

From: [Sandra](#)
To: [Planning Comments](#)
Subject: Fort Halstead ref 19/05000/HYB
Date: 27 July 2020 19:53:09

27th July 2020

**Planning Policy
Sevenoaks District Council
Council Offices, Argyle Road
Sevenoaks
Kent TN13 1HG**

Ref: Amended Application—proposed development of 635 houses at Fort Halstead.

Dear Sir/Madam,

I'm writing to advise of my objections to the proposed redevelopment at the above to construct 635 dwellings.

I have written to the planning department in respect of previous applications setting out my thoughts. These are now a matter of record and should be referred to in conjunction with this correspondence as I do not propose to reiterate them here as they remain unaltered and are mainly in accord with representations made by the Parish Council and The Knockholt Society. I have drawn the planning officers attention to the proposals for the neighbouring development of the Broke Hill site in the London Borough of Bromley and the inevitable strain this and that proposed for Fort Halstead would place on the surrounding facilities and infrastructure the surrounding villages that will lose their identity and become absorbed by the development. These two schemes should not be looked at in isolation because of their close proximity nor because the former falls outside of SDC's jurisdiction..

I can find no indication in either of these submissions that includes for any infrastructure or facility improvement to the surrounding area. And the application for Fort Halstead makes no provision for these. No additional healthcare or educational facilities; and a

total lack of improvements to mains services in the general area, road systems or transport to mention but a few. The proposed use of Star Hill as an egress and exit is totally unacceptable because of its geography and the impact that use will have upon local villages will lead to an intolerable amount of traffic through the locality. The original traffic survey appended to the original approved application was to my mind totally inaccurate and underplayed this. The proposals to encroach and develop green belt land set dangerous precedents. Indeed SDC concluded at one juncture large-scale housing development of the Fort Halstead site was unsustainable. I assume 635 dwelling will be deemed to fall within this category! The Downs an Area of outstanding beauty, at the moment, will be scared by development and light pollution emanating from this prominent site, totally unacceptable.

This latest proposal does not comply with the approval granted by SDC in 2015 under the original plans for the:- 'Redevelopment of Fort Halstead'. This included for a range of employment lead uses and the provision of at least the number of existing jobs on the site provided by DSTL. SDC did in fact grant in precis residential development of up to 450 units with community facilities built on the development with various commercial buildings in all providing 1483 jobs on a live work basis".

We now see in the latest application an increase of 185 dwellings and no live work/employment lead use so surely this amendment falls outside of these parameters. The applicants estimate a DPH between 25 -50 dwellings. Has the Council evaluated the actual number of residents that will actually be housed within these parameters per hectare?. It is jointly as important to ascertain this as it is to stipulate the DPH as it's the outside facilities and infrastructure off site that will have to accommodate the burden of the addition population, increased road movements all brought to your attention in the past and of course the decimation of the individual identity of Knockholt and Halstead.

This area North of Sevenoaks has been earmarked for an unfair share of redevelopment compared to the remainder please take a more balanced view in the location of this magnitude of

redevelopment within the SDC area taking into consideration all other brown field sites and unused commercial buildings, Covid will have a huge and permanent impact on these due to a change in working practices. These could be granted domestic use and provide the required quota of housing but in a less intrusive manner.

I write this objection because I sincerely believe the march of development within the M25 ring in this area of Kent has reached saturation Does SDC wish to see the demise of any green spaces or individual villages and turn Sevenoaks into a mass conurbation? If you do, approve this application.

Yours sincerely
S Holloway