

From: Bolton, Matt <Matt.Bolton@highwaysengland.co.uk>
Sent: 23 July 2020 15:50
To: Planning Comments
Subject: FAO Claire Shearing - Highways England Response - DSTL Fort Halstead Crow Drive Halstead SE/19/05000/HYB

For the attention of: Claire Shearing

Site: DSTL Fort Halstead Crow Drive Halstead

Development: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,773 sqm GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 635 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); land safeguarded for a 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: SE/19/05000/HYB

Thank you for your letter dated July 6 2020 regarding the above application.

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 Strategic Road Network (SRN), in this case M25 Junction 4, including the spur to the Hewitt's Roundabout with the A21.

We are aware that there is a previous permission relating to the site (SE/15/00628/OUT) that may have recently expired and a Certificate of Lawfulness of Existing Use or Development (CLEUD) dating from 2004, both of which have been used by the applicant to argue that the current application should be compared to these permissible circumstances for the site. We are therefore writing to you for confirmation of what development could legally be permitted on the site at the present time. Your response will allow us to establish whether the base situations (against which the applicant's transport assessment has been compared) are acceptable and we can provide a considered response.

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 .

Kind Regards,

Matthew Bolton (Sent of behalf of Heather Archer Area 5 Assistant Spatial Planner)
Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
Web: <https://highwaysengland.co.uk>

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