

# CHEVENING PARISH COUNCIL

Judith Hayton - Clerk

16 Beaconfields Sevenoaks Kent TN13 2NH

Tel: 07981 759255

E-mail: [clerk@cheveningparishcouncil.gov.uk](mailto:clerk@cheveningparishcouncil.gov.uk)

**Members of the Council are summoned and members of the Public are invited** to attend an Additional Ordinary Meeting of the Parish Council on **Monday 18<sup>th</sup> January 2021** at **7.30pm** by zoom, for the purpose of transacting the following business:

## AGENDA

**The meeting is being held to discuss the Chevening Parkland Scheme (Planning Application 20/03660/FUL) and the Parish Council's response to the Application**

- 1. Apologies for Absence**
- 2. Declarations of interest or lobbying** - Members are required to declare any interests or lobbying regarding items on this agenda that have not been notified previously
- 3. Chevening Parkland Scheme - Council Comments to date** – to agree the comments documented to date for inclusion in the Council's submission to SDC
- 4. Chevening Parkland Scheme - Consultant's report** To consider the contents of the Consultant's report on the proposed scheme and to agree which elements may be relevant for inclusion in the Council's submission to SDC
- 5. Chevening Parkland Scheme** - Comments from the Public – to document any **additional** comments made by members of the Public for inclusion in the Council's submission to SDC
- 6. The Council will vote on it's response to SDC on the Chevening Parkland Scheme**

The next meeting of the Council will be held on Monday 1<sup>st</sup> February 2021, 7.30pm, by Zoom

11 January 2021

Clerk to the Council

**Chevening Parkland Scheme - Council Comments to date** – to agree the comments documented to date for inclusion in the Council’s submission to SDC:-

**Chevening Parish Council understands the reasons given by the applicant for the development, but feels the District Council should request the applicant looks at whether there are alternative ways to achieve the screening of the village from the motorway and improving the visual entrance to Chevening village without embarking on such major works.**

#### **Wildlife**

Chevening Parish Council appreciates the efforts being made to ensure the effective relocation of wildlife, but question whether this actually needs to take place at all. Inevitably there will be some loss of life as the relocation can never be 100% successful

#### **Parking**

The proposal to open the Parkland to the public for one weekend per month is a potential benefit for the residents of Chevening Parish. However, there is no obvious allowance made for the anticipated need for extra parking (think only of the overrun parking facilities at Knole House this year). Chevening Parish Council would like further information on how the potential traffic generated each month will be controlled and where anyone arriving by car will be able to park.

#### **Noise**

The bunds appear to be there for the visual impact, both in terms of seeing lorries and the lighting gantries of the M25 – but the documents don’t assess whether the disbursement of noise will be impacted by the bunds.

***Chevening Parish Council would like assurances that there will be no increased motorway noise post the construction of the bunds on either residents of Crossways House. Phoenix House Turvins Farm and Morants Court Farm or on the wider Parish (specifically Chipstead village)***

#### **Air Quality**

The Risk Assessment concludes there is no increased risk to the residents of Chipstead – but this doesn’t address any potential increased risk to the residents of Crossways House. Phoenix House Turvins Farm and Morants Court Farm

***Chevening Parish Council would like assurances that there will be an Air Quality Risk Assessment done on those properties that sit within the 200m threshold of the major road source and whether the bunds will impact their air quality adversely prior to any decision being made***

#### **Soil Quality**

***Chevening Parish Council would like assurances that there will be strict conditions placed on the type and quality of the materials imported onto the site and there will be stringent sampling during the development***

#### **Other Major Developments**

***Chevening Parish Council would like assurances that there will be assessments made on the cumulative traffic impacts of any other major developments granted. If all developments are using the same baseline for “acceptable” traffic movements and their movements are still within the acceptable baseline, the cumulative affect may not be. Specifically the developments at Fort Halstead and Northern Sevenoaks Masterplan which could both see major traffic movements on A25/A224***

#### **Traffic**

The disruption during construction will not normally be considered as a Material Planning Consideration, but Chevening Parish Council is asking SDC to put constraints upon the development which it views as sensible and reasonable given the size and scale of the development and the length of time it will take to complete:-

- In the current Covid environment is it sensible to have 80 lorry movements per day through Dunton Green and Riverhead with the impact on air quality for the residents and users of A25 and A224.

***Even if the development is permitted to go ahead Chevening Parish Council suggests that any permission be deferred until after the pandemic is over***

- The impact of 80 lorries a day will seriously impact the lives of parishioners living on or adjacent to A25 and also the those accessing the A224 from Bullfinch Lane and the A25 from all the residential roads in the Parish. Consideration must also be given to an additional 80 lorry movements on the already highly dangerous A21/A25/Westerham Road junction

***Chevening Parish Council would like assurances that there will be assessment of the noise and pollution aspects of the increased traffic on those routes and the impact of the increased traffic on the roads trying to access the A25 and A224***

- ***Chevening Parish Council would like assurances from KCC (and finances earmarked) specifically to repair roads, pavements and verges on the routes to and from the site both during development and once completed***
- Chevening Parish Council has been informed on numerous occasions that there is no possibility of lorries accessing the site having gone through Chipstead village. The Air Quality Survey report seems only to mention the width restrictions (as part of lorry watch) as something which would prevent lorries taking this route.

***Chevening Parish Council would like assurances that there will be some form of financial penalties due to SDC/CPC if lorries stray from the agreed routes and volume of lorry numbers***

***Chevening Parish Council would like assurances that there will be ongoing monitoring of Air Quality on A25 and restrictions placed on further lorry movements on that route if the Air Quality falls below an acceptable level***