



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
16 June 2016 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 16 June 2016

LATE OBSERVATION SHEET (2)

4.1 - SE/16/00918/FUL Bradbourne Car Park, Bradbourne Park Road, Sevenoaks TN13 3YD

This application came to Sevenoaks Town Council Planning Committee, which at the time I chaired, a few weeks ago. You will note that STC recommended refusal on a number of grounds which are summarised in paragraph 16 on page 23 of the Agenda papers. In particular paragraph 16.2 refers to increased congestion, which in turn leads to air quality concerns in 16.4, also I believe to concerns about the detrimental impact on the three primary schools in Bradbourne Park Road. The traffic concerns were supported by a number of dated but untimed photographs taken to illustrate the level of congestion regularly seen in the road.

Of the three schools, Sevenoaks Primary School is at the North end of Bradbourne Park Road. It has a licensed roll of 630 and its limited catchment area means that a large proportion of its roll is within walking distance though it does nevertheless generates significant traffic. There is also a private nursery and a pre-school on the same site. The other two primary schools are private and draw their pupils from a wider geographic area using cars. Granville School opposite the Car Park has the most relevant impact. Cars enter the site via a drive just to the North of Lambarde Road, and exit opposite the car park.

I have lived in Woodside Road for the past 40 years so I can vouch for the fact that there is serious congestion at certain times of the day (as there is in many parts of Sevenoaks). For example, I will avoid trying to exit Bradbourne Park Road on to Mount Harry/Hitchen Hatch in the half hour or so leading up to 9 a.m. due to the congestion tailing back from the traffic lights opposite the station. Such traffic as I have seen entering or exiting the car park at that time appears to relate to Granville School. Likewise there can be congestion as cars turn into the drive way North of Lambarde Road at the end of the school day (say between 3-4 p.m.). There is also congestion on Hitchen Hatch Lane at the station traffic lights at around 5 p.m. as local commuters leave the town. I recognised the photos used as being consistent with these timings. That there is congestion in Bradbourne Park Road is beyond doubt. However the bulk of rail commuters arrive before the schools and local commuter traffic, and leave some time after them in the evening. I am concerned that the proposals to develop the site should not be used as a proxy for a traffic problem caused by the fact that there are too many schools in the road, and that along with much of Sevenoaks it is congested at peak times due to local commuting

Cllr Simon Raikes

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