

# F O R T H A L S T E A D

## WELCOME

### PURPOSE OF THE CONSULTATION EXHIBITION

Welcome to Fort Halstead, a government Defence Science and Research site which is owned by Merseyside Pension Fund, occupied currently by the government and QinetiQ (a defence technology company). Planning permission was granted in 'outline' for homes and employment land to enable the site to be developed upon the site being vacated by the government for its current use in 2021.

The changing planning landscape and emerging Local Plan have presented an opportunity for a new planning application to be prepared in order to optimise the design and deliverability of the masterplan, and deliver much needed jobs and homes for the District.

The purpose of this consultation exhibition is to get your views on the emerging proposals being prepared for Fort Halstead. We have considered the key aspects of the site which need to continue to be secured, including the provision of jobs, retention of QinetiQ, provision of homes, heritage enhancement and restoration, protection and enhancement of the AONB, open space, landscape and biodiversity improvements and management and the provision of sustainable community facilities.

### LOCAL PLAN

The Site currently has an allocation for mixed-use employment and residential development, dating to the 2015 Sevenoaks Allocations and Development Management Plan.

Sevenoaks District Council is in the process of producing a new Local Plan 2015-2035, and accordingly, has undertaken a call for sites process, undertaken a robust evidence-based assessment of the District, it's objectively assessed needs, constraints and opportunities and developed a spatial strategy accordingly.

The Regulation 19 pre-submission Local Plan is currently being consulted upon by Sevenoaks District Council. This emerging Local Plan must seek to achieve an ambitious housing target as well as balancing employment and community uses, the need to protect the Green Belt and AONB and respond to infrastructure requirements.

It is also important to us, Sevenoaks District Council and QinetiQ that the final scheme is deliverable expediently, which is why the application will be submitted as a 'hybrid' planning application, comprising a detailed application for a mixed-use Village Centre, and an outline application for the main residential and employment land parcels.

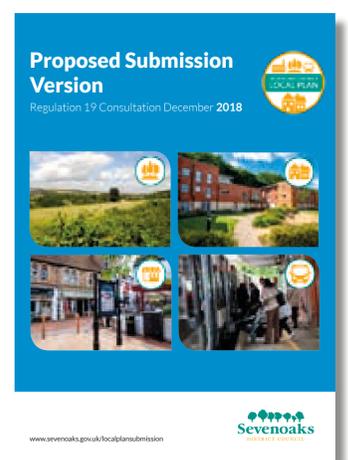
We wish to hear your thoughts on our emerging proposals. Once we have considered the responses and finalised the technical studies and assessments, we propose to submit the hybrid planning application to Sevenoaks District Council in Spring 2019. You can submit your comments to us in the following ways:

- Speaking to members of the design and technical team who are in attendance at the exhibition;
- Leaving comments on a feedback form;
- Emailing your comments to [community@jtp.co.uk](mailto:community@jtp.co.uk)
- Visiting our website to see the exhibition material, keep in touch and stay informed.  
[www.jtp.co.uk/projects/fort-halstead](http://www.jtp.co.uk/projects/fort-halstead)

This draft Plan includes the site for proposed removal from the Green Belt justified by 'exceptional circumstances', for the delivery of a mixed-use scheme with employment space and up to 750 homes. The site is critical to assisting SDC in delivering new homes and affordable housing, preserving and creating jobs and protecting and securing designated heritage assets, the landscape and Ancient Woodland for the long-term enjoyment of the District and its future populations.

The timeline for the Local Plan will run concurrently with the Planning Application process as follows:

- Pre-submission Publication – Winter 2018/19
- Submission – Spring 2019
- Examination in Public – Summer 2019
- Adoption – Autumn 2019



### PROJECT TIMELINE



# FORT HALSTEAD TODAY

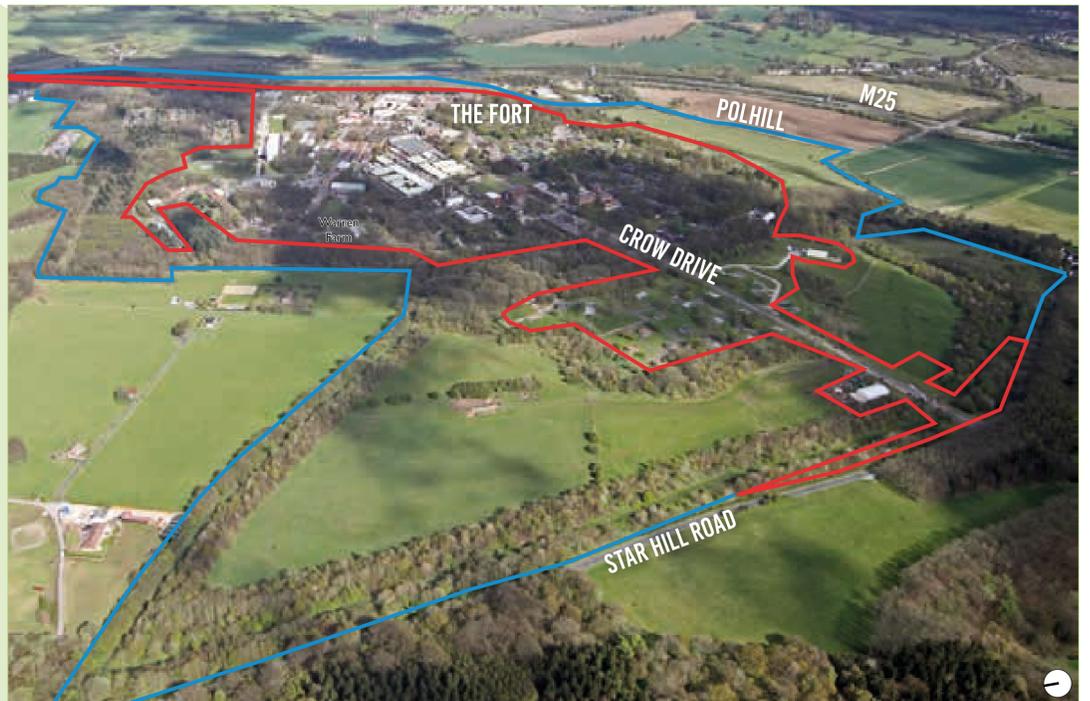
Fort Halstead is a research site occupied by Dstl (the Ministry of Defence's Defence Science and Technology Laboratory) and QinetiQ (a defence technology company). The Site is behind a secure wire fence and is not publicly accessible, albeit a number of pedestrian routes run in close proximity to the Site.

The Site was developed over a number of years beginning with the Fort itself (now a Scheduled Monument) between 1895-7, as a mobilisation centre as part of the London Defence Scheme. Following this, during World War 1 (WW1) within the Fort, an ammunition laboratory (Building F14) was constructed and later further buildings were constructed adjacent.

The main development phase of the Site was prior to/during WWII for the development of explosive and armament technology. Subsequently, the high explosive testing relocated to another site, and Fort Halstead was further developed for research activities under Dstl.

Dstl announced it would be departing from Fort Halstead in 2011 and moving to a new facility at Porton Down in Wiltshire. This new facility has planning permission and is largely built ahead of Dstl's move in 2021. Since Dstl announced its departure from Fort Halstead, there has been a decline in its occupation and use of the Site.

QinetiQ wishes to retain its function and use of the Site and remain within a number of existing buildings on the Site.



