



Planning, Housing &  
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Steve Berry

Local Transport Funding, Growth & Delivery

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ANNEX 1

Dear Mr Berry,

### **Re: Junction 4/M20 Improvements – Pinch Point Funding Bid**

Further to the resubmitted bid for funding for the above scheme by Kent County Council, please accept this letter of support on behalf of Tonbridge & Malling Borough Council.

It is well documented that congestion at this junction at peak times leads to delays and acts as a deterrent for businesses and other roads users needing to access the Strategic Road Network at this point, or in making decisions about where to locate or live. I will not reiterate the evidence here as this will have been received with the original bid, although we have provided recent photographic evidence to KCC to assist the understanding of the context for the refreshed bid. However, it is worth noting that as TMBC has begun to prepare a new Local Plan, with a substantial amount of study work already underway, for the period up to 2031 it will have to address additional housing and employment needs across the borough and this will inevitably put more pressure on this junction in future.

It is too early in the Local Plan process to be able to specify the level of additional growth we will have to plan for or its location. However it is abundantly clear from the requirements set out in Government Guidance on plan making that LPAs are required to make provision for substantial levels of Objectively Assessed Need for housing with an aspiration for a substantial provision of housing land. There is a statutory process for addressing these matters, including extensive public consultations and currently we anticipate the new Local Plan to be adopted by the end of 2015. It is clear, however,



Director of Planning, Housing & Environmental Health:  
Steve Humphrey (MRTPI)



INVESTOR IN PEOPLE

that the Borough will have to, as a minimum, accommodate a similar level of new housing growth to that experienced over the last plan period, if not more.


This Council has recognised the need for further improvements at Junction 4 for some years and this can be documented in previous economic development strategies, Infrastructure Delivery Plans and most recently the list of priorities forming the refresh of KCC's 'Unlocking the Potential' document, which will form part of the wider bids for regional funding being coordinated by the South East Local Enterprise Partnership.

There have also been developer contributions attached to major planning permissions, which illustrate the importance of securing these improvements. Those relating to developments at Kings Hill (Phase 2), Holborough Valley and Leybourne Grange have already been implemented in respect of the western overbridge at Junction 4 and there are additional contributions committed, but yet to be fully released in respect of the eastern overbridge attached to permissions at the Barratts (Frantschach) site at New Hythe and also Peter's Village, Wouldham in this. The last two developments will see another 1,370 dwellings delivered in the area by 2021 and this is without any additional growth that will come forward as a result of the new Local Plan previously mentioned.

I believe implementation could progress swiftly if the Pinch Point Funding is made available and I am confident that KCC, working with partners including the Highways Agency who they successfully worked with to procure the western overbridge widening, can deliver the project by the end of the 2014/15 financial year.

This Council strongly supports the bid.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Humphrey', is written over a light blue rectangular background.

**Steve Humphrey**

Director of Planning, Housing and Environmental Health