

HALSTEAD GREEN BELT FUTURE GROUP



The Green Belt

- Where do we go from here?

The Fundamental aim of the Green Belt

- To prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence - National Planning Policy Framework NPPF (Chapter 13)

The Green Belt: Five Aims

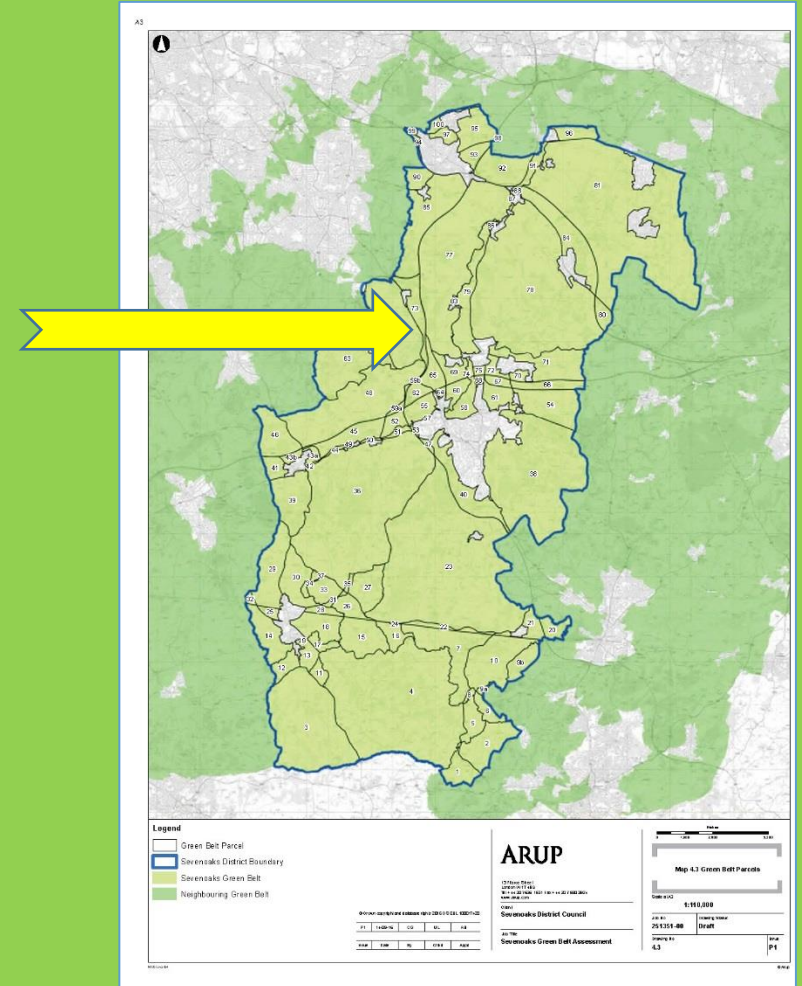
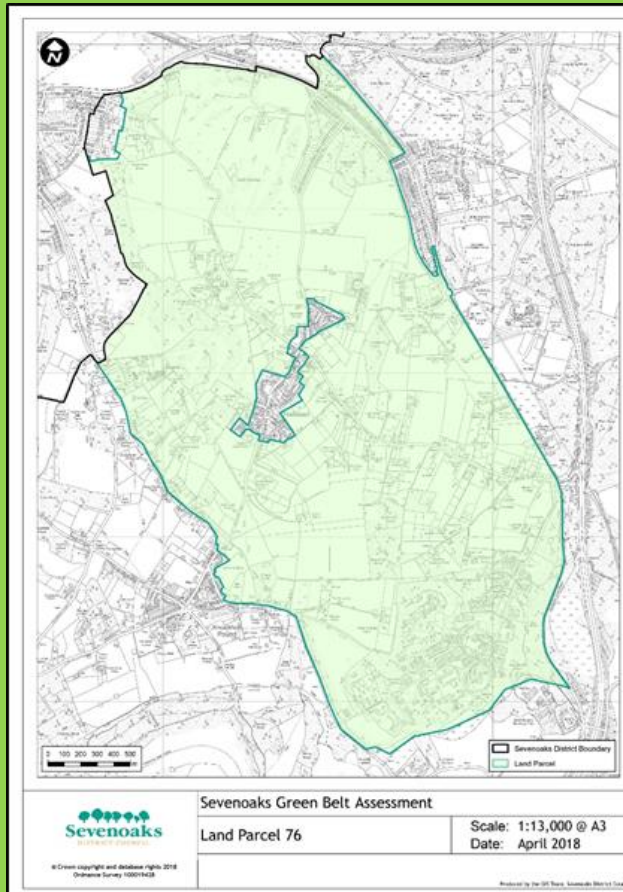


1. To check against unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

GREEN BELT 'LAND PARCEL 76' – it's where we live!



