



TO FIGHT FOR THE GREEN BELT

Broke Hill update 17/10/2025

Mail Chimp 4

Below are some suggestions for inclusion into a letter of objections to the SDC Planners

When writing to the Planners, it may be advisable to mention you are a Halstead local resident. Although no extra weight is given, at least it will build a picture of the proportion of the numbers supporting or objecting to the proposals being local or outside the Parish.

Every person should write to the Planners. Each person has a say, not each household.

All comments made on the website are redacted and are anonymous to other readers.

State clearly whether you OBJECT or support.

THE PURPOSE OF THE GREEN BELT AND IMPACT IF WE LOSE IT

Broke Hill is considered to be **Prime High Performing** Green Belt. This serves several purposes:

- It prevents urban sprawl of large built-up areas by keeping land permanently open. Halstead Green Belt (Broke Hill) separates the London Borough of Bromley from Sevenoaks and the rest of Kent.
- It prevents neighbouring towns merging into one another
- It assists in safeguarding the countryside from encroachment
- This development, if agreed, will set a precedent for development of other green belt land in the locality. Once vital Green Belt is lost, it cannot be replaced.

OTHER ASPECTS TO CONSIDER IN YOUR RESPONSE

- **Lighting, Overlooking, Loss of Privacy** – For residents directly bordering the development (Watercroft Road, Stonehouse Lane, London Road), the height and density of the development will impact by:
 - Commercial unit flood lighting for security
 - Street lighting specified in the high-density housing proposal
 - Dusk to dawn lighting on vehicles accessing the development
- **Visual Impact** – Considerations are:
 - The Design, Layout and Appearance of the overall development is too large and too dominant
 - Not in keeping or aligning with local village styles or housing density
 - Proposal not compatible with existing land use
 - Our housing density is 13-18 per hectare not the proposed 35-50 which is contrary to NPPF guidelines that developments should be sympathetic to the local character, history and densities.
 - The Green Belt designations have been totally ignored by developers and planners.

➤ **Highways** – Considerations are:

- Halstead is in an area of predominately lanes and single-track roads intersecting with larger A roads, the A21 and the M25.
- There are approximately 5 miles of single-track lanes leading out of the centre of Halstead. Pavements are limited only to the centre of Halstead village. Increased traffic will have potential safety impacts
- Access points to larger local road networks presents safety issues, specifically:
 - Wheatsheaf Hill and the Hewitts Roundabout.
 - The junction at Sevenoaks Road and A21 where the junction is restricted
- Traffic congestion onto the A21 via Stonehouse Lane, Sevenoaks Road, London Road, Cadlocks Hill, Church Road, Station Road, Watercroft Road, Wheatsheaf Hill and Hewitts roundabout will force traffic to look for alternative routes.
- Integrity of road surfaces with increased traffic, especially heavy commercial vehicles will contribute to subsidence issues, already known in the area.
- Economic impact of increased traffic jams on local businesses.
- The private car is the accepted means of transport in the area and with 2+ cars per household another 1,000+ cars on the roads will be unacceptable.

➤ **Rail and Bus Services** – Considerations are:

- Knockholt Station currently provides two stopping services per hour into and out of London. Southeastern Trains has confirmed that they do not have the rolling stock, platform length or line capacity to meet increased demand.
- Existing travellers already drive in from surrounding areas, travelling one stop to Chelsfield to catch a fast service into London, more demand would create even more pressure on Chelsfield Station and local train users.
- The local Bus Service is already limited in Halstead with services during weekdays/Saturday and no service on Sundays.

➤ **Environmental Impact – Loss of Habitat and Trees** – Considerations are:

- Our area is rural and supports a varied and important biodiversity, including the habitat for many protected species. We totally reject the suggestion that the use of pesticides by the golf course have destroyed the ecology and biodiversity of this area. The Golf Course closed nearly 8 years ago.
- The removal of Green Belt protection will destroy the current ecological balance. The area supports badgers and bats (both protected). In their own previous site survey, the developer identified 5 different species of bat using the area. Deer, rabbits, sparrowhawks and various other fauna and flora including native orchids, have been observed independently on site.
- The ponds of Broke Hill support wildlife such as fish, newts, frogs and toads. There is also evidence of heron, moorhen, kestrel and buzzards in the area.
- The site is home to an area of ancient woodland and ancient orchards. There are a large number and range of tree species including: English Oak, Red Oak, Beech, Cedars, Lime and Ash. Oak trees provide a habitat for over 200 species of wildlife while the long-established hedgerows support diverse native species.
- The current proposal will only provide 'green corridors. These 'corridors will not support uninhibited movement of wildlife.
- We are a dark village, the increase in homes in such intensity would interfere with nocturnal wildlife, including the corridors for foraging and commuting bats- see their own ecological survey for evidence of this.

➤ **Character of the Area, Buildings and Conservation** – Considerations are:

- Halstead is a village that has developed slowly from the late 1120s. It spawned a community of farmers for many generations. The size and scale of the proposed development will ultimately change it forever.
- The land that Broke Hill occupies has a rich history of farming, as do the rest of our villages. This land should be preserved for future generations.
- Architectural style will be modern and not in keeping with the style of the existing village construction incorporating flint cottages, listed buildings, conservation areas and those of outstanding natural beauty.
- Views will be disrupted from the limited number of proposed footpaths on and near the site. Regular Duke of Edinburgh participants and cyclists are very active around the site, encouraging youth engagement with nature and its associated health benefits, both physical and mental, gained from countryside activity.
- Existing development at Fort Halstead will add 635 homes to the village. The proposed size, density and scale of development at Broke Hill to add a further 815 is totally inappropriate and highly detrimental to the categorization of Halstead as a village.

Local Amenities – Considerations are:

- Concerns over the additional demand for water supplies will not be met. Fort Halstead residents frequently have bottled water supplied.
- Drainage is already a concern, with local flooding already an issue in and around the village. Surface water run-off from the developed site will make this even worse.
- IT/mobile network connectivity and speeds are already challenging and unable to cope with additional capacity
- GP & Medical services in the London Borough of Bromley and Sevenoaks will not be able to cope with the increased demand from Broke Hill and 635 houses at Fort Halstead.
- Hospital services within local surrounding areas are already at capacity with existing residents.
- Primary School – not required as most schools are undersubscribed due to a falling birthrate. Halstead Primary School also offers places for children with special needs.
- Country Park – the limited unbuilt area to the west of the site is due to be a Country Park filled with equipment for children and adults of all ages. Who will pay to maintain and service such an area which is totally missing the point of a Country Park. It should be offering great views, wildlife, and a chance to relax and just be?

NOW TAKE ACTION PLEASE

All comments must be sent to SDC by 12th November 2025

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

When it's gone, it's gone – protect the Green Belt now!