

## Planning Comments

---

**From:** Michael Malkin [REDACTED]  
**Sent:** 30 March 2021 10:27  
**To:** Planning Comments

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Madam,

Your Ref; 19/05000/HYB

Town and Country Planning Act 1990 (as amended)

DSTL Fort Halstead

With regard to the above application and amendments we would like to comment further.

The use of the A224 Polhill Road is not possible as it is a 'slippery downward slope' constructed of top fill. The erosion of the bank is due to bad drainage and the water ingress is undermining the road.

Furthermore the accumulative effect of the ribbon of development that is planned from the bottom of Star Hill to Knockholt Station bringing into effect the proposed build form just short of 3500 new homes.

A lot of these built on redundant brown field sites and this outline application seeks permission for 27,700sq metres of industrial build form which is already not viable in this location. The infrastructure will not cope with any further developments.

Furthermore to facilitate development of Fort Halstead a complete new water main would need to be added. (There is already a problem in supplying potable water to the existing 63 homes on the site). This is born out by the lack of water to the properties for 38 weeks in the last 24 months.

Also with the egress and access to this proposed site the road structure is not wide enough to cope bearing in mind that you have 6.5 acres of infill at Westerham on the Old Sandpit and you have an earth bund proposed to be built all the way round Chevening House which will bring soil to construct the bund and approximately 35 38ton HGVs using Polhill to access the M25 daily.

Any development within the Green Belt according to NPPF says that it must preserve or enhance the openness and character of the Green Belt . This does neither.

Yours faithfully

Julie and Michael Malkin

Bramble Cottage  
Old London Road  
Knockholt  
Kent TN14 7LU