Aerial view looking South-East



Aerial view looking North-East

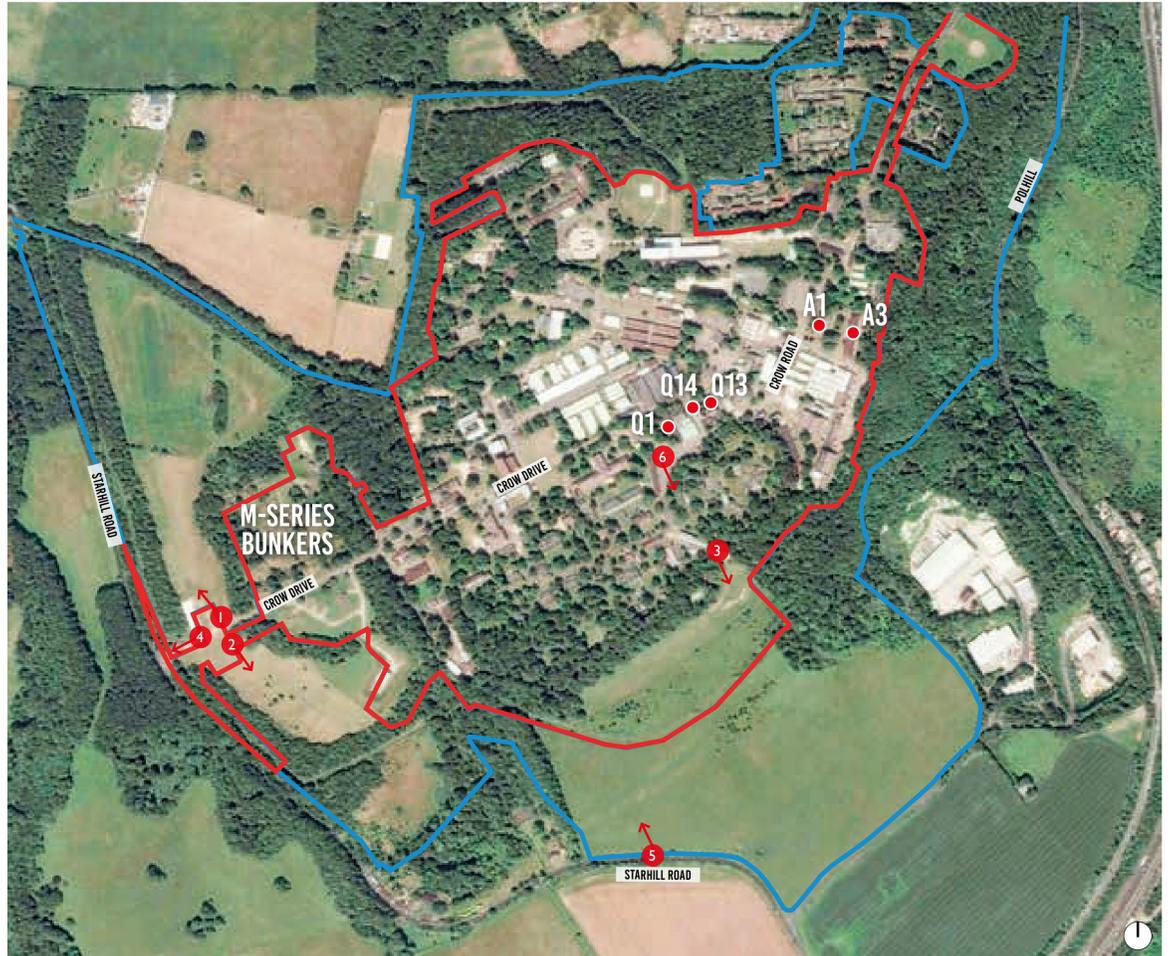
# FORT HALSTEAD TODAY

Fort Halstead is in the administrative area of Sevenoaks District in Kent. The Site is located to the north of Sevenoaks, and close to the south-eastern edge of the M25. Fort Halstead is bounded by the A224/ Polhill Road to the east, Star Hill and Lime Pit Lane to the west and south, and farm properties and Great Stockholme Wood to the north.

The character of the site itself is reflective of a military research complex. A range of industrial type buildings are scattered throughout the site. They are typically low-rise buildings 1 – 2 storeys in height, although there are a number of taller buildings and structures within the site. The buildings are interspersed with internal roads; large areas of hard standing used for parking / access; smaller storage buildings and bunkers; and areas of amenity grassland and mature trees. Woodland is also a key characteristic of the site, surrounding the built-up area and providing enclosure.

The majority of the site is visually well contained by the perimeter woodland, although there is a break in the woodland along the southern boundary.

The chalk escarpment slope in the south of the site is visually prominent where it forms the backdrop in views from the Darent Valley. The scarp slope is also visible from certain locations within Sevenoaks and from rising land to the south of Sevenoaks.



Key Plan



Looking north from Crow Road near to Star Hill Road



Looking south from Crow Road near to Star Hill Road



View from near to building X54 looking south



Looking west at the Star Hill Road entrance



From Star Hill Road looking north toward the site



View from Crow Road near to building X35 looking south-east

## BUILDINGS TO BE RETAINED



Penney Building Q14 (Grade II Listed)



Q13



Q1



A1



A3



M-Series Bunkers

# CONSTRAINTS & OPPORTUNITIES

## LANDSCAPE CHARACTER

The Sevenoaks District Landscape Character Assessment (2017) provides analysis of landscape character at the local level. The Site is within the Knockholt and Halstead Wooded Downs Landscape Character Area (LCA) and Chevening Scarp LCA, the key characteristics of which include large arable fields on flatter ground; extensive areas of woodland; and the steep chalk scarp with a mosaic of woodland and pasture.

The character of the landscape surrounding the Site is heavily influenced by the topography of the North Downs chalk escarpment and the lower-lying Darent River valley to the south. In both these landscapes, there is a strong vegetative network throughout.

The Site is within the Kent Downs Area of Outstanding Natural Beauty (AONB). This is a designation afforded to landscapes that are of national importance and provides a legislative obligation to 'conserve and enhance the natural beauty' of the landscape.

## VIEWS

The majority of views from within the site are contained by the perimeter woodland. In these views, buildings of the defence research complex form the main composition of views, arranged in a military camp layout with Crow Drive forming the main visual axis in an east to west orientation. Buildings are utilitarian in appearance and of little aesthetic value. From the southern area of the site, on the chalk escarpment, wide panoramic views are possible across the Darent valley to Sevenoaks and countryside beyond.



