



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
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South East Region
National Highways
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To: Tonbridge and Malling Borough Council - FAO Case Officer Matthew Broome
planning.applications@tmbc.gov.uk

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: 21/02866/FL

Location: Land East of Little Preston Yard and North of M20 Coldharbour Lane Aylesford Kent

Proposal: Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2) and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements

National Highways Ref: 93359 /#15468

Referring to the consultation on a planning application dated 30 November 2021 referenced above, in the vicinity of the M20 Junction 5 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);**
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: 	Date: 14 June 2022
Name: Kevin Bown	Position: Spatial Planning Manager
National Highways Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	

¹ Where relevant, further information will be provided within Annex A.

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a 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 we work 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.

Recommendation:

We recommend that the following conditions be attached to any permission granted:

Pre-Commencement Condition: Highway Improvements Coldharbour Lane

1. No part of the development hereby permitted shall commence until the highway improvements to Coldharbour Lane shall be constructed and opened to traffic in accordance with Icen Projects Ltd.'s drawing No. 21-T095-08 Rev B "PROPOSED SITE ACCESS ARRANGEMENT" or other such scheme of works to substantially similar effect as approved by the Local Planning Authority (who shall consult National Highways).

Reason: To ensure that the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Pre-Commencement Condition: Landscaping on M20 Facing Boundary

2. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of the hard and soft landscaping on the M20 facing side of the site have been submitted to and approved in writing by the local planning authority (who shall consult with National Highways). Thereafter the construction and occupation of the development shall be in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult National Highways).

Reason: To ensure that the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Pre-Commencement Condition: Structures

3. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of any boundary / acoustic / fence and any other structures (temporary during construction and/or permanent) on the M20 facing side of the site have been submitted to and approved in writing by the local planning authority (who shall consult with National Highways). Thereafter the construction and occupation of the development shall be in strict accordance

with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult National Highways).

Reason: To ensure that the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Pre-Commencement Condition: Surface Water drainage

4. No storm water run-off that may arise due to the development hereby permitted will be accepted into the highway or highway drainage systems, and there shall be no connections into those highways drainage systems from the development and its drainage systems.

Reason: To ensure that the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to satisfy the reasonable requirements of road safety and to prevent environmental damage.

Access

5. No part of the development site shall be directly accessed (either temporary or permanently) to or from the M20 Motorway or any of its slip roads.

Reason: To ensure the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Pre-Commencement Condition: Construction Traffic Management Plan

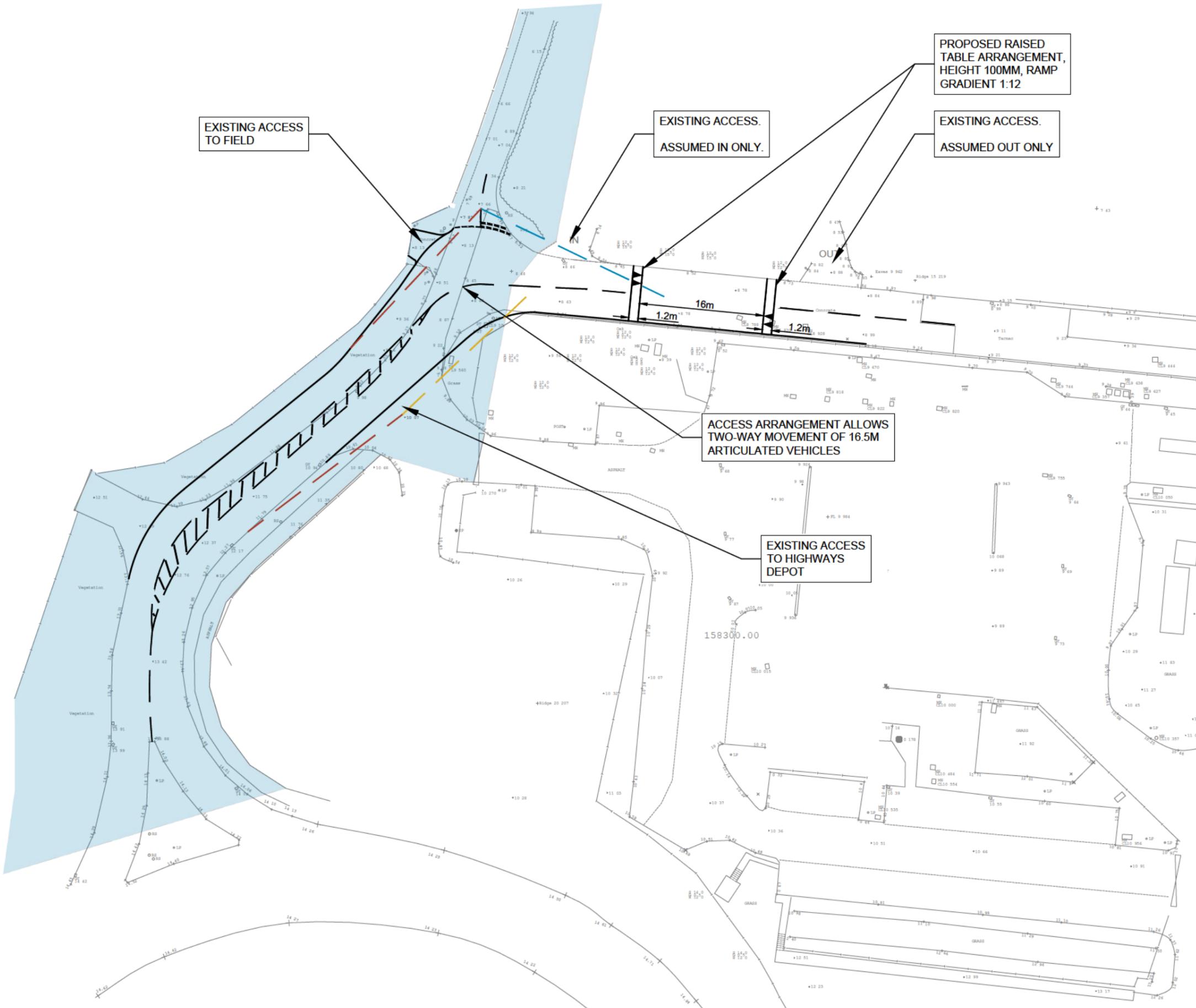
6. No part of the development hereby permitted shall commence until a Construction Management Plan has been submitted and agreed in writing by the local Planning authority (who shall consult with National Highways). Construction of the development shall then be carried out in accordance with the agreed Construction Management Plan. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable);
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and
- measures to reduce dust, dirt and any other airborne contaminants and to avoid these passing beyond the site boundaries, including sheeted loads and dampening stockpiles where necessary.

