

**As submitted via Planning Portal (Ref: PP-09786655)**

Sevenoaks District Council  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

14<sup>th</sup> June 2021

Dear Sir/Madam

## **PROPOSED QINETIQ ENCLAVE, FORT HALSTEAD, CROW DRIVE, HALSTEAD, KENT, TN14 7BU – FULL PLANNING APPLICATION**

On behalf of our client, QinetiQ Ltd (the 'Applicant'), please find enclosed an application for full planning permission at the above address.

The full description of development is as follows:

*"Works to the proposed QinetiQ enclave comprising the erection of perimeter security fence, erection of a new reception building, creation of a new main site entrance along Crow Road, refurbishment of existing buildings including plant installation, creation of a new surface level car park and access, installation of two new explosive magazine stores and surrounding pendine block walls, demolition of existing buildings, installation of 6no. storage containers, installation of new site utilities, landscaping and ecological works".*

Together with this covering letter, the following documents have been submitted:

- **Application Form** prepared by Carter Jonas;
- **Full suite of architectural drawings** prepared by BakerHicks;
- **Planning Statement** prepared by Carter Jonas;
- **Design and Access Statement** prepared by BakerHicks;
- **Arboricultural Impact Assessment** prepared by Middlemarch;
- **Arboricultural Method Statement** prepared by Middlemarch;
- **Archaeological Assessment** prepared by Waterman;
- **Badger Survey** prepared by Middlemarch;
- **Bat Mitigation Strategy** prepared by Middlemarch;

- **Bat Protection Strategy** prepared by Middlemarch;
- **Bat Winter Hibernation Survey** prepared by Middlemarch.
- **Biodiversity Net Gain Assessment** prepared by Middlemarch;
- **Built Heritage Assessment** prepared by RPS;
- **Construction Ecological Management Plan (CEMP)** prepared by Middlemarch;
- **Drainage Assessment** prepared by BakerHicks;
- **Dusk Emergence and Dawn Re-Entry Bat Survey** prepared by Middlemarch;
- **Ecological Mitigation Strategy** prepared by Middlemarch;
- **Flood Risk Assessment** prepared by Hydrock;
- **Geo-Environmental Assessment** prepared by Hydrock;
- **Landscape and Ecological Management Plan (LEMP)** prepared by Middlemarch;
- **Preliminary Bat Roost Assessment** prepared by Middlemarch;
- **Preliminary Ecological Appraisal** prepared by Middlemarch;
- **Remediation Strategy** prepared by Hydrock;
- **Transport Assessment** prepared by Stantec; and
- **Travel Plan** prepared by Stantec.

A summary of the proposed retention, demolition and erection of new buildings is provided below. These figures (all GIA) should be considered for the purposes of the Application Form:

Existing	Works			Proposed	
A	B	C	D	E	F
Existing Floorspace	Total Floorspace Demolished	Total Existing Floorspace Retained	Total Floorspace Proposed (i.e. new)	Proposed Floorspace (development) (GIA) (C + D)	Net Floorspace as a result of development (GIA) (E-A)
9,903.94	2,332.24	7,571.7	423.46	7,995.16	-1908.78

Under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations

2017, an Environmental Impact Assessment (EIA) Screening Opinion was submitted on 31st March 2020 (Ref: 21/01102/RG5). On 21st April 2021, the Council confirmed the nature, scale and location of the development would be unlikely to result in significant environmental effects and therefore the development does not constitute EIA development. A copy of this decision is appended to this letter at Appendix A. Any potential impacts of the development can therefore be fully assessed through the above list of technical reports.

In addition to the above documents, a full suite of planning drawings has been prepared by BakerHicks and submitted with this application. A Schedule of Submitted Plans is appended to this letter at Appendix B.

A payment of £37,763 (+ £28 Planning Portal administration fee) has been paid via BACS Transfer.

We trust you find this application in order and we look forward to receiving acknowledgement of its validation at your earliest convenience. However, should you have any queries, please do not hesitate to contact either Nick Taylor ([nick.taylor@carterjonas.co.uk](mailto:nick.taylor@carterjonas.co.uk)) or myself.

Yours sincerely

**Jenna Murray**  
Senior Planner

E: [jenna.murray@carterjonas.co.uk](mailto:jenna.murray@carterjonas.co.uk)  
T: 020 7518 3258  
M: 07787 282553

**APPENDIX A – EIA SCREENING OPINION DECISION (REF: 21/01102/RG5)**

James Bumphrey  
Greengage Environmental Limited  
9 Holyrood St  
London  
SE1 2EL

Tel No: 01732 227000  
Ask for: C Shearing  
Email: DC.North@sevenoaks.gov.uk  
My Ref: PA/21/00156  
Your Ref:  
Date: 21.04.2021

james.bumphrey@greengage-env.com

Dear Mr Bumphrey

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended- Request for Screening Opinion**

**Site:** DSTL Fort Halstead, Crow Drive, Halstead, Kent, TN14 7BU

**Development:** *'Works to the proposed QinetiQ enclave comprising the erection of perimeter security fence, erection of a new reception building (X83), creation of new main site entrance along Crow Road, refurbishment of existing buildings X48, X23, X78 and X79 including plant installation, creation of new surface level car parks and access, installation of two explosive magazine stores and surrounding pendine block walls, demolition of buildings, installation of 6no. storage containers, installation of new site utilities and arboricultural and ecological works.'*

I refer to your letter of 31<sup>st</sup> March 2021 which requests an Environmental Impact Assessment Screening Opinion for the above development under part 2, regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

This Council wish to make the following comments:

Based on an assessment of the information submitted, the proposal represents Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended, and are within a "sensitive area" as defined by the EIA Regulations. The Local Planning Authority has determined that the nature, scale and location of the development as described in the supporting documentation, would be unlikely to result in significant environmental effects when applying the selection criteria for screening Schedule 2 development contained within Schedule 3 of the above Regulations. Any potential impacts of the development can therefore be fully assessed through the series of technical reports that would accompany the planning application submission, as described in your letter.

