

OVERVIEW OF PLANNING CONSIDERATIONS

In considering an application, the Council has a statutory duty to have regard to the planning policies it has adopted set out in the Council's Local Plan and any 'material considerations'.

The most common 'material considerations' include the following, although the list is not exhaustive:

- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- 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 village density of housing (average) is 13-18 ph, significantly lower than the 35-50 ph 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 – with 635 already passed at the Fort, this will take us to 1435 in one village. With Broke Hill developed, the village will increase to over 2100 – triple our current size
 - 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)

NOW TAKE ACTION

Submit your comments to SDC, go to www.sevenoaks.gov.uk and then search for 'view and comment on a planning application', enter the planning application reference number 25/02129/OUT.

For assistance and guidance, go to www.halsteadparishcouncil.gov.uk, or email clerk@halsteadparishcouncil.gov.uk