

Planning Comments

From: Sue M [REDACTED]
Sent: 17 November 2019 10:00
To: Planning Comments
Subject: Fwd: Subject: Revised planning application for Fort Halstead, 750 houses Your Reference: 19/05000/HYB

Further to my email below, I would like to add my name and address:

Sue Marquis
7 The Meadows
Halstead
Sevenoaks
Kent TN14 7HD

----- Forwarded message -----

From: Sue M [REDACTED]
Date: Sun, 17 Nov 2019 at 09:55
Subject: Subject: Revised planning application for Fort Halstead, 750 houses Your
Reference: 19/05000/HYB
To: <planning.comments@sevenoaks.gov.uk>

Dear Sir/Madam

I would like to lodge my concern for the development at Fort Halstead and make you aware that I whole heartedly **object** to this Halstead and Knockholt are villages that for some reason property developers seem intent on ruining with the overdevelopment of houses. We are very lucky to be surrounded by green belt land that should be preserved at all costs and prevent urban sprawl.

Please note my reasons below:

I feel that the area north of the M25 in the (now to be withdrawn?) Local Plan is being targeted with a disproportionate number of residential developments—no fewer than NINE sites in our little area, entailing destruction of significant areas of the Green Belt. The cumulative impact on the area will needlessly contribute to urban sprawl and severely impact rural communities to their detriment.

Turning specifically to Fort Halstead, the expansion of the proposed development from 450 to 750 properties—alongside the 62 existing residential properties—will dwarf surrounding village communities, which typically do not exceed 500 residence

The area has hardly any public transport left. Knockholt railway station is a small village station and has very limited parking capacity. Additionally, Sevenoaks Rail Travellers Association has advised that services are already configured for a maximum of 10 coaches while the Kent Route Study shows there is no capacity for any extra trains on the congested local lines into London. Put simply, it's standing room only now and rail can't cope with a potential 750 or more new commuters.

With poor transport links, residents today are forced to rely heavily on cars. If 750 houses are added at Fort Halstead, that will likely see at least 1,500 more cars spilling onto our narrow, rural lanes.

As for Star Hill itself, it's very steep, narrow, has no pedestrian pavements, has a series of hairpin bends with no visibility, and over weekends is heavily used by cyclists and cycle clubs as part of the Seven Hills challenge. It has been the scene of several major accidents, including a fatality. Should the existing (though as said, currently restricted) exit from Ford Halstead onto Star Hill become available for general use, congestion and the accident risk will rise hugely.

Yours sincerely,

Sue Marquis