

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: Mrs H Kennedy

Address: Norton Pound Lane Knockholt

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to note the following which applies to amended application

- a. The number of residential is too large.
- b. Secondary access from Star Hill is very steep, dark road with poor overtaking, blind corners, no footpaths and narrow in parts. The original application has the secondary as emergency only. I object to Star Hill being used as access other than emergency.
- c. The supporting data provided by the applicant contains errors making any review difficult.
- d. There is no consideration to the impact of water drainage onto Star Hill. This stretch of road is already hazardous is ice and snow.

Examples misleading information:-

ES-VOL 2: 8.2 Updated Transport Assessment (PT6)

The data presented appears strange recording residents numbers IN before OUT.

Other observations the daily number of cyclists leaving doesn't reflect the numbers returning, the number of pedestrians double in the afternoon, an high reliance on the car 91%.

There are no statistics for travel to and from commercial.

ES-VOL 2: 8.2 Updated Transport Assessment (PT5)

Proposed cycle scheme along London Road this states 'cyclists who are unlikely to use formal cycle way even if one provided' I disagree.

019HL-ES-VOL3:APP10.1 TRANSPORT ASSESSMENT APP J

Appendix B

Figure B1 to record 0 & 1 Rushmore Hill, 9 on Main Road is ridiculous. The whole of Appendix B is inaccurate and provides misleading information. The developers were aware of this but still submitted false data.

Figures on TRL junction 9, Morants Court (9.5.1.7462) show Star Hill has 465 PCU/HR, far higher than any other turning from Morants Court Roundabout. Knockholt doesn't have capacity for traffic from a large housing development.

017A-ES-VOL:NON TECHNICAL SUMMARY

This states 750 residential dwellings and not 635.

P12 states 73 children 11-16 year olds and 28 children 16-18 year olds. Pupil yield appears very low.

Access and movement plan 2416633

No consideration given as to the suitability of existing footpaths, continuation or security of users.

Fort Halstead design principles

p52 states 'provide a new off road cycle route through the site between Polhill site access and Knockholt Pound'. This is incorrect.

P52 also states a foot/cycle way adjacent to prowl sr172 toward Knockholt Pound'. This is another misunderstanding, there is no foot/cycle to Knockholt Pound.

Parking is vague, unable to determine the minimum number of parking per property.

P58 Star Hill doesn't have speed limit 40mph even if it did this road is unsuitable .

P80/81 block A and block B shows a four storey block. This contradicts the previous documentation submitted such as the 'Building Heights Plan' which states no building is greater than three.

The last planning application SDC 'Condition 14' of the 2015 permission was based on 450 homes

and employment led, this amended 635 homes is for profit. SDC comments on Star Hill as emergency should apply with maximum capacity 450.