View of mature vegetation, looking west from Lennard-Jones Road



Existing footpath running along the southern edge of the Fort towards the chalk escarpment to the south of the site



View from footpath to the car parking area in the north of the site looking south-west. This area forms a woodland walk within the green link



Wide panoramic view from the southern area of the site, across the chalk escarpment



View from the south looking north of the open landscape character to the west of the site

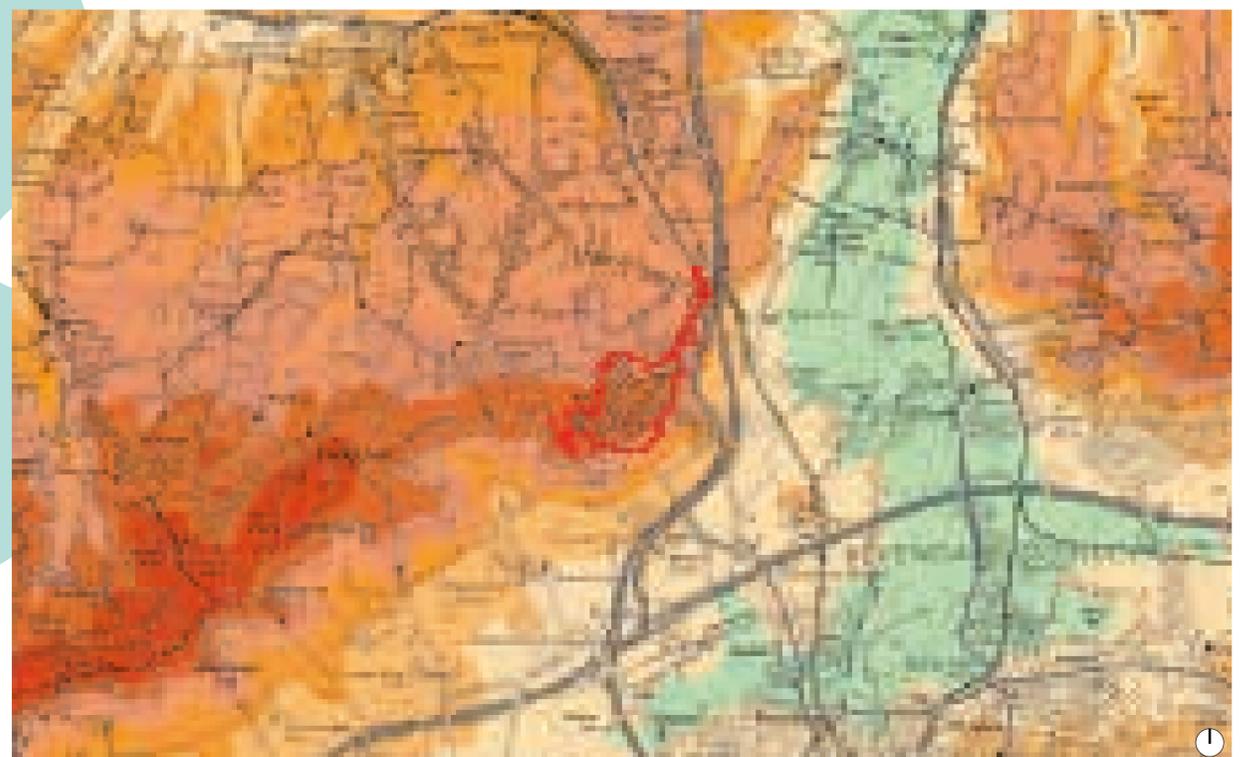
## TOPOGRAPHY

The topography of the area is dominated by the escarpment to the south to the Site, forming a highly visible distinct landscape feature. The southern and eastern side of the Site consist of steep sloping ground; with the built area located on relatively flat higher ground, gently sloping down to the north and east.

A former chalk quarry is adjacent to the south east of the Site, accessed from Lime Pit Lane. This distinct landscape feature comprises of a 30m high chalk cliff face.

### KEY

275m – 300m	175m – 200m	75m – 100m
250m – 275m	150m – 175m	50m – 75m
225m – 250m	125m – 150m	25m – 50m
200m – 225m	100m – 125m	10m – 25m



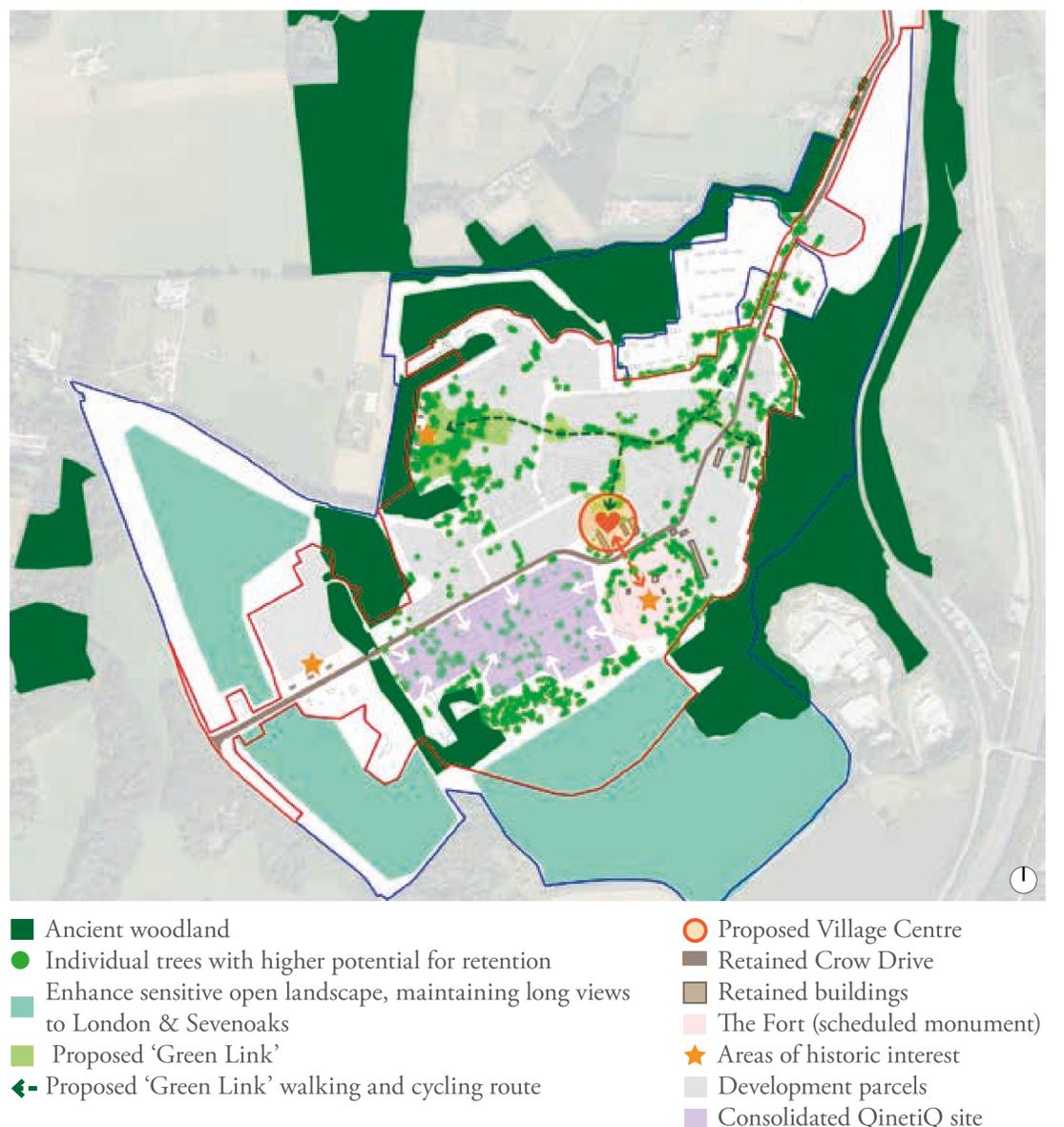
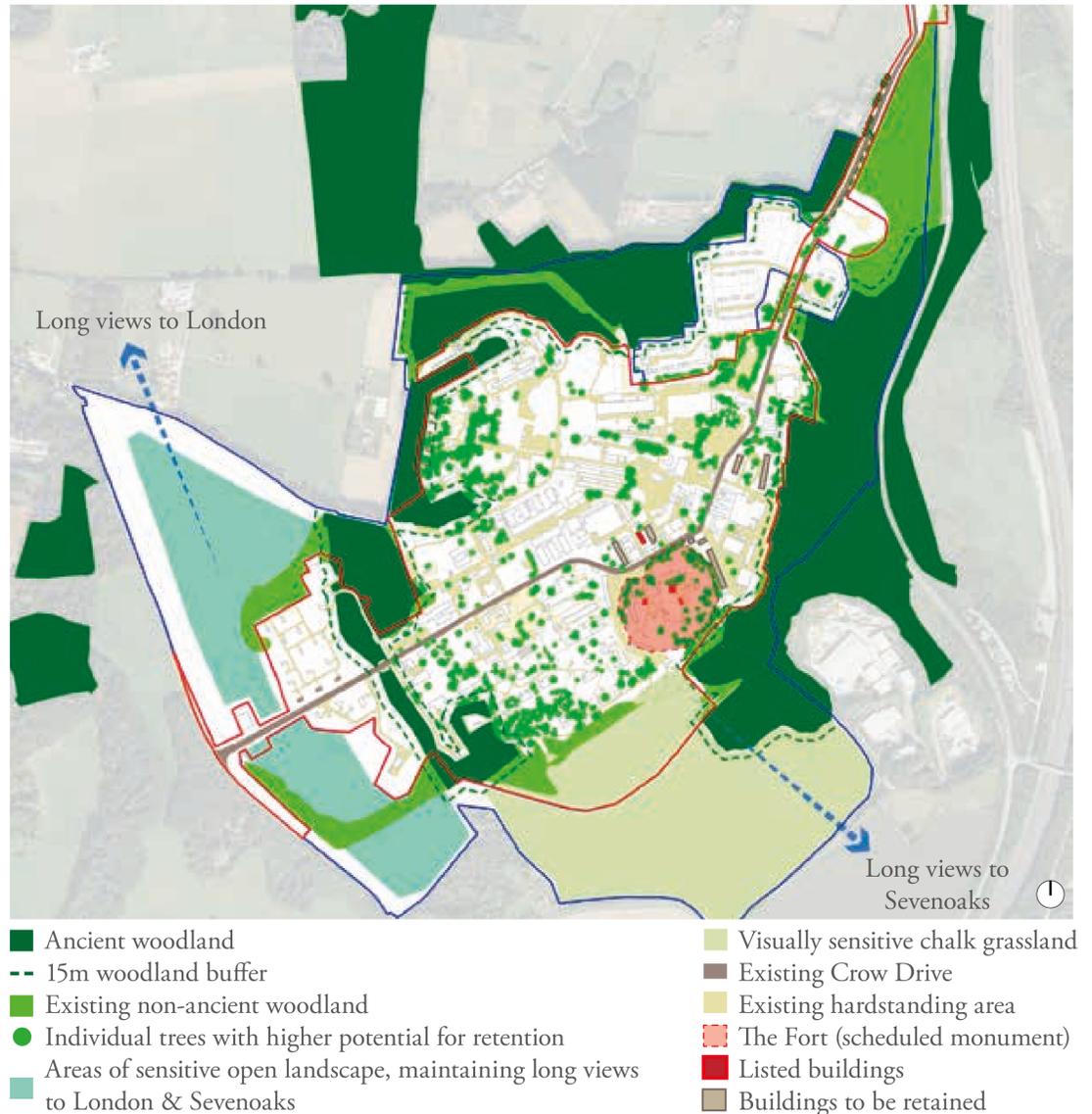
# CONSTRAINTS & OPPORTUNITIES

