

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 Brian Coughlan

Address: Rushcroft Rushmore Hill, Knockholt Sevenoaks

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads and lanes around the Fort will have problems coping with the 450 dwelling already approved without 66% increase under this proposal.

The entrance on Star Hill is onto a narrow road even without the proposed increase in the number of dwellings. Even if this is a secondary entrance, how will the developers ensure that this access remains limited.

Developers appear to have infinite faith in the ability of M25 and Knockholt station to cope with any increase in cars or passengers.

How will Knockholt Station cope with increased passenger numbers? Will more trains stop at Knockholt? Will the trains be longer?

Where will the extra parking be? At present, without any development at the Fort, most spaces are taken. If there is to be a bus service will it meet every train? Who will pay for it in the long term?

Developers may pay in the short term but I doubt they will in the long term.

The M25, particularly during peak hours, is working at peak capacity. When there is a problem on the M25, the lanes around Halstead, Knockholt, Riverhead and other villages along the A25 struggle to cope with traffic attempting to avoid the problem. Such a large development will result in grid-lock.

How will the proposed medical and educational facilities cope with this enlargement. After all, look

at the proposed medical facility at Ryewood which has become more housing. I presume the same could happen at the Fort. Only a primary school is planned. Will it be big enough to accommodate the extra pupil. the local secondary schools will not be to cope with the extra pupils even if the planned annex to Tunbridge Well Boys grammar school is built.

Do the developers have any realistic ideas on the employment opportunities created in the Fort and its impact on the residents. Most likely more will be working in London or other towns, so causing transportation difficulties for the whole area.

The problems outlined above are good reasons why the increased development should be refused planning permission.