

# 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 Avril Moss

Address: Pippins, Highland Road Badgers Mount Sevenoaks

## Comment Details

Commenter Type: Interested Parties

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Fort Halstead - Ref:19/0500/HYB

I wish to record my objections to the above planning application for reason stated below:-

Fort Halstead is a Green Belt sight and an Area of Outstanding Natural Beauty(AONB). This plan is in direct opposition to The Government National Planning Policy Framework regarding the Green Belt which states:

It should check against unrestricted sprawl of large built-up areas

Prevent neighbouring areas merging into one another

Safeguard the countryside from encroachment

In the 2011 Core Strategy of the Sevenoaks District Plan it says "The villages (Including Halstead) have restricted scope for development and are only suitable for small-scale development", so why are we considering such a large-scale development in this area.

Transport

Badgers Mount, Knockholt and Halstead have a very poor bus service leading to a high private car usage and it is unlikely that this will improve in the near future. This lack and the location of the site can only increase the use of private cars in this area causing additional traffic flow problems on roads that do not have the extra capacity.

The roads in our area are already overused at peak times and become even more so when there are accidents on the M25 causing traffic to divert off to use local roads. Many are narrow, unlit and unsuitable for heavy lorries.

There are already concerns over how they will cope with the increased traffic that will be created with the opening of the Crematorium on London Road, the Care Home at Badgers Mount, not to mention the planning application for the development of 1030+houses at Broke Hill (19/02616/OUT) should it be approved.

The use of the Star hill as a secondary exit is questionable. This is a narrow, very steep and winding road with no footpaths and in inclement weather can be difficult to access.

## Education

We now have two planning application that include a Primary School, this one plus Broke Hill mentioned above. Do we need a new primary school in this area? Will we have enough funding to staff these schools? In theory the building of a new primary school would meet the additional needs of the new families on the site but what happens beyond; Sevenoaks area is poorly served with Secondary schools.

## Density of housing.

The existing rural communities do not exceed 500 residences. Fort Halstead will more than double the housing density of the local area

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## Health and Environment

The increase in traffic, commercial and private proposed by this plan will have a detrimental affect on the environment, air, noise, lighting.

Fort Halstead is one of the highest points in this area and three storeys high buildings will invade the sky line.

## Facilities

These developments will put a huge demands on gas, water, electric and telephone services. Has any research been done to find out if this can be met?

I ask that the SDC to reject this application.