## CONSTRAINTS

- The Site is surrounded by dense woodland which visually contains the site. Some of this woodland is designated as Ancient Woodland which requires a non-developable buffer of at least 15m
- The Site contains a large number of high quality mature trees which are located in-between existing buildings and areas of hardstanding
- An area of chalk grassland to the south of the site – on the escarpment – has long views to Sevenoaks and is visually sensitive and has high ecology value.
- Sensitive open landscape to the west with long views to London in the north
- Significant amount of hardstanding and existing built form
- The Fort, which is a scheduled monument, and other existing buildings of historic interest including Grade II Listed Penney Building (Q14), Q13, Q1, A13, A14, M4-6 and M20-22 to be retained. Buildings of architectural interest will also be retained: including A1, A3 and A11.

## OPPORTUNITIES

- Consolidate QinetiQ to the south of the site contained by woodland and a secure boundary
- Retain and refurbish existing buildings of historic and architectural interest, and restore the scheduled monument and open up the Fort to the public.
- Locate the mixed-use village centre at the heart of the development linking the Fort and the listed and retained buildings
- Link the retained high quality mature trees with an east-west green link
- Maintain and enhance the sensitive open landscape to the west of the site
- Utilise existing road infrastructure
- Development parcels to be located on existing brownfield developed areas, with the character areas responding to the landscape context and the existing built areas.
- Create a range of new open spaces creating opportunities for recreation, biodiversity enhancement and drainage.
- Open the site up to be publicly accessible with a network of new footways and cycleways.



# THE VISION

## A UNIQUE VILLAGE WITH A LIVING AND WORKING COMMUNITY

Taking the existing characteristics of the site – its wooded surroundings, built heritage, military-style layout and AONB context, the vision for the Site is established as an innovative employment hub with the retention of QinetiQ, with a high quality residential development providing diverse housing mix including affordable housing. The vision for the Site responds to this, through a holistic approach to design that considers the environmental and cultural historic needs of the site, alongside the emerging economic and social needs of the new community.

Fort Halstead will become a new distinct place, integrated into the network of local villages. Through the development, it will reflect its natural woodland setting and military history.

As the site opens up, it will become a revelation — its undulating landscape and hidden history instilling an excitement to venture out to discover more. In doing so, this place can serve visitors, residents and employees on different levels. Taking a holistic approach to design that builds in environmental, social, cultural and economic needs, Fort Halstead has the potential to become a new 'place' — creating an active, healthy and innovative way of life among woodland.



### ECONOMIC

*An economic hub of continued innovation, opening the doors to new businesses*

Fort Halstead has always been a place for innovation. The new Enterprise campus could take this thinking forward and shape an excellence around a specific topic and attracting pioneers and retaining QinetiQ as a business of international importance.

### CULTURAL

*Discovering the history of Fort Halstead*

Opening up the site for the existing local community to discover the history of Fort Halstead. Telling the story of events in a sensitive and immersive way.

### SOCIAL

*An intriguing and open site for the public of all ages to enjoy*

Fort Halstead is opening its doors to the public and transforming from a private to a social site. With 700 new homes and a business campus it will house 'a new community connected to the network of local villages, shaping itself as a new village that become a place for contemplation and healthy living.

### ENVIRONMENTAL

*Restoring the landscape and bringing the woodlands back to the village*

The extraordinary activities at Fort Halstead have shaped its landscape. Its narrowing and widening character allows for play and curiosity while the remains of the bunkers give the village a contemporary character, contrasting to its natural surroundings.

# THE VISION

## PLACEMAKING PRINCIPLES



### ONE

Retain existing woodlands and provide buffers. Retain the Fort and maintain QinetiQ on site.



### TWO

Maintain open character of visually sensitive areas.



### THREE

Upgrade the Polhill entrance point into the site and downgrade the central section of Crow Drive. Provide traffic calming and safety measures to existing Star Hill entrance.



