



Fort Halstead Working Group

The Fort Halstead Working Group is a co-operation between Dunton Green; Halstead; Knockholt and Shoreham Parish Council. Otford, Riverhead and Chevening also attend this Group as observers.

The aim of the Group is to collate the maximum amount of factual information as is possible, that could potentially relate to any development proposal of the Fort Halstead site. In this regard it has also co-opted members of organisations such as the North Downs Area of Outstanding Natural Beauty. The Group is also in contact with many directly involved organisations such as Kent County Council; SouthEastern Railways, etc.

You may be aware that a major redevelopment is planned for Fort Halstead. This will present the neighbouring communities with some very difficult issues to consider. Fort Halstead is a well known location comprising approximately 300 acres, with existing research and development facilities. The developer, Hines (UK) Limited, has acquired the site. Hines ideas are at an early stage, and it is thought that a planning application will be made in late summer 2008. These ideas are likely to include **Commercial** as well as **Residential** properties and **Leisure** facilities. Exhibitions, presentations and workshops are to be held by Hines at Fort Halstead on the following dates from 10.00am until 4.00pm:

Sat 26th April (Knockholt and Halstead residents)

Sat 3rd May (Shoreham, Otford and Badger's Mount residents)

Sat 10th May (Dunton Green and Chevening residents)

All Parish Councils affected by this development will need to consider ideas as these develop. A Working Group of neighbouring Parish Councils has been set up to examine the impact of any proposals that may be forthcoming. The Working Group wishes to keep all parishioners informed and on that basis, we are providing this leaflet.

Please contact your local Parish Council should you require any further information.

The **Fort Halstead Working Group** includes:

Dunton Green	clerk@dgpc.org.uk
Halstead	Gillian@ra-ra.wanadoo.co.uk
Knockholt	kpc@5oldlondon.freemove.co.uk
Shoreham	clerk2008@shorehamparish.org.uk

We urge you to visit the exhibition at Fort Halstead and use this leaflet to assist you when asking questions.

Housing Hines would like to build up to a substantial number of dwellings, in 3 distinct phases over a number of years.

Our Thoughts

The volumes of additional traffic generated by new occupants may have an impact.

The SDC Local Plan states that a new development in the Green Belt cannot be larger than that currently exists, and cannot have any greater impact on the Green Belt.

Business Hines proposal to modernise the existing business buildings on the site. They propose additional business accommodation for new 'knowledge-based' companies.

Our Thoughts

- Possible increase in overall number of employees on the site, particularly when new companies move in.
- Potential increase in traffic movements.

Hotel Hines is considering building a hotel on the site, as a back-up to extended conferencing facilities.

Our Thoughts

- Possible positive impact on local employment.
- Possible negative impact on transport .

Shops There is a proposal to build a series of retail outlets

Our Thoughts

- Possible negative impact on existing local shops in neighbouring villages.

Medical facilities Hines is proposing a new medical centre building.

Our Thoughts

Possible positive benefit because of lack of existing medical facilities in adjacent villages. Willingness of the local Primary Care Trust to equip and staff.

Environment Proposal that the latest building standards will be used to ensure that the development achieves an 'eco-village' status.

Our Thoughts

More clarification required on what will be implemented.

Proposal to generate all power used by the site by mini power stations on the site. Proposal to route excess power generated to the local grid.

Our Thoughts

Benefits to local communities possibly only provided at very late stage in the development. More information required - How will this be achieved?

Proposal for on-site collection and recycling of water.

Our Thoughts

Potential impact on local water supplies could be of significance given the current concerns about global warming.

Transport Hines would like to see a large percentage of people both working and living on the site, thus

Our Thoughts

Roads - we are considering the infrastructure, both current and future developments that may need consideration. The infrastructure includes the actual roads and their usage, including variances of use when trunk roads such as the M25 or A21 are closed, through to the public transport providers such as bus companies, and even down to subjects such as cycle routes.

Rail - we are considering the links to the rail network, and the services provided both currently, and in the future by South Eastern trains. We are mindful a new timetable comes into effect within the next few years.

Air - we are aware of the fact that Biggin Hill airport continues to strive to enlarge their services, and the impacts that may have locally in various ways.

Other transportation elements are public rights of way; car sharing services, environmental issues (as they are affected by transportation), and other issues like:

People may not want to live in such close proximity to their workplace.

Employees and residents on the site may prefer to continue to use their private cars.

Tesco and others may not wish to get involved in this sort of service provision.

Co-ordination of bus services with train services to ensure that staff working at the site can use public transport rather than

Private cars.

Frequency of any new bus services.

New Primary School The proposal to build a new school.

Our Thoughts

- Impact on the existing primary schools in the adjacent villages.
- Need to transport primary aged children elsewhere if a new school is not built.