

Westerham Town Meeting - 13 October 2015

Key information

The application

Application is for outline permission for the full site and detailed permission for 'Unit 1' – for whom the prospective tenant is Geopost/DPD. (see attached site plans of the full site and of unit 1)

- demolition of the old Redland Tile site – an area roughly equal to twice the area of King George's Field in Westerham (Moorhouse site 8.73h KGF 4.56h)
- the construction of 4 units for commercial/industrial use,
- parking, access road and necessary services.

'Unit 1'

- warehouse unit would be almost the size of a football pitch (.56hectare, a football pitch is from .62hectare)
- parking for 19 HGVs, 151 collection/delivery vans and for 104 staff.

The remaining warehouse units would be of similar 'small to full size' football pitch sizes.

Comments on the application

1. **MUST be registered with Tandridge District Council by 28 October**
2. **Comments must be made on Planning Grounds only**
3. **Other comments – and those unsubstantiated by facts – will not be valid and may be disregarded**

Planning Grounds

Roxhill traffic estimates are unreliable

Based on the figures supplied by Roxhill, and making the following assumptions:

- Van movements will be by 151 vans(using all the van parking spaces) rather than the 100 stated in the application
- Roxhill have agreed that it is reasonable to assume that, if the full site is let to distribution companies, then vehicle movements could be 3.75 times those for unit 1.

Daily movements		HGVs	Cars/vans	All
Roxhill traffic consultants say	Geopost/DPD site only (Unit 1)	26	494	520
We believe	Geopost/DPD site only (Unit 1) (if 151 vans used)	40	745	785
	Rest of site (3 units) if all taken by distribution companies	118	1313	1431
	Total for whole site if all units taken by distribution companies	158	2058	2216

Note: HGV movements would all be night/early morning.

Not all this traffic would come through Westerham

Air Quality

Additional vehicle movements make Westerham's existing air quality blackspots worse.

Air quality measurements have been improving (tho still above EU recommended levels). Additional traffic created by distribution companies would reverse this trend

Damage to Westerham's heritage and listed buildings

148 listed buildings in town already suffer from effects of HGVs

Pinch points are bounded by listed buildings and are below specified width for two way traffic

Jobs created will not benefit either Sevenoaks or Tandridge

Majority of jobs are delivery/collection drivers. At least 50% of those will be agency or owner drivers. Remainder will have to be ready qualified. Very few in Sevenoaks or Tandridge districts meet those requirements. (Roxhill application)

Staff will need to use own transport to reach site (No public transport)

Comments

Comments **on planning grounds only: Planning Application no 2015/1217: By 28 October**

To: Charlotte Parker, Planning Team Manager

Either on line:

<http://tdcws01.tandridge.gov.uk/TDCPlanningComments/PlanningCommentsForm.htm>

Or by email to: cparker@tandridge.gov.uk

Or by letter to :

Tandridge District Council
8 Station Road East
Oxted RH8 0BT