### FOUR

Proposed employment areas to create new frontages to QinetiQ area and the Fort. The mixed-use village centre is located at the heart of the development.



### FIVE

Retain key groups of existing trees and create weaving east-west and north-south green links.



### SIX

Retain the existing road infrastructure to create the secondary street network. Create distinct character areas with a range of densities which respond to the existing site features.

# WHAT'S CHANGED?

## CHANGES TO THE CONSENTED 2015 SCHEME

### CURRENT PROPOSALS

- Up to 700 homes accommodated within existing developed area, ensuring the retention of existing landscape and open space
- A wide range of homes including affordable housing and homes suitable for over 55s
- Average density: 36dph
- Retention of employment on site, creating an appropriate balance of jobs and homes
- Re-configured settlement form to create high-density village core and low-density edges
- Re-orientated village green and village square
- Loss of hotel on the site to enable the creation of innovation business hub
- Retained more of the existing road infrastructure
- A larger mixed-use area centred around retained buildings Q1, Q13 & Q14
- Provide some of the employment use closer to the village centre and create a new frontage to QinetiQ area
- Introduce the bunker and helipad sites for residential use, creating 'Gateway Hamlets'
- Average building height of 2.5 to 3 storeys with the occasional 4 storey building in the higher density mixed-use area



Current illustrative masterplan



2015 Planning permission illustrative masterplan

### KEY

- |                                     |   |
|-------------------------------------|---|
| Application boundary                | Employment (Use Class B1a/B1b)/ Residential |
| Applicant's land ownership boundary | A1 Shop                                     |
| 1 & 2 Bed Flats                     | D1 Community Space                          |
| 2 Bed Houses                        | D1 Interpretation Centre/Listed Buildings   |
| 3 Bed Houses                        | C1 Hotel                                    |
| 4 Bed Houses                        | QinetiQ Retained Buildings                  |
| 5 Bed Houses                        | Fort Workshops                              |
| B1a/B1b Offices                     |   |
| B1c Light Industrial                |   |
| B2 General Industrial               |   |

### 2015 PLANNING PERMISSION

- 450 homes
- Average density: 34dph
- Mixed-use village centre around retained buildings Q1, Q12, Q13 & Q14
- Large central green
- Hotel
- Employment area to the east of the site, retaining A1, A3, A10, A11, A13 and A14
- Maximum height for residential - 2.5 storeys and located only along the main vehicular routes
- Average building height of 2 storeys for the majority of the residential parcels with 2.5 along the main vehicular routes. 3 storeys were proposed for the village centre and employment area

# VILLAGE CENTRE

## MASTERPLAN



The Village Centre will form the detailed element of the proposals. It incorporates the refurbishment of three existing buildings (including the Grade II Listed Penney Building), all of which formed part of the original Q-Building enclave used for the Atomic Bomb Development Programme.

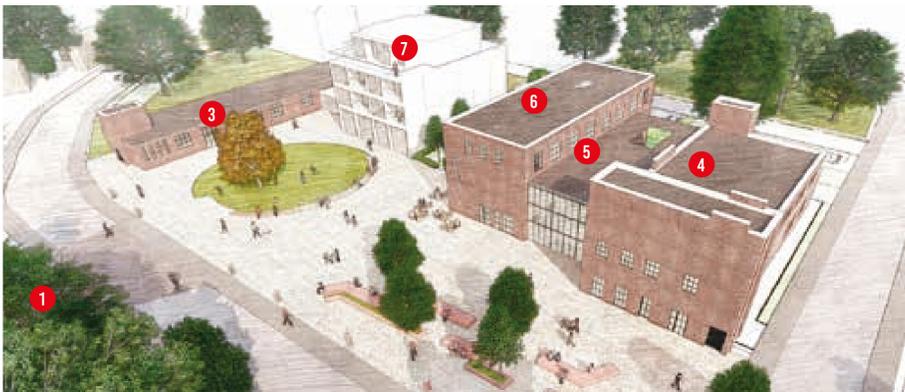
A mixed-use building is proposed alongside the existing buildings creating a new 'beacon' for the Fort. Its architecture will reflect on the enclave's industrial history. The old and new will form a vibrant yet respectful setting for the Fort.

The Village Centre will provide a variety of uses; café, shop, nursery, community space and an employment hub.

It will form the heart of the development celebrating innovation and encouraging active and healthy living.

- 1 The Fort
- 2 Crow Drive
- 3 Q1 (Nursery)
- 4 Q13 (Employment)
- 5 Atrium (Linking Q13 and Q14)
- 6 Q14 (Cafe, Shop)
- 7 Mixed Use (Gym, Community, Resi)
- 8 Residential
- 9 The Square
- 10 Oval Lawn
- 11 Category A Trees
- 12 Village Green

## VIEWS



## PRECEDENTS



Refurbishment: Black Crittal windows and doors (St Clements, Mile End).



Oval Lawn



Double Height Flexible Working Space (Incubator Hub, Alconbury)



Entrances and Glass Interventions (Goldsmiths, Clerkenwell)



Interpretation / timeline displays (Goldsmiths, Clerkenwell)



Industrial architectural character for new building (Metal, Copper)

# CHARACTER AREAS

The design of the masterplan is intended to create an attractive and cohesive development with neighbourhoods and spaces of distinctly different characters. This approach allows the design to reflect varying site characteristics and will create an interesting place with a range of experiences for residents and visitors alike.

The residential character areas which have been developed for Fort Halstead include:

## Gateway Hamlets

High quality designed homes to mark the entrance to the development

## Old Grove Place

Courtyard housing set behind the mature trees which line Crow Drive

## Anisbirches Walk

Housing arranged in mews street set amongst mature trees, framing the main east-west pedestrian and cycle route through the site

## Village Core

Higher density mixed-use heart to the development, offering amenities for the community as well a range of smaller house types

## Dutchmore Wood

Medium density housing benefiting from views of the ancient woodland. House types consisting of mainly townhouses and terraced housing arranged as mews style streets

## Beaumont Wood

Low density housing looking out onto the ancient woodland, comprising larger detached and semi-detached homes with some smaller courtyard style houses.



Character Areas Plan

## 'LOOK AND FEEL'



Artist's impression of Anisbirches Walk



Precedent image for Gateway Hamlet



Precedent image for Village Core



Artist's impression of Village Core



Precedent image for Old Grove Place

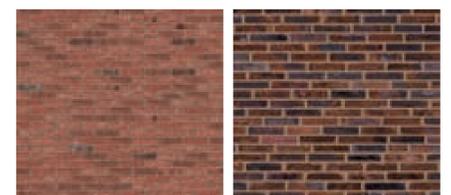


Precedent image for Dutchmore Wood



Precedent image for Beaumont Wood

## MATERIALS PALETTE



Red brick

Multi-colour brick



Timber cladding

Black weather boarding



Red clay tiles

Slate tiles

### OCCASIONAL OR LIMITED USE



White painted brick

Timber frame



Flint

Metal cladding

# EMPLOYMENT AREAS

The Fort Halstead proposals include a Innovation Hub which will provide a new high quality, R&D and technology focussed business campus in Sevenoaks. A variety of employment opportunities will be provided to allow people to both live and work at Fort Halstead. By providing a range of unit sizes on site, it will allow new business the space to develop and grow in the future.

