

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 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a 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: None P and B Winn

Address: Constable Cottage Burlings Lane Knockholt

Comment Details

Commenter Type: Interested Parties

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

We fully endorse and support the comments submitted by the Knockholt Society and the Knockholt Parish Council and trust that Sevenoaks District Council will act accordingly to protect our environment, Green Belt and the villages close to the proposed development from what is an ill conceived plan.

This plan has inadequately addressed previous concerns over infrastructure, transport and road safety as well as the overall impact of adding a "Town" sized development (635 residential units) on a small rural community with already stretched local resources, services.

Considering the site's previous usage by the MOD for defence research and testing, it is hard to believe that any contamination issues will be adequately resolved and make the area safe for residential use. Any problems that may be caused by residual contamination may not be realised in the immediate future but leaves the possibility of health issues for the residents in the long term and the developers will be long gone!

Transport - there are few local buses, trains are already beyond current capacity and station car parks have long waiting lists. Car usage is essential now - as it will be with any future development. The proposal to run buses only at peak times does not take into account modern working practices - flexible working hours and shift working (e.g. NHS workers) - needing transport after the 8pm cut-off. The site is not an easily walkable distance from local stations and cycling not practicable for all especially as the site is on top of the North Downs and surrounded by many steep hills.

The access to Star Hill - planners and developers do not seem to admit how dangerous this hill is - when the MOD was at Fort Halstead they closed it to workers for a very good reason!

Developers will only ever want high density housing for maximum profit - this is an opportunity to create a sustainable, attractive, green, well serviced, sensibly sized environment, for a community to put down roots, merge with and not over run the local villages.

P & B Winn
Knockholt