

Comments for Planning Application 19/05000/HYB

Application Summary

Application Number: 19/05000/HYB

Address: DSTL Fort Halstead Crow Drive Halstead Sevenoaks KENT TN14 7BU

Proposal: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

Case Officer: Claire Shearing

Customer Details

Name: Mr John Collins

Address: Magnolia Cottage Harrow Road Knockholt

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I entirely support the need for additional housing and appreciate we cannot keep saying no. In addition it is brownfield sites such as this that should be looked at before Green belt sites are even considered.

However-1) we should focus on small infill opportunities first of all which can be developed without wholesale impact on villages and 2) where there is no other than solution than to look at large(r) development sites such as this some element of common sense must be applied which is not the case here .

The previous development proposed was clearly too large but to now propose 750 dwellings is totally unacceptable-for the following reasons (amongst others)

-750 dwellings means potentially 1-2000 children whose educational needs cannot be coped with within the area

-750 dwellings means potentially 1000+ additional domestic vehicles egressing/exiting the site on a daily basis not to mention many commercial vehicles visiting the dwellings but more especially the commercial buildings proposed

i know some thought has been given to 'support' buildings for this new village but no thought seems to have been given to infrastructure issues particularly roads

Knockholt is already a rat run towards Biggin Hill and onto Croydon -both of which areas continue

to develop .A sizeable proportion of the above mentioned additional vehicle movements would be through Knockholt and its small roads especially if as suggested the Star hill entrance is opened up. If a reasonable sized development was ever approved then I believe the Star Hill entrance should be restricted to Public Transport . this might at least encourage sensible interaction between the new 'village' and those surrounding for instance what pedestrian walkways would be included ? We do not want any small development to be an isolated ghetto . Clearly developments such as that proposed now and the smaller ones previously would swamp neighbouring Knockholt Halstead and Badgers Mount for the above reasons .