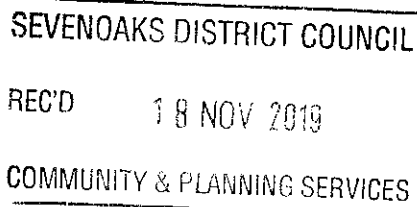


DELIVERED BY
HAND 16/11

13 London Road
Halstead
Sevenoaks
Kent TN14 7DS

16 November 2019

Planning Department
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent TN13 1HG



Dear Sirs

**SITE 57 – FORT HALSTEAD ENLARGED DEVELOPMENT
PLANNING APPLICATION (Ref 19/05000/HYB)**

I am writing to object to this application seeking to expand the original approved application for 450 homes, to one of 750 homes.

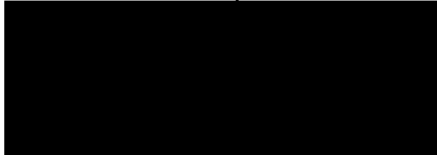
I consider that this new plan is unsound for the following reasons –

1. The increase in number is contrary to policy ST1 – a balanced strategy growth - because Halstead is at the lower end of the settlement hierarchy only having in total 750 homes.
2. Site 57 is not a sustainable location for the now proposed 750 homes.
3. It is contrary to Policy L.A-1 which states that Kent Downs and Areas of Outstanding Natural Beauty requires the highest status of protection in relation to landscape and development proposal demonstrating appropriate scale and form or layout in relation to adjacent settlements and patterns.
4. A study concluded that land parcel 76 (Halstead, Badgers Mount and Knockholt) scored third place out of 101 parcels. It is rated as one of the strongest performing pieces of Green Belt in the Sevenoaks District. Moreover, as a highly sensitive area of Green Belt adjacent to the London Borough of Bromley, it fulfils three of the purposes of the Green Belt – to check against unrestricted sprawl, to prevent towns merging together and to assist in safeguarding the Countryside from encroachment.
5. There is not the infrastructure locally to cope with the repercussions of this enlarged development of the site.
6. It contravenes Housing Density – Policy H5 - which states that a development should be at least equivalent to that found in the local area with no unacceptable impact on local character. The proposed density is 40 DPH.
7. The proposed plan includes a greater percentage of 3 and 4 bedroom homes than is recommended in Policy ST2 - Housing and Mixed use site allocations.
8. Development at Fort Halstead should not go beyond the original site footprint in keeping with others in the locality.

9. The original 450 unit application was granted on condition that it would be employment led. These proposed extra 300 units have been squeezed in - replacing employment facilities which were included in the original plan.

I contend that this enlarged development should not be approved.

Yours sincerely



Peter Nicholls