The development proposals will provide:

- **Approx. 16,000 sqm new employment floorspace** across office, research and development and light industrial uses within new bespoke employment campus;
- **Retained buildings refurbished and reimagined** to provide a range of employment uses;
- Job generation from the finished scheme will be **up to 1,000 jobs**.



Artist's impression of the Innovation Hub from Crow Drive



The proposals for the employment development within the masterplan have been informed by market research, local trends and sector-specific needs and demand.

- The office sector (B1a use) has seen recent positive demand, with the Sevenoaks office market reflecting this in very low vacancy rates (approximately 2-3%);
- Micro, small and medium-sized enterprises (SMEs) contribute 80% of the employment market in Sevenoaks, which is reflected in the type of floorplates offered;
- There has been no major new office development in Sevenoaks in the last 5 years, and there has been a loss of some office space to residential mostly through permitted development;
- The provision and popularity of shared workspaces and serviced offices has increased across the wider Sevenoaks and South East markets, with high occupancy levels (between 85-90%);
- There is a market for smaller light industrial buildings, of high quality design which can include a range of uses.

The wider considerations of the place-shaping for the employment area have focussed on the need for employment uses to form part of the community hub at the Village Centre, to create distinctive workspaces (which can also be achieved through the imaginative reuse of existing buildings), providing access to community services and recognising the value of green infrastructure.

## KEY

- 1 Office/Research and Development (B1a/B1b)
- 2 Light Industry (B1c)
- 3 Entrance to QinetiQ site
- 4 Pedestrian/cycle and bus only gate
- 5 Downgraded section of Crow Drive



Office/R&D buildings at Alconbury Weald, Huntingdon



Innovation Hub at Alconbury Weald, Huntingdon



Precedent images for light industry buildings

# CONNECTIVITY

## TRANSPORT STRATEGY

The transport strategy closely reflects previous proposals for the Site and aims to prioritise non car travel. The main elements are:

- High quality pedestrian / cycle links within the site
- Much enhanced public transport connections
- Improved cycle access
- Good connections to local villages
- Upgraded site access junctions
- Travel Plan measures to encourage use of more sustainable means of travel

## WALKING AND CYCLING ACCESS

### Masterplan Proposal

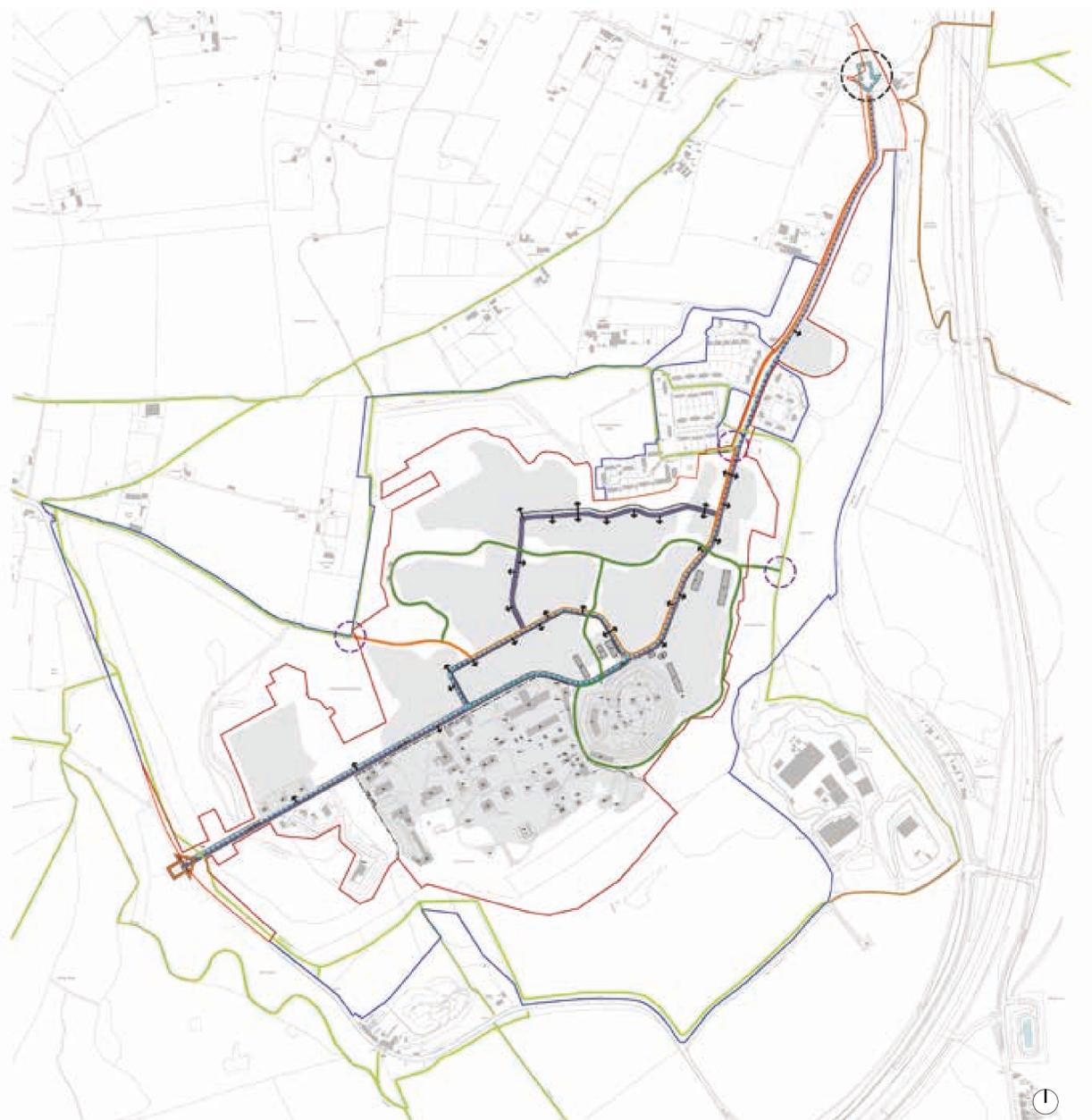
The masterplan prioritises the movement of pedestrians and cycles through the site. This is achieved by:

- Reducing traffic speeds - Design of streets in accordance with requirements for a 20 mph zone.
- Providing a new off road cycle route through the site between the Polhill Site access and Knockholt Pound
- A series of “green links” will provide other safe shared use pedestrian/cycle links through the site

### Off-Site Enhancements

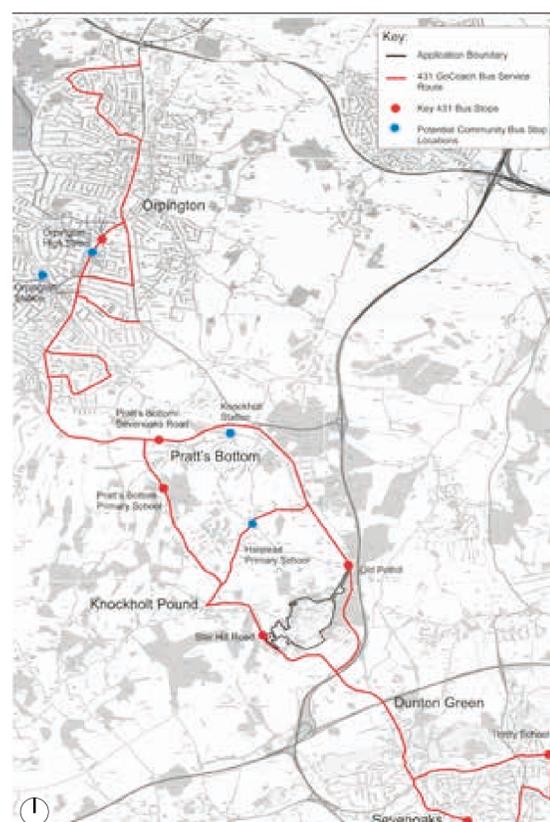
As with the approved scheme, the development as well as the wider community, will benefit from the following enhancements:

- New on road cycle lanes between Polhill and Shanklands Roundabout as well as cycle facilities at the upgraded site access junction. In particular, these enhancements will provide safer access to Knockholt Station;
- Proposed 40 mph speed limit on Star Hill;
- Lighting of the M25 underpass on the brideway linking Polhill and Filston Way.



