



Tonbridge & Malling Borough Council

Development Control
Gibson Building
Gibson Drive
Kings Hill
West Malling, Kent
ME19 4LZ

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 12 February 2021

Application - TM/20/02334/FL

Location - Former B And Q Cannon Lane Tonbridge Kent TN9 1PN

Proposal - Variation of condition 1 of planning permission TM/16/00818/FL: to allow the sale of convenience goods from Units 1B and 1C

On receipt of the letter from Exigo Project Solutions Ltd, on 14th December 2020. I have progressed through the comments and have the following observations to make:

Trip Generation

I am happy with the explanation provided. The approach taken and trip generation from the site ensure a robust assessment is given to the highway. Clarification has been sought and offered following my previous response dated 4th December 2020.

Junction Modelling

Table 6 has helped to provide the context to the hourly traffic levels for Saturday, reinforcing that 11:00-12:00 is the true peak hour.

There is some concern for the Ratio of Flow to Capacity exceeding 1.0 on a Saturday, this may impact traffic entering the site, due to internal queuing within Tonbridge Retail Park, blocking various access points. Queues are predicted to be 48 metres for traffic travelling from site access to Cannon Lane south and 76 metres from site access to Cannon Lane north. The main car park access is set 53 metres back from the A20 London Road junction, which may mean internal queuing is possible on a Saturday peak hour.

Committed Development, Parking, and Personal Injury Accidents

I am happy with the explanation provided, following on from my previous response dated 4th December 2020

Summary

As the Tonbridge Retail Park/A20 junction improvement scheme has been assessed as part of this application, it is imperative that this mitigation measure is implemented as a Section 278 agreement, to enable improved egress from the site.

INFORMATIVE: It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at

<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully

Steven Timson