

From:Archer, Heather
Sent:14 Nov 2019 03:55:24
To:planning.comments@sevenoaks.gov.uk,
Subject:14.11.19 response DSTL Fort Halstead, Crow Drive, Halstead, Sevenoaks, Kent TN14 7BU Planning Application 19/05000/HYB
Attachments:image001.png,

For the attention of: Claire Shearing

Site: DSTL Fort Halstead, Crow Drive, Halstead, Sevenoaks, Kent, TN14 7BU

Development: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site.

Planning Application No: 19/05000/HYB

Highways England ref: 86207

Dear Claire Shearing,

Thank you for your letter dated 17 October 2019 regarding the above application at DSTL Fort Halstead.

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 M25 Junction 4, the M25 Spur to the Hewitts Roundabout with the A21 and the A21/A25 junction. We have examined the documentation in support of the planning application and have the following comments.

In our review of the supporting Transport Assessment we note that paragraph 1.4.2 states that;

'the Transport Scoping Report (2018) is contained within Appendix A of this report in order to provide an understanding of the extensive background data previously collated and to outline previous in-principle agreements with SDC, KCC, London Borough of Bromley (LBB) and Highways England (HE) relating to trip rates, extent of impacts, traffic surveys and mitigation measures.'

Highways England do not recall agreeing this Transport Scoping Report and there is no mention of Highways England within the report in Appendix A? Highways England stated in the response to the EIA Scoping Opinion in December 2018 that *'We would request that Highways England are also included in the Scoping exercise; early pro-active engagement will help to identify issues at an early stage.'* It is evident that extensive pre-application discussions have been undertaken with Kent County Council (KCC) and Sevenoaks District Council (SDC), however the applicant has not engaged with Highways England.

We have some specific queries regarding the technical information that has been provided within the Transport Assessment.

1. The applicant has not undertaken updated surveys of M25 Junction 4, therefore we assume that a TEMPRO factor has been used to scale up this data as stated in paragraph 2.8.8. Please could details on the TEMPRO factor that has been used be provided.
2. Highways England are not clear on the applicant's trip distribution and assignment. Please could we have a description of what location each numbered feeder point in tables 5.8 and 5.9 refers to?
3. We have also examined the model provided for the Hewitts Roundabout at the end of the M25 spur as we would be concerned with any unacceptable increases in queueing and delay on the spur to the roundabout. We have looked at the modelling of the existing roundabout, we would question the accuracy of some of the junction geometry and would recommend that this is confirmed as accurate.
4. Our final query at this time is has the applicant considered the number of trips this development may have on the A21/A25 junction?

Currently, there is still some information required before we can take a view on whether there is a severe impact on the SRN and whether further detailed assessments are required.

We hope that you find these comments helpful. We would be happy to meet with the applicant with a view to resolving these outstanding issues. This email does not constitute a formal recommendation from Highways England.

Accordingly, we formally request that your authority refrains from determining this application, (other than refusal) until such time as we have received and considered all the requested information. Once we are able to adequately assess the above and its potential impact on the SRN, and this has been agreed with the developer, we will provide you with our final formal response.

If, in the meantime, your authority wishes to determine the application, please let us know and we will provide you with a formal response based on the information available at that time.

We look forward to receiving the additional information in due course. Should you have any queries regarding our response please contact us at planningse@highwaysengland.co.uk.

Heather

Heather Archer, Assistant Spatial Planning Manager

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

+44 (0) 300 470 1019

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



Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Consider the environment. Please don't print this e-mail unless you really need to.