### KEY

- |   |                                |  |                                       |
|---|--------------------------------|--|---------------------------------------|
| — Application boundary                      | — Existing brideway            | — 30m corridor for Crow Road/ Primary road*    | ○ Connection to existing PROW network |
| — Applicant's Land ownership Boundary       | → Main access – all modes      | — Secondary road                               | — Indicative bus route                |
| □ Development Parcels                       | → Secondary access – all modes | → Indicative access to development parcels     |                                       |
| ■ Existing building for potential retention | ○ Junction improvement         | — Strategic shared footway cycleway            |                                       |
| — Existing public rights of way (PROW)      | — Crow Road/Primary Road       | — Indicative secondary shared footway cycleway |                                       |
- Note:  
\*The alignment of Crow Road/Primary road may deviate within the limits of the 30m corridor



## PUBLIC TRANSPORT

### 431 Bus Service

Positive discussions have been held with Go Coach, the operators of the 431 (Orpington High Street to Sevenoaks) bus service with a view to rerouting the service so that it directly serves the Fort Halstead site. This would provide access to secondary schools in Sevenoaks (Knowle Academy and Trinity Schools) as well as to town centre facilities in both Sevenoaks and Orpington and to the Riverhead Tesco superstore.

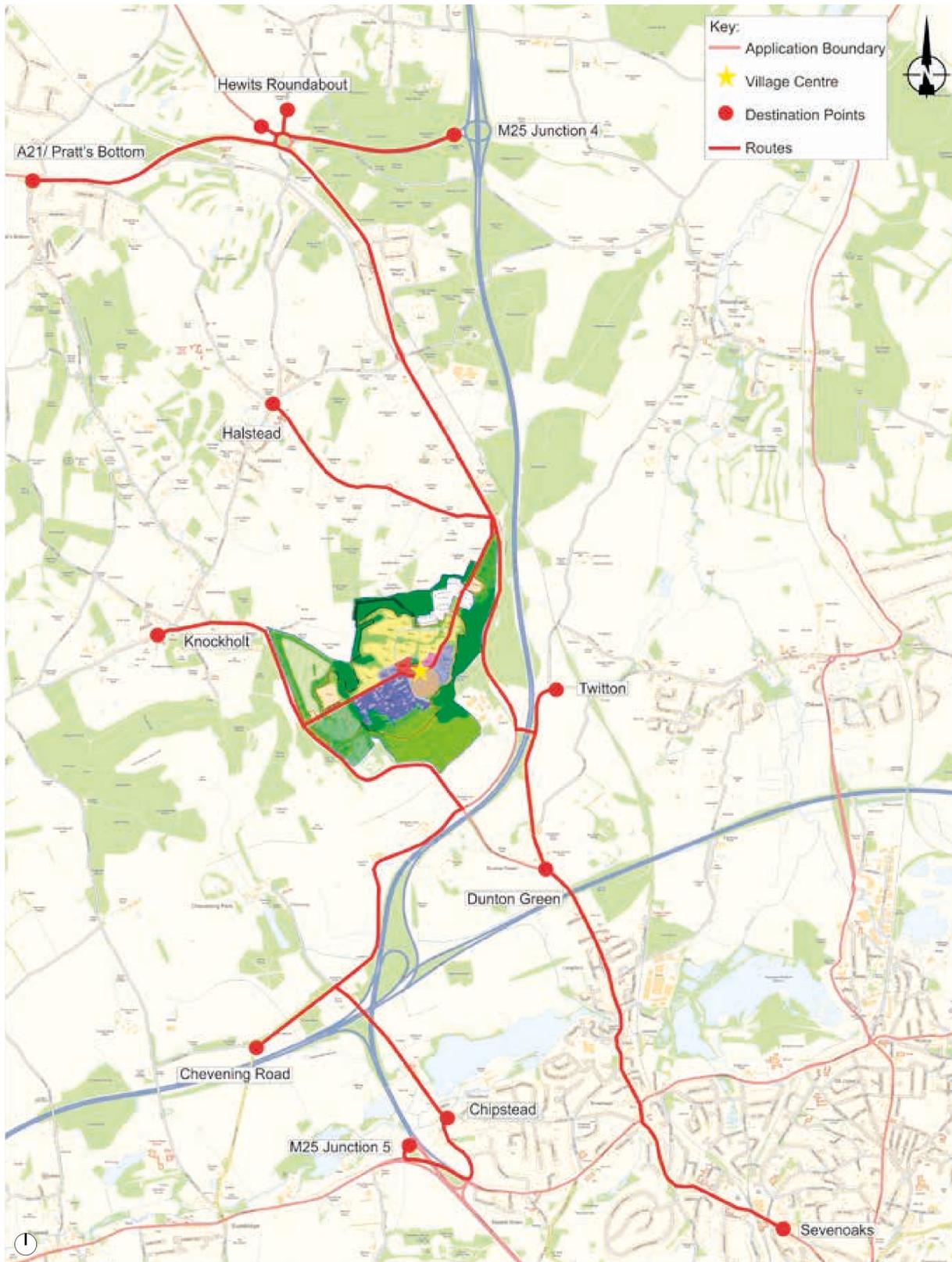
### Community Bus

As previously, the strategy includes the provision of a new high quality, community bus service to operate from the site. This would provide a bespoke service tailored to meet the needs of the new residential and business community.

As such, it is proposed that this service would:

- Provide a link to one or more rail stations to meet the requirements of commuters at the beginning and end of the day. This would most likely provide a link to Orpington Station as well as potentially Knockholt.
- Provide a link to Halstead primary school at the beginning and end of the school day.
- Provide a more flexible service during the of peak period, for example to provide access to Sevenoaks or Orpington.

# CONNECTIVITY



## HIGHWAY ACCESS STRATEGY

Polhill will remain the main access to and from the development. A new roundabout has been designed to improve the quality of that access and the design was agreed in principal with Kent County Council Highways (see the Diagram below). The scheme will improve access and egress to/from the site and has sufficient capacity to cater for the full development. The scheme incorporates much improved facilities for pedestrians and cycles.

Kent Highways has confirmed that they will require the existing secondary access onto Star Hill Road to be retained in order to provide suitable arrangements in the event of the main access becoming blocked by either an accident or due to road works.

The Masterplan is designed to encourage the new community to use the main Polhill access through the use of appropriate traffic calming measures combined with a more circuitous route to the secondary access.

In order to enhance safety, a new 40 mph speed limit together with a new entry treatment is proposed for Star Hill Road – this has been agreed in principal with Kent Highways. Visibility splays will also be improved at the Star Hill site access, again to enhance safety.