- ARUP divided the district into 101 'Green Belt Parcels'.
- These land parcels are defined by permanent man-made and natural features, such as motorways, main roads, railway lines, rivers, established woodland and existing development.



So how did we score ?



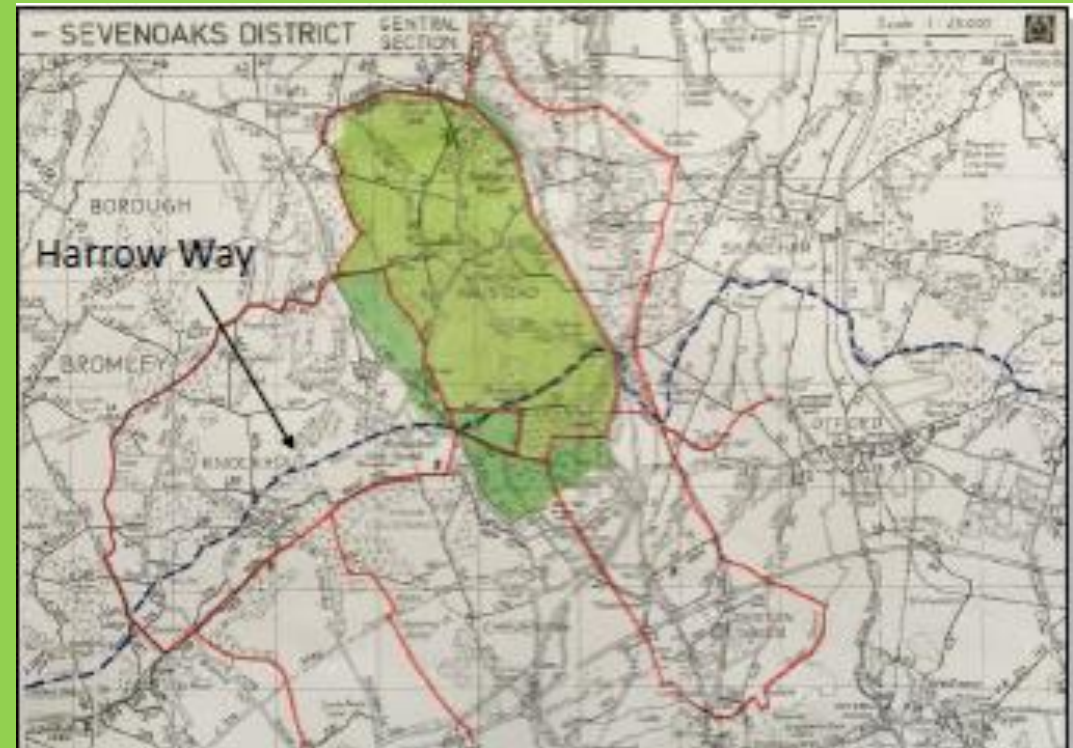
- Land Parcel 76 – the Parish of Halstead – is compared with the other 100 land parcels that make up Sevenoaks District.
- Halstead has a total score of 11+, along with five other areas.
- Only two areas had a higher score, both with a score of 13.
- This puts Halstead in the top 8 areas of importance, which is, in effect, 3rd equal! How about that!



Did you also know.....



Harrow Way is the oldest road in England and it runs through our communities! It was originally the route to get to the coast.



Coming from all sides!

Least we forget

- Broke Hill
- Fort Halstead
- Crow Drive (a further 201 in coming local plan)
- Other potential sites in the village in the local plan
- Developments in Badgers Mount;Conways





