

# 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: Dr sven royall

Address: Hill House Old London Road Knockholt

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application is even more excessive in scope than the previous submitted proposals for development that were radically scaled back.

- 1.) It is contrary to policy DT1 as it is not balanced and cannot be considered a moderate development.
- 2.) The increased number of proposed dwellings will dominate the existing villages and essentially create another village in an Area of Outstanding Natural Beauty (AONB). This is contrary to Policy LA1 which states that "Kent Downs and AONBs and their settings will be given the highest status protection in relation to landscape and scenic beauty". The 2015 proposed limit of 330 units should be maintained.
- 3.) The local infrastructure is wholly inadequate to deal with the traffic congestion that will be caused. The site is essentially surrounded by country lanes and the proposed development will be contrary to Policy T1. The new proposal also intends to use Star Hill as a primary access point (previous proposals talked of a Secondary access point but admitted there was no such definition). This is very important because the road is narrow with tight winding bends and poor visibility with mist, snow and ice in winter. The hill is popular with cycling clubs as far away as London and on summer days over 100 cyclists are climbing the hill. Any approved application should confine Star Hill access to Emergency Services and Public Transport.

4.) There are no "Exceptional Circumstances" that justify such excessive over-development that will irrevocably change the character of Halstead and Knockholt - turning Kent villages into London suburbs. It would be a gross dereliction of duty for SDC to approve such a rapacious attack on our environment

5.) For most of the last 10 years many local inhabitants have been writing to you to object to ever more extravagant plans which when modified serve only as a springboard for the next developer to chance his arm. Please draw a line by making it clear that the previous approved proposal was an upper limit