Reason: To ensure that the M20 Motorway continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Having reviewed the applicant's proposals we are satisfied that, with the imposition of the above necessary conditions, the development will not have a material impact on the safe and efficient operation of the SRN as set out in DfT C2/13 (especially paras 8 to 11) and MHCLG NPPF2021 (especially paras 110 to 113).

This application has been assessed by the National Highways South East Region Spatial Planning Team. This NHPR form represents National Highways' formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.



EXISTING ACCESS TO FIELD

EXISTING ACCESS. ASSUMED IN ONLY.

PROPOSED RAISED TABLE ARRANGEMENT, HEIGHT 100MM, RAMP GRADIENT 1:12

EXISTING ACCESS. ASSUMED OUT ONLY

ACCESS ARRANGEMENT ALLOWS TWO-WAY MOVEMENT OF 16.5M ARTICULATED VEHICLES

EXISTING ACCESS TO HIGHWAYS DEPOT

NOTES:
 1. THIS DRAWING IS INDICATIVE AND SUBJECT TO DISCUSSIONS WITH LOCAL & NATIONAL HIGHWAY AUTHORITIES. THIS DESIGN IS ALSO SUBJECT TO CONFIRMATION OF LAND OWNERSHIP, TOPOGRAPHY, LOCATION OF STATUTORY SERVICES, DETAILED DESIGN AND TRAFFIC MODELLING.
 2. THIS DRAWING IS BASED UPON DRAWING NUMBER COLDHARBOUR LANE, AYLESFORD, WRENBRIDGE, ALS9183 SUPPLIED BY CHETWOODS AND ICENI PROJECTS LTD. SHALL NOT BE LIABLE FOR ANY INACCURACIES OR DEFICIENCIES.

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
B	25.04.2022	RAISED TABLE ADDED	AP	SP	SP
A	22.03.2022	M NOR AMENDMENTS	AP	CB	CB

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 LONDON
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 mail@iceniprojects.com



CLIENT

WRENBRIDGE (AYLESFORD) LLP

PROJECT

LITTLE PRESTON, AYLESFORD

TITLE

PROPOSED SITE ACCESS ARRANGEMENT

(OVERALL COMMENTS)

DRAWN BY AP	CHECKED BY CB	APPROVED BY CB
	17.03.2022	17.03.2022

SCALE @ A3 1 : 500	DATE 17.03.2022
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PROJECT NO. 21-T095	DRAWING NO. 08	REV. B
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iceni Projects accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.