

From: [Bown, Kevin](#)
To: planningtechnical@tunbridgewells.gov.uk; [Matthew Broome](#)
Cc: [Planning SE](#); [growthandplanning](#)
Subject: FAO Case Officer Matthew Broome: Highways England response (our ref 83679#9576#10606) re updated TA submitted in support of application TM/19/00014/OAEA Land North Of Lower Haysden Lane Tonbridge Kent
Date: 13 July 2020 18:02:25
Attachments: [20200226 HEPR 19_00014_OAEA Land North of Lower Haysden Ln.pdf](#)

For attention of:	Matthew Broome
Site:	Land North Of Lower Haysden Lane Tonbridge Kent
Proposal:	Outline Application: The construction of up to 125 new homes, a 2 form entry primary school, the formation of new means of access onto Lower Haysden Lane, new pedestrian and cycle links (including links to the existing playing fields and Country Park to the west), the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure
Your Reference:	TM/19/00014/OAEA
Highways England's Reference:	83679#9576#10606

Dear Mr Broome,

Thank you for your email dated 29 June 2020, inviting Highways England to further comment on the above planning application and further submitted information no later than 13 July.

Highways England previously responded on 26 February 2020. At that time, having assessed the application we had No Objection and attached our HEPR form (dated 20200226) to this effect.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A21 Tonbridge Bypass where it meets the A26.

Highways England has reviewed

- the submitted Transport Assessment provided by Brookbanks Consulting Limited (BCL) (Ref 10246TA02 Rev5, dated 02/06/20) on behalf of the applicant and

the comments submitted by Kent County Council (dated 1 April 2020).

Where there were slight concerns regarding Temprow, Highways England then considered the impacts upon trip generation and trip distribution with regards to potential impacts upon the SRN. Two options were considered in the original feedback from Highways England as follows:

- a. Option A (125 dwellings) will increase flow onto the SRN by 16 vehicles in AM peak and 7 vehicles in PM peak,
- b. whilst Option B (100 dwellings + 2FE primary school) will increase flows by 26 during the AM peak, and 8 in the PM peak onto the SRN.

The submitted Transport Assessment by BCL indicates that there would be likely to be approximately 18 AM and 8 PM trips for Option A, and 49 AM and 12 PM trips for Option B heading south towards the SRN from the site (taken from distribution methodology as established within the TA, Page 99). While the AM Peak period for Option B is slightly higher than originally indicated, it is not considered that this quantum of trips would cause any significant impact upon the safety, operation and reliability of the SRN in line with tests set out within DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF19 particularly paragraph 109).

As such, Highways England continues to be satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network within the vicinity of this development.

I therefore attach our previous formal HEPR response of No Objection, for ease of reference. Should you have any queries regarding this response, please contact us at: PlanningSE@highwaysengland.co.uk.

Regards,

**Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager
Spatial Planning Team, South East Region Operations Directorate**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ

Tel: 0300 470 1046 (all calls to this number will also patch through to my mobile)

Web: <http://www.highways.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to PlanningSE@highwaysengland.co.uk . Thank you.

We are mindful that everyone is different and everyone's circumstances may be different. We are sharing the following NHS principles

- **People are not 'working from home', they are 'at their home during a crisis trying to work'**
- **People's physical, mental and emotional health are far more important than anything else at present**
- **If people are currently less productive they should not try to compensate by working**

longer hours

- **People should be gentle on themselves and others, not judging based on how they/ others are coping**
- **Individual and team success is not to be based on 'normal times' expectations**

Safe roads, reliable journeys, informed travellers

Highways England: operating, maintaining and improving the strategic road network in England.

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