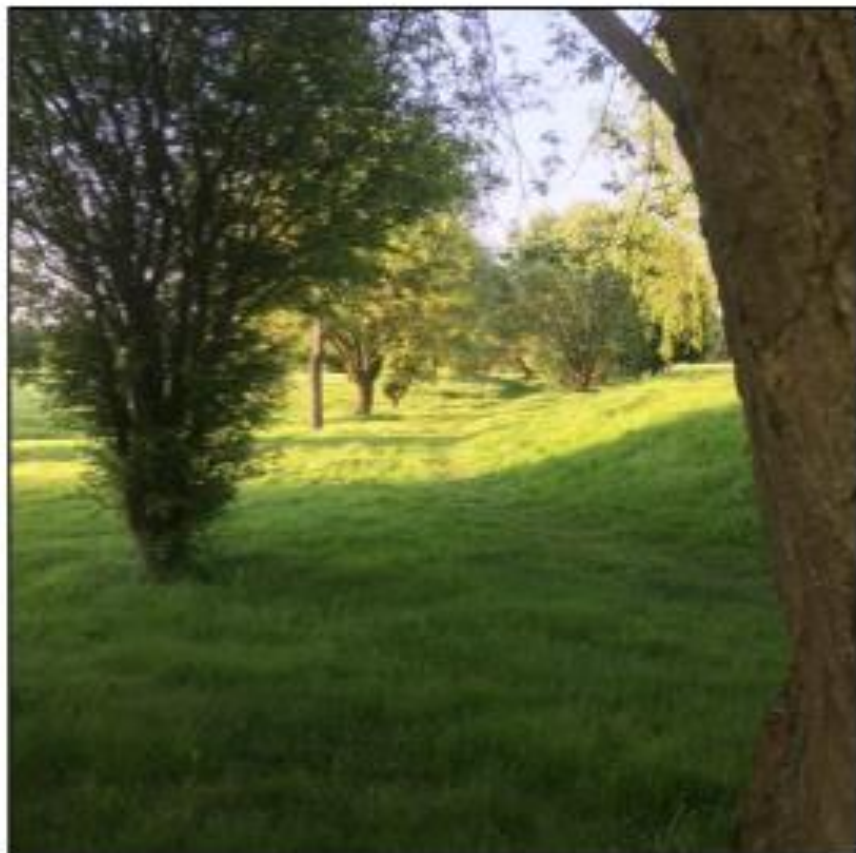
Grey Belt?????

- Grey belt is now being used as a way to change status of Green Belt to Grey Belt in order to build on it.
- Sevenoaks DC, in recent meeting of the Development and Infrastructure Advisory Committee 23rd September 2025, stated that Broke Hill is exclusively Green Belt, it is NOT Grey Belt

STONEHOUSE PARK – Quinn Estates initial proposals



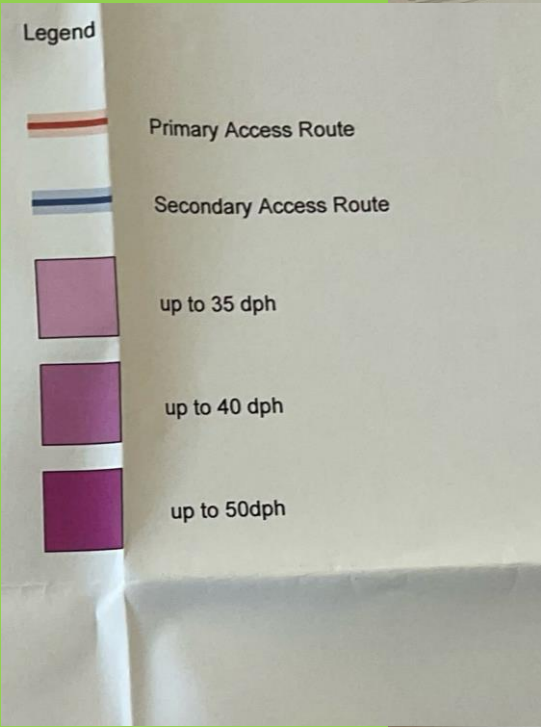
proposed



existing



Housing Densities



idential Development, Stonehouse Park, Sevenoaks, Kent

Phases



Road access, footpaths
and bridleway





The Plan but note no houses drawn on

Material Considerations - SDC will consider

The following matters can be material considerations in planning decisions: Include the following although list is not exhaustive

- Loss of light
- Overshadowing
- Overlooking/loss of private view is not material
- Visual amenity
- Adequacy of parking
- Traffic Generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed building and conservation area
- Layout and density of buildings - Our density is 13-18 ph on average no 35-50 as proposed

What matters to you?

- Tell them who you are, state clearly whether you FOR or AGAINST.
- Give your reasons/comments - try to include material considerations
- Each person in your household counts, please write separately
- Think about:
- Loss of Green belt - the countryside, our heritage and open space for everyone
- Over development - 635 already passed at the fort with this that will take us to 1435 in one village. Tripling the size - we currently have approx 750 households
- Wildlife
- The future for your families – impact on village life
- Roads – traffic that will increase and subsequent pollution levels
- Infrastructure – how will it cope (roads, transport, water, medical services)

Thank you



- Thank you to those of you who have already written letters!
- Please continue to write stating reasons as to how developments would affect you.
- We will be contacting you, explaining how to help and prompting you to write.
- Your letters will be uploaded onto the SDC website, but your name and contact details are not visible
- Check out the HPC website at www.halsteadparishcouncil.gov.uk for updates, information, guidance and letter templates
- Drop-In Sessions:
- Monday 13th October at 7:30 at the Pavilion for an opportunity to look at the plans and more guidance if needed
- Thursday 16th October – Warm Space Café at 2pm at the Parish Room



Thank you
for coming