

*LEYLAND, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ES*

Ms Claire Shearing  
Case Officer  
Sevenoaks District Council  
Planning Department  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

Your ref: 19/05000/HYB

14<sup>th</sup> April 2021

Dear Ms Shearing

**TOWN AND COUNTRY PLANNING ACT 1990:-**  
**DSTL FORT HALSTEAD, CROW DRIVE, HALSTEAD, SEVENOAKS, KENT TN14 7BU**  
**PLANNING APPLICATION REFERENCE NUMBER: 19/05000/HYB**  
**AMENDED CONSULTATION**

I refer to your letter of 22<sup>nd</sup> March 2021, regarding further amendments to Hybrid planning application 19/05000/HYB in respect of Fort Halstead. Having studied the amendments, the comments expressed in my previous letters of 14<sup>th</sup> November 2019 and 25<sup>th</sup> July 2020 remain unchanged. I therefore wish to register my continuing opposition to this application, and would ask that this letter and my earlier letters of 14<sup>th</sup> November 2019 and 25<sup>th</sup> July 2020 are taken into consideration when determining this application.

635 proposed dwellings is an increase of over 40% on the 450 homes proposed in the original 2015 application, and is in addition to the 72 dwellings already existing at Fort Halstead, outside the current developer's ownership. The size of the proposed development would place a huge strain on local infrastructure and utility services, increasing traffic substantially, and damaging the natural environment and rural character of this area.

The design of the proposed new buildings has not changed in the amended application, and is far too urban to be called a "village." I would like to see more use of vernacular design and materials, such as flint and weather-boarding, typical of the North Downs, which would be far more appropriate for this sensitive setting.

I remain greatly concerned that the critical question about how the site's serious contamination issues will be dealt with has still not been adequately addressed. With a range of highly toxic and radioactive substances present on this site, it is imperative that all contaminants are removed safely before any demolition and building works commence. We must be assured that the decontamination process will be handled professionally and effectively, and that the health and well-being of local residents and future residents of the

new settlement will not be put at risk. I do not currently feel reassured or confident on this issue.

Finally, the addition of 635 houses at Fort Halstead, together with substantial commercial, retail, business and community facilities, must be seen in the context of the many other proposed developments in Halstead and Badgers Mount, particularly along the A224 from Polhill to and around the Badgers Mount roundabout, as well as within Halstead village itself. This is a disproportionate amount of development in one small rural, community, and would transform our village into one of the largest settlements in the Sevenoaks District.

I would therefore urge Sevenoaks District Council **not** to grant permission for the proposed additional houses at Fort Halstead, and to think very carefully in particular about the contamination issues at this site. The lives and well-being of existing residents living near the site, as well as those of future residents, are very much at stake here.

Thank you for taking these views, and the comments previously expressed in my earlier letters of 14<sup>th</sup> November 2019 and 25<sup>th</sup> July 2020 into consideration when considering this application.

Yours sincerely

S W Hayward

MR S W HAYWARD