

Claire Shearing  
Case Officer  
Planning Department

Ask for: Trevor Kennett, Head of Direct Services

Tel: 01732 227000

Email: [trevor.kennett@sevenoaks.gov.uk](mailto:trevor.kennett@sevenoaks.gov.uk)

Ref: Consultation - 19/05000/HYB

8 April 2021

**Planning Consultation for application - 19/05000/HYB - DSTL Fort Halstead Crow Drive  
Halstead Sevenoaks KENT TN14 7BU**

Dear Planning,

Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a 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.

As the Domestic Waste & Recycling Collection Authority and a statutory consultee we have reviewed the plans for the residential housing element only of this application and have concerns in regards to the future collection of domestic waste and recycling for the development. These concerns are set out below.

The main areas of concern relate to access for HGV waste vehicles and bin storage and are outlined in Appendix 1. However we have concerns that the bin store quoted we believe is not fit for purpose for 635 properties and although the access roads look ok (Crow Drive) the roads around each "Hamlet" look too narrow for a 26t waste vehicle to manoeuvre, which could mean that domestic waste cannot be collected.

Yours sincerely,



**Trevor Kennett**, FRSA, ACIWM  
Head of Direct Services  
Waste & Recycling Collection Authority

Chief Executive: Dr. Pav Ramewal

Council offices  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

t 01732 227000  
e [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
DX30006 Sevenoaks  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

## Appendix 1

Road Access Ok both ends

Starhill



Polhill (New Roundabout to be built)



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Sevenoaks  
Kent TN13 1HG

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Residential Area

KEY

- |   |                                     |  |                       |
|---|-------------------------------------|--|-----------------------|
|    | Application boundary                |   | Residential: 20-30dph |
|    | Applicant's land ownership boundary |   | Residential: 25-35dph |
|    | Proposed vehicular routes           |   | Residential: 35-45dph |
|   | Schedule Monument (The Fort)        |  | Residential: 45-55dph |
|  | Employment/ Mixed use/ School       |  |                       |
|  | Existing building for retention     |  |                       |



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DX30006 Sevenoaks  
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M1 is the proposed Bin Store

