

# Comments for Planning Application 19/05000/HYB

## Application Summary

Application Number: 19/05000/HYB

Address: 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 27,659 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); 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.

Case Officer: Claire Shearing

## Customer Details

Name: Mrs Helen Brown

Address: 8 The Meadows Halstead Sevenoaks

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application

The inclusion of 750 homes on site of Fort Halstead is contrary to policy Sevenoaks policy ST1 - a balanced strategy for growth. This is not balanced in relation to the policy which states "there should be moderate developments within the settlements further down the settlement hierarchy". Halstead and Knockholt (the parishes that the site is mainly located) are not one of the top tier settlements in Sevenoaks. It is much further down the settlement hierarchy - falling at the lower end. ST1 paragraph 1.3 states that high value should be placed on distinctive places and communities.

The increase of 300 units from the original 450 for the site (already granted under previous planning) means that another 'village' will be created in an area of Outstanding Natural Beauty. This is contrary to SDC Policy LA1 which states "Kent Downs and Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty." The proposed site does not demonstrate appropriate scale and form or layout in relation to adjacent settlements and patterns - also contrary to Policy LA1. Plus there is not the public transport of infrastructure proposed to cope with the increase of traffic in this area. Fort Halstead site is not in a sustainable location.

A Traffic survey done by the developer has concluded that 13 000 cars travel daily down Polhill

with and increase of at least 115 vehicles per hour. They have tried to dismiss this as a few cars and not considered the impact of another 10, 000 car journeys per day. Doubling the traffic. KCC have also expressed concerns about this. In addition to this the secondary access onto Star Hill will see and increase from 3000 car journeys to at least 5000.