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The RT Hon Tom Tugendhat
130 Vale Road
Tonbridge
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TN9 1SP

02 November 2023

Dear The RT Hon Mr Tugendhat

I write in response to your letter dated 23rd September 2023, with reference to the new access to facilitate the newly approved residential development north of Lower Haysden Lane, which includes the temporary closure to Lower Haysden Lane and the associated impact to local residents.

Whilst the road closure has been lodged with Kent County Council (KCC) Highways department for dates between the 16th October 2023 and the 14th February 2024, this is a timeframe sufficient to allow for 'worst case' scenario and we have already taken steps to expedite the build process and reduce the impact on local residents as detailed below.

1. We have agreed, at additional cost to Cala, for our contractors to facilitate 7 day a week working, relating exclusively to the S278 works, in order to deliver the works as quickly as possible. Hours of work are limited to 7am-7pm mon-fri, 8am-6pm Saturday & 9am-5pm on Sundays.
2. Cala and Breheny (highways contractor), have explored with KCC Highways, that when safe to do so, we re-open the Lower Haysden Lane junction in a single eastbound direction thereby making trips to the town easier. KCC Highways will properly consider this proposal, however they will only do so once the initial traffic assessment is completed. That assessment started on 16th October, and the results will soon be available.

I would point out that whilst we can propose alternative arrangements to the highways department, as we have detailed above, it is at the discretion of the highways authority to specify how the works are implemented.

Having reviewed our contractors proposals following this communication, I would advise that whilst we believe these works will be completed in a shorter period than that allowed in the formal road closure licence, we do not want to communicate these dates just yet (due to unforeseen circumstances arising during construction), however once we have progressed and gained further confidence with the overall delivery, we will be able to communicate these to yourself and the local residents, which I hope will be positively received.

Whilst I acknowledge the concerns of the local residents specifically due to works being carried out during the winter months, I can confirm that suitable precautions have been put in place to ensure the increased risk due to freezing conditions is mitigated during the construction period. This includes measures to control dust and dirt.

I can confirm the appropriate notifications were sent to the local residents to inform them in advance of these works taking place, the initial notification was dated 19th May 2023. I can confirm that all local residents received the same notification and I'm unaware of any compensation payment which has been suggested in the residents letter.

Finally I can confirm that immediately following KCC Highways granting the road closure licence, our contractors wrote to the local residents to inform them of the imminent works due to commence. This notification was sent on the 13th October 2023 (Three days prior to commencement).

I trust this letter goes some way in demonstrating Cala have considered the local residents in the implementation of works to minimise necessary disruption caused as a consequence of constructing the junction. I will write again in the coming weeks to confirm an improved anticipated completion date.

Yours sincerely



Tom Locke
Technical Director
Cala Homes South Home Counties and Legal & General Homes

