Support for smaller size units and right mix of houses	4
Wildlife protection and Environmental Management	3
Integration of industrial and residential	3
Retention of green space	2
Queries if the land is contaminated.	2
Density of housing	2
Community balance	1

Question 3: What is the most important issue for the future of the site?

Theme	References referred to in responses
Opportunities for Employment and retention of jobs	13
In keeping with local area	12
Better transport links and public access – infrastructure concerns	11
Good level of affordable homes	6
Reduction in number of houses	6
Quality of life for existing residents	6
Retention of the site as it is	5
Delivery of community facilities	5

Consideration to AONB and Green Belt	4
Retain historical interest of the fort	4
Lower density of housing	3
Too many developments in surrounding area.	2

Question 4: We invite you to use the space below to provide any other comments on our proposals.

Theme	References referred to in responses
Concern of development impact on local infrastructure	7
Opposition to change from original application	6
Concern of impact of light pollution on the environment	5
Questions on the provision of utilities and services, their capacity and upgrading.	4
Support for improvements to public transport links	4
Reduce number of houses	3
Query if land is contaminated	3
Questions on the types of employment uses proposed	3
Support for retention of trees and green space	2
Support for Star Hill entrance to be emergency access only	2
Density of housing is too high	2
Support for further consultation on design	2
Support for protection of wildlife	2
Questions on who will adopt the roads	2
Consideration of impact of development on Pratts Bottom	1
Support for a Village Hall in Knockhalt	1
Consideration to Armstrong Close and Fort Road	1
Support for 1,500 homes	1