

From: [REDACTED]
To: [Neighbourhood Planning \(MBC\)](#)
Subject: FAO Neighbourhood Plan Team: Highways England response (our ref #11018) re Boughton Monchelsea Neighbourhood Development Plan Regulation 16 Consultation
Date: 28 September 2020 16:46:50

For attention of:	Boughton Monchelsea Parish Council
Consultation:	Boughton Monchelsea Neighbourhood Development Plan Regulation 16 Consultation
Highways England's Reference:	#11018

Dear Boughton Monchelsea Parish Council,

Thank you for your notification dated 18 August 2020, inviting Highways England to comment on the Boughton Monchelsea Parish Neighbourhood Development Plan Regulation 16 Consultation, seeking responses no later than 28 September 2020.

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 plans and/or proposals that have the potential to impact on the safe and efficient operation of the SRN. Given the location of Boughton Monchelsea, in this case our concerns will focus on potential impacts on the M20 in the vicinity of Junctions 7 and 8.

We offer the following comments:

1. We note that the proposed Neighbourhood Plan relies on the Maidstone Borough Local Plan (2017-2031) regarding the general quantum of housing and location for the Parish. The Parish was allocated 118 dwellings for the plan period 2017-2031.
2. We note that Maidstone are also bringing forward a Local Plan Review, the timetable for which may change and so may end up being ahead of the adoption of the Boughton Monchelsea Neighbourhood Plan.
3. Regardless of which Local Plan the Neighbourhood Plan works to, it and any applications within the plan area will need to fully assess and, as appropriate, mitigate their impacts on the SRN; be they by virtue of a single allocation or application, or due to the cumulative impacts. The respective Neighbourhood and Local Plans teams will need to liaise to ensure that the Neighbourhood Plan area impacts are also taken into account, together with those of all other nearby areas.
4. We note particularly that M20J7 is under increasing capacity pressure. Under the adopted Local Plan, M20J7 should be mitigated by plan led development. For various reasons that mitigation has not yet occurred but much development has. Therefore the Neighbourhood Plan will need to assess the extent to which new development can come forward ahead of the required mitigation or whether it will need to be phased until after the required mitigation.

We hope these comments assist and commit to continuing to work with the council and

others as the Plan evolves.

Should there be any queries regarding this response, please contact the team at planningse@highwaysengland.co.uk.

Kind Regards,

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Spatial Planning Team, South East Region Operations Directorate

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**

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