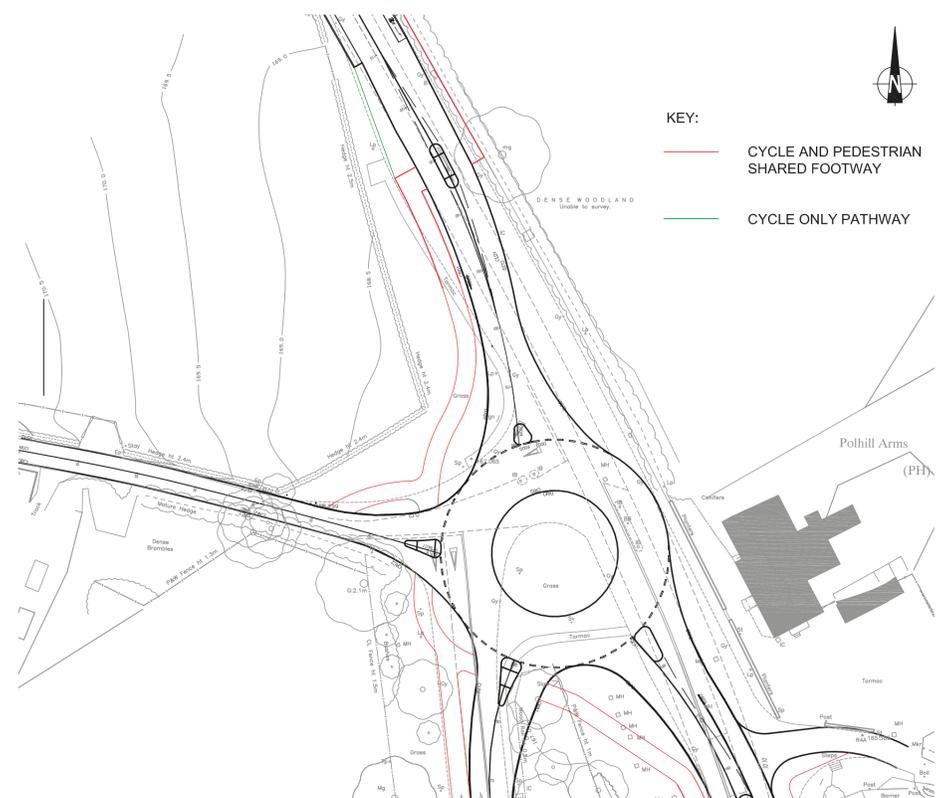
## TRAVEL PLAN

A detailed Travel Plan will be prepared and agreed with Kent Highways and Sevenoaks District Council. This will include a package of measures aimed at encouraging the use of non-car modes. It will also include details for monitoring trip generation for the new development and identify a remedial strategy should mode share targets not be achieved.

## OFF-SITE IMPROVEMENTS

### Proposed New Roundabout at the Polhill Site Access

- New roundabout promotes the Polhill access as the main gateway to the site
- Provides a safe means of negotiating the junction
- Addresses perceived safety issues of the existing priority junction
- Includes provisions for pedestrians and cyclists



# SUMMARY OF BENEFITS

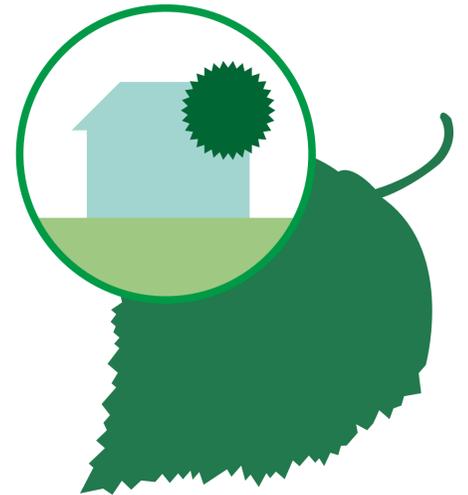
## NEW JOBS

Provision will be made to retain QinetiQ on site and create **c.1,000 new jobs** through the creation of **two new employment zones** of office/research & development, light industrial space, flexible mixed-use office and innovation space in the new Village Centre. The space provided will **support existing businesses** in need of new high quality space and **attract new employers** to the District, **boosting the local economy**.



## NEW HOMES

The development will **provide a range** of much-needed **market and affordable housing types**, including the potential for **over-55 housing**. The site will **contribute** to meeting Sevenoaks District Council's **housing need** and its required five year housing land supply.



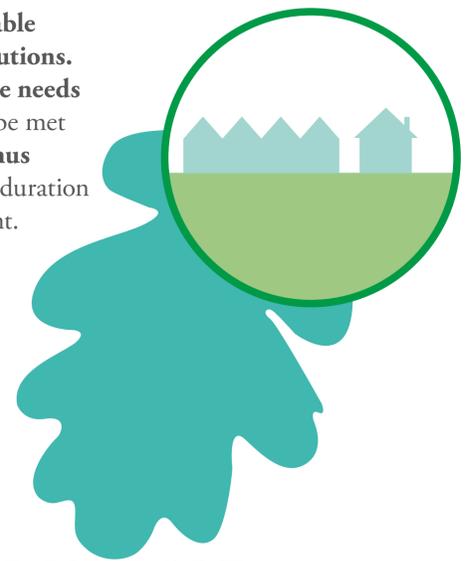
## COMMUNITY BENEFITS

The site will provide facilities to **support and integrate the new residents and employees**, centred around the Village Centre hub of mixed-use community space, nursery and useable managed open space for a range of recreational uses. Now secured and private, post-development, **the site will be accessible to the public** via footpath and bridleway connections. This provides access not only to the built development, jobs, homes and services but also the open recreational land for the enjoyment of the local landscape.



## DISTRICT-WIDE BENEFITS

The scheme will **provide affordable housing**, CIL and S106 **contributions**. Obligations of the **infrastructure needs** of the District and Parishes will be met and significant **New Homes Bonus payments** made throughout the duration of the delivery of the development.



## HERITAGE CONSERVATION

The opening of the site and Fort to the public offers **significant heritage benefits** to **preserve the story** of Fort Halstead, its heritage assets and setting. The Fort area will be managed as a **heritage feature**, and existing key and significant buildings will be **refurbished and reused** to form the **next chapter** in the site's important history.



## SUSTAINABLE TRANSPORT

The proposals have been **thoroughly assessed from a transport perspective**, in conjunction with **pre-application engagement** with Kent County Highways officers. The masterplan has been designed in such a way to favour the **primary Polhill access** and ensure that the **Star Hill access is used less frequently** and intensively. A number of off-site measures are proposed which will **enhance the local area and network**, and the re-routing of an existing bus service and provision of a specific **community bus provision** will support non-car modes of transport.



## INFRASTRUCTURE

Through the development, **major utilities will be upgraded**, including water, electricity and high speed broadband. This is a **critical early phase** and will manage the impact of the site as it is developed out and occupied. Detailed **conversations are underway** with a number of **statutory authorities** in relation to site-wide **infrastructure installation**.



## LANDSCAPE AND BIODIVERSITY

The **overall landscape character** of the site, within the broader AONB context, will be **protected and enhanced** in perpetuity as part of the scheme. The key biodiversity features, including the Ancient Woodland, will remain untouched by the development and a **long-term package of management benefits** will be secured through the planning permission. The AONB context of the site has informed the proposals in terms of ensuring that its **natural beauty** and identified **special qualities** are **protected and enhanced**, and **new recreational opportunities** provided.