Location Plan



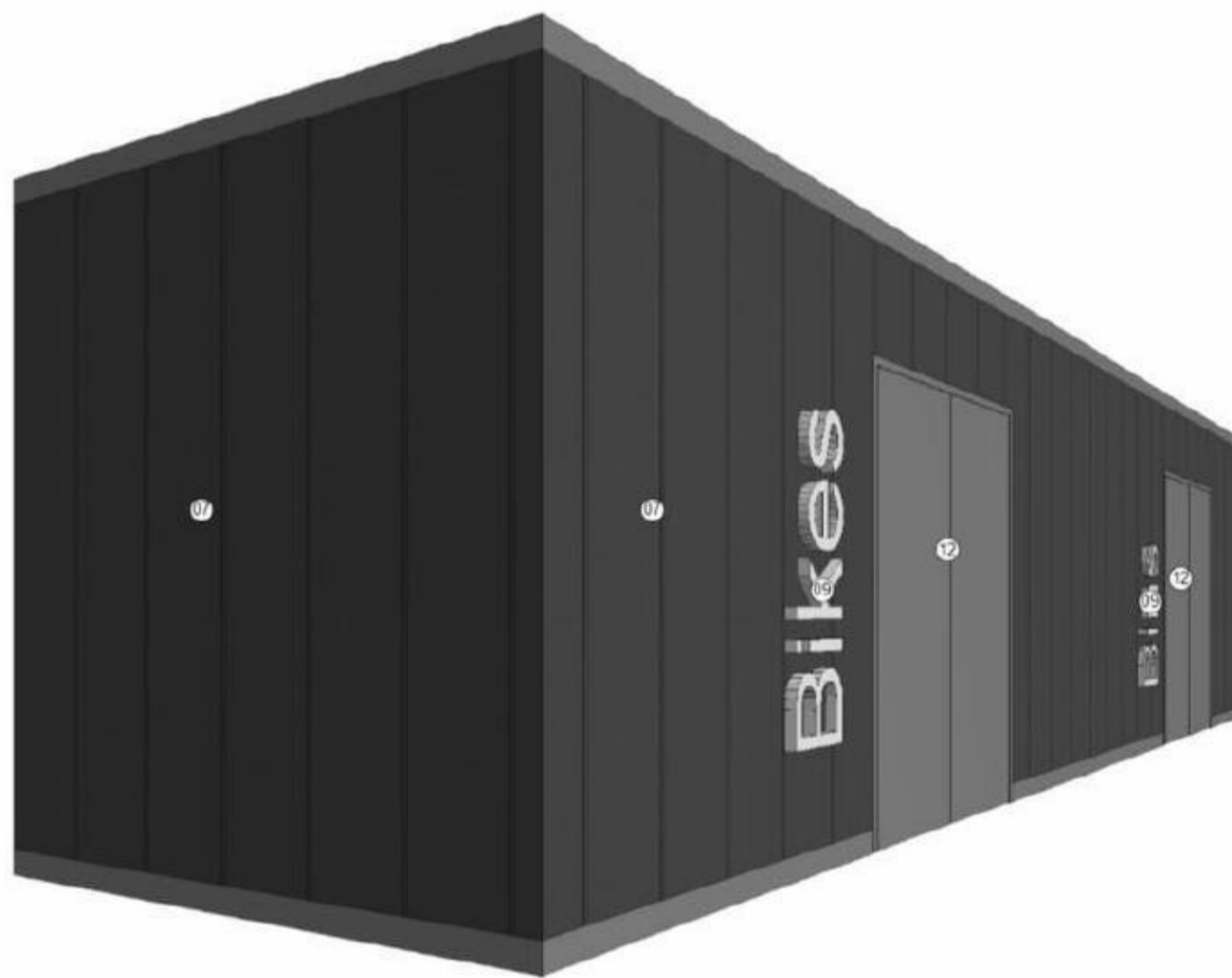
Chief Executive: Dr. Pav Ramewal

**Council offices**  
Argyle Road  
Sevenoaks  
Kent TN13 1HG

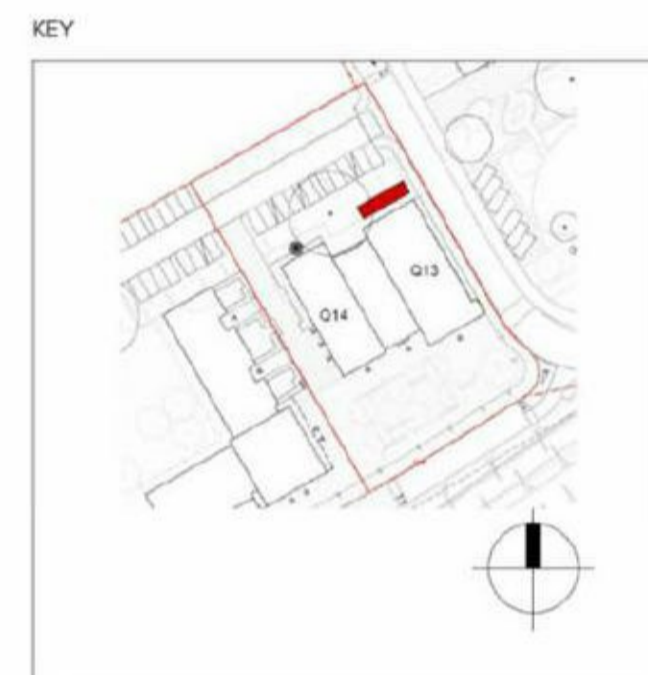
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DX30006 Sevenoaks  
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We doubt that all the residents are going to be asked to place their refuse at M1 (Previous Diagram)

1. There will not be enough capacity
2. It is a long walk for some, especially hamlet R13 Bin Store



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MATERIAL KEY  
01 Brown - Red brick to match existing  
02 Black brick (soldier course)

We suspect the development is expecting kerbside collection via curtilage, in which case the roads the houses are being built on look to narrow to manoeuvre a 26t dustcart.

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