

Rivendell  
Pound lane  
Knockholt  
Kent  
TN14 7NE

Dear Sirs

Subject: Revised planning application for Fort Halstead

Your Reference: 19/05000/HYB

Sent by email—25 July 2020—to [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)

We are writing concerning the amended application to redevelop the area known as Crow Drive, Fort Halstead, and refer back to our last letter of 16 November 2019. It is our view that despite the small reduction in houses, that the plan to develop beyond the original proposal of 450 houses is unsustainable, and should be rejected. There is no local need for this development, which will see no improvement or benefit. In addition there are other local developments being considered particularly along the A224 corridor, and an enhanced development at Fort Halstead will add to the local impact.

We do not consider any of the proposed changes affect our views on this matter as the additional properties will mean that this will still significantly outsize the already established local communities of Knockholt, Halstead and Badgers Mount. The considerations of local and environmental impact, water supply, contaminated land, transport, and inadequate support services remain.

No thought has been given to the fact that the location is relatively isolated and with little in terms of shops, schools, healthcare and other important services, forcing residents to use their own transport for day to day activities. The project no longer appears to be employment lead, which will mean most commuters will rely on their own cars which will impact further on the already overloaded local services and roads. It is simply naive to think that people will simply abandon their cars for local buses, when the surrounding areas have such poor public transport support, which are now non-existent, due to cost-cutting.

People living in the above mentioned communities will be significantly affected by the increase in traffic along their already heavily-parked residential main roads, which will be used as 'rat runs' to avoid traffic elsewhere, notably along the A224 Polhill / London Road.

One factor that keeps coming back, to which we strongly object, is the reinstatement of full secondary access onto Star Hill Road, rather than by buses and emergency services only. Even an offset junction would not avoid the fact that this road could not handle the increased traffic over its present level of use. It is steep, narrow, with poor lines of sight and heavily used by cyclists. Any traffic heading towards Biggin Hill, Westerham, Orpington, Bromley and more generally London, will use Knockholt, as a short-cut, which they do already, and we shall suffer unmitigated traffic chaos and pollution.

We do not understand why the developers cannot simply get on with what has been already approved, excluding the Star Hill Road access, as the constant need for local residents to have to keep reiterating their views is unreasonable. The basic development of 450 houses falls within your Local Plan, and as this number was agreed and that should be an end to it. We think SDC should press the developers to stop prevaricating.

We therefore hope that good sense will prevail, as Sevenoaks District Council supports the local communities in the vicinity of Fort Halstead, and rejects this further development.

Kind regards

Raymond and Virginia Picot