

DC Admin

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Sent: 10 February 2021 08:56
To: Claire Shearing
Cc: David.Barton@kent.gov.uk; Louise.Rowlands@kent.gov.uk
Subject: Fort Halstead Additional Information
Attachments: TN03 Addressing KCC Comments 06.01.21 v01 with appendices.pdf

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Hi Claire,

I hope you are well. Apologies for the delay in providing a response regarding Fort Halstead.

Stantec have provided a technical note to address points raised in our consultation response. I have attached the note for ease of reference.

DRT and Bus Turning

It has been agreed that a Saturday bus service will be trialled, commencing at 50th occupation and reviewed two months after the 100th occupation.

The submitted Bus Report outlines that the DRT service will provide a service for commuters until 8am, where after it will provide a school service. Questions have previously been raised as to the feasibility of young primary age children utilising the service. The applicant outlines that they see it is feasible that primary age children over the age of 7 could utilise the service without parental supervision. The service would be dedicated to school children, not open to the general public at this time, to ensure children's safety. A form of walking bus to chaperone children may be appropriate.

The above matters will be subject to an appropriate condition of S106 provisions. The previously agreed condition will need amending to include Saturday operation for the trial period. The first DRT bus is proposed to be introduced at first occupation, with a second bus introduced in year 3.

The DRT operation would require funding support of £875k during the development build out and an ongoing £27k per year thereafter. It is considered that this may be able to be financed as part of residents' / business service charged. To be determined.

A bus turning loop is proposed within the Star Hill Road access. As such, no further financial contributions are proposed for secondary school services.

During DRT commuter services, it is anticipated that the service will stop at Knockholt train station only. In lieu of a dedicated turning area, the applicant has suggested a route utilising Wheatsheaf Hill and A21 in an anticlockwise direction. This would add approximately 2 minutes to any journey, and would enable use of the bus stop east of the station approach.

Go-Coach currently operate services S31, S33 and T3 along Star Hill Road. The operator has been consulted on the suitability of the proposed turning loop within the Star Hill Road access. Go-Coach are satisfied with the proposal. The turning loop is to be provided prior to first occupation, on completion of the Crow Drive / Star Hill Road junction works.

Shacklands Roundabout

Additional road signage to be provided on the approach to Shacklands roundabout and London Road between the site and Knockholt Station. This will warn drivers of the presence of cyclists along the route, particularly at junctions. This should be secured by way of a suitable Condition.

Pedestrian Route to Knockholt Pound

A pedestrian / cycle route linking Knockholt Pound via Birchwood Lane is confirmed, which will be alongside the existing alignment of PROW SR172. This should be secured by way of a suitable Condition.

Otford Highway Impacts

Anticipated trips through Otford from the 185 units would see 14 two way trips in the AM and 13 two way trips in the PM peaks. This equates to approximately 1 vehicle every 4 minutes during the peak hours. This has been previously outlined in the TA.

Travel Plan

It is confirmed that a full Travel Plan (secured by condition plus KCC agreed monitoring fee), will include details of car club provisions, cycle facilities and other measures to be implemented prior to first occupation.

Contributions & Obligations

The TRO for Star Hill Road should be a condition subject to 'best endeavours' as opposed to an informative. An informative does not provide an obligation for the TRO. Assuming that construction vehicles would be utilising the Star Hill Road access, I suggest that the TRO process should be commenced at least 3 months prior to the start of construction.

I hope the above assists.

If you need anything further, please do get in touch.

Best wishes,

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