

## Planning Comments

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**From:** Bob Cakebread [REDACTED]  
**Sent:** 14 November 2019 14:32  
**To:** Planning Comments  
**Subject:** 19/05000

**Categories:** Orange Category

I have the following points to raise regarding the above application.

1. I understand that despite a built environment on the site that it remains greenbelt and that development is restricted to the built areas. I do not understand how therefore it is possible to increase the size of the development from 450 to 750 dwellings.
2. The previous planning consent was I believe granted on the grounds of employment from a hotel complex which has been removed from the latest plan. I see that a Primary School is included but does this provide equivalent employment?
3. There are local Primary Schools already that are under subscribed so a new school on this site may well be detrimental to the existing schools. Furthermore a Secondary School not a Primary School is needed.
4. Parking does not appear to be adequate. It is not unusual for there to be three cars in a family but clearly that would not apply to every household so two per household plus visitor spaces would seem to be closer to the average for which the site provisions do not appear adequate if roads are to be kept clear for emergency vehicles
5. The Star Hill access to the site is stated as secondary however this is unlikely to be the case. Furthermore the proposed junction arrangements at Star Hill are inadequate given the restricted sight lines to the left when making a right turn out of the site. This should have similar treatment to the so called primary access at Polhill.
6. A bus service is mentioned but not guaranteed which in my view is essential for the population of this site and for the surrounding villages which currently have a very poor service to Sevenoaks. A bus service will also be essential for a link to Knockholt and Sevenoaks stations where parking is limited. If the young and elderly are to thrive in a site such as this they need access to transport at all hours of the day.
7. The site does not seem to offer any local services to residents such as a doctors surgery or local outlet for provisions making travel elsewhere essential.
8. Finally I am concerned at the way the development may be implemented because the site affects both main routes between the villages of Halstead and Knockholt to Sevenoaks. With road improvements and the new water supply from Knockholt Pound it will be essential that work on both routes is not undertaken at the same time.

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