I would advise that these documents be submitted and that landscape and visual impacts be given particular attention in this case.

Therefore the Local Planning Authority is of the opinion that the development does not constitute EIA development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alison Salter', written in a cursive style.

Alison Salter  
Development Manager.

**APPENDIX B – SCHEDULE OF SUBMITTED PLANNING DRAWINGS**

DRAWINGS											
30002236-BHK	00	XX	DR	A	0001				Location Plan	1:1250	A1
30002236-BHK	00	XX	DR	A	0002				Existing Site Plan	1:1000	A1
30002236-BHK	00	XX	DR	A	0003				Proposed site Plan	1:1000	A1
30002236-BHK	00	XX	DR	A	0004				Proposed Access, Roads, and Carparking - Sheet 1	1:250	A1
30002236-BHK	00	XX	DR	A	0005				Proposed Access, Roads, and Carparking - Sheet 2	1:250	A1
30002236-BHK	00	XX	DR	A	0006				Fence Plan and Details	Varies	A1
30002236-BHK	00	XX	DR	A	0007				Landscaping Plan - Front of Site - Sheet 1	1:300	A1
30002236-BHK	00	XX	DR	A	0008				Landscaping Plan - Front of Site - Sheet 2	1:300	A1
30002236-BHK	00	XX	DR	A	0009				Demolition Plan	1:1000	A1
30002236-BHK	00	XX	DR	A	0098				Proposed Block Plan	1:1000	A1
30002236-BHK	-78-	-GF-	-DR	-A-	0010				X78 Existing Ground Floor Plan	1:100	A1
30002236-BHK	-78-	-01-	-DR	-A-	0011				X78 Existing First Floor Plan	1:100	A1
30002236-BHK	-78-	-RF-	-DR	-A-	0012				X78 Existing Roof Plan	1:100	A1
30002236-BHK	-78-	-GF-	-DR	-A-	0013				X78 Proposed Ground Floor Plan	1:100	A1
30002236-BHK	-78-	-01-	-DR	-A-	0014				X78 Proposed First Floor Plan	1:100	A1
30002236-BHK	-78-	-RF-	-DR	-A-	0015				X78 Proposed Roof Plan	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0016				X78 Existing Sections	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0017				X78 Proposed Sections	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0018				X78 Existing Elevations Sheet 1	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0019				X78 Existing Elevations Sheet 2	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0020				X78 Proposed Elevations Sheet 1	1:100	A1
30002236-BHK	-78-	-ZZ-	-DR	-A-	0021				X78 Proposed Elevations Sheet 2	1:100	A1
30002236-BHK	-83-	-GF-	-DR	-A-	0030				X83 Proposed Ground Floor Plan	1:50	A1
30002236-BHK	-83-	-ZZ-	-DR	-A-	0031				X83 Proposed Elevations Sheet 1	1:50	A1
30002236-BHK	-83-	-ZZ-	-DR	-A-	0032				X83 Proposed Elevations Sheet 2	1:50	A1
30002236-BHK	-83-	-ZZ-	-DR	-A-	0033				X83 Proposed Sections	1:50	A1
30002236-BHK	-48-	-GF-	-DR	-A-	0040				X48 Existing External Plant Floor Plan	1:50	A1
30002236-BHK	-48-	-GF-	-DR	-A-	0041				X48 Proposed External Plant Floor Plan	1:50	A1
30002236-BHK	-48-	-ZZ-	-DR	-A-	0042				X48 External Plant Elevations Sheet 1	1:50	A1
30002236-BHK	-48-	-ZZ-	-DR	-A-	0043				X48 External Plant Elevations Sheet 2	1:50	A1
30002236-BHK	-79-	-GF-	-DR	-A-	0050				X79 Proposed External Plant Floor Plan	1:50	A1
30002236-BHK	-79-	-ZZ-	-DR	-A-	0051				X79 Proposed External Plant Elevations Sheet 1	1:50	A1
30002236-BHK	-79-	-ZZ-	-DR	-A-	0052				X79 Proposed External Plant Elevations Sheet 2	1:50	A1
30002236-BHK	-23-	-GF-	-DR	-A-	0060				X23 Proposed External Plant Room	1:50	A1
30002236-BHK	-23-	-ZZ-	-DR	-A-	0061				X23 Proposed External Plant Room Elevations	1:50	A1
30002236-BHK	-51.2-	-ZZ-	-DR	-A-	0070				X51.2 Proposed Floor Plan & Elevations	1:50	A1
30002236-BHK	-24.1-	-ZZ-	-DR	-A-	0080				X24.1 Proposed Floor Plan, Sections & Elevations	1:50	A1
30002236-BHK	-51-	-ZZ-	-DR	-A-	0090				X51 Existing and Proposed Floor Plan	1:50	A1
30002236-BHK	SS	-ZZ-	-DR	-A-	0095				Substations Proposed Plans and Elevations	1:50	A1