

To: **Tunbridge Wells Joint Transportation Board**

By: **KCC Highways, Transportation & Waste**

Date: **18 October 2021**

Subject: **A228 Maidstone Road/B2017 Badsell Road and  
B2017 Badsell Road/B2160 Maidstone Road/Mascalls  
Court Road  
Paddock Wood Junction Improvements**

Classification: **Information Only**

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Summary: **This report updates Members on the background to the  
schemes and programme for delivery**

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## **1. Introduction**

- 1.1 Paddock Wood is a housing growth area within the Tunbridge Wells Local Plan. Three developments at Mascalls Court Farm, Mascalls Farm and Church Farm were given planning consent in 2018. Development progress is at various stages but has started at all three sites and together they will deliver nearly 1,000 new homes. As part of the traffic mitigation to accommodate these new developments, improvements were identified for the A228 Maidstone Road/B2017 Badsell Road (A228 roundabout) and the B2017 Badsell Road/B2160 Maidstone Road/Mascalls Court Road (B2160 junction) junctions. See location plan of the two junctions in Appendix A.
- 1.2 The proposed improvement of the A228 roundabout is for an enlarged roundabout within the existing highway boundary to provide a larger diameter, wider entries, and more circulating space. See drawing SK26 Rev P4 in Appendix B. The proposed improvement of the B2160 junction is to locally realign Badsell Road to change the current staggered priority junction into a traffic signal-controlled crossroads together with pedestrian crossing facilities. See drawings SK 49 Rev A and SK50 Rev B in Appendix C.
- 1.3 As three developments are involved with no individual developer willing to take overall responsibility or liability to implement the works under a S278 agreement, the former Leader of the County Council decided in 2014 that KCC would deliver the junction improvements and the S106 agreements were completed on that basis.
- 1.4 The cost of both junction improvements was estimated at £3.695m in 2015 and this matches the total of the contributions that were requested in the three S106 agreements that were completed in 2018. With indexation to cater for inflationary cost increases, this has now risen to circa £4.8m being available.

## 2. Commentary

- 2.1 The S106 agreements also covered a scenario of a reduced scale of 'Minor' improvements and consequently lesser contributions if not all the developments proceeded. However, as all three developments are consented and proceeding the focus is on delivery of the proposed improvements defined as 'Major' improