

By HAND

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Sevenoaks District Council Planning
Argile Rd
Sevenoaks

SEVENOAKS DISTRICT COUNCIL

REC'D 15 NOV 2019

Ref 19/05000/HYB COMMUNITY & PLANNING SERVICES

I am a seventh generation Halstead lady and strongly object to the above application for the following reasons:

Site 57 does indeed have Brown Filed sites, but not enough to accommodate 450 units plus commercial, let alone 750, which completely contradicts everything reported by Hannah Goodman at the recent local hearings; when she confirmed that no buildings would be built over and above existing Brown Field footprints.

In reference to proposed policy GB1 - Development in the Green Belt. In 2017, SDC commissioned ARUP to prepare a GB study of the Sevenoaks Area. Site 57 is situated in land parcel 76 which was ranked the third highest performing Green Belt in the district (101).

The site is situated in a highly sensitive Area of the GB and is in an AONB adjacent to the London Borough of Bromley. Fulfilling the top 3 Purposes of the Green Belt (5.6). The whole point of the ARUP report was to determine which areas of the Green Belt should demand the highest protection with limited developments. A high density settlement on this site regardless of brown field directly contravenes everything laid out within the report.

SDC have constantly ignored any of the findings from this report, which cost in excess of 60k to produce, since they have omitted sites found


within the top tier hierarchy, situated in poor performing Green Belts, but included sites found within the low tier hierarchy in the highest performing Green Belts.

In reference to policy LA1 Landscapes and AONB's. SDC has already contravened their own policies by granting planning permission for 450 houses plus a business park on this site. And will further contravene this policy by adding to this figure by creating a new village, which will be larger than existing adjacent settlements.

A development of this size would increase traffic movements by up to 4000 per day, which conflicts with the proposed T1 policy. The site sits above one of 9 established Air Quality Management Areas, where the M25 rises to meet the site, conflicting with policy HE1.

Lastly, the land on this site is so heavily contaminated by very poisonous substances, which will cause devastating consequences once disturbed or removed. How, when and where will this soil be disposed of safely without jeopardising the health and safety to all forms of life?

Kind regards,

A solid black rectangular box used to redact the signature of Anita Wilkins.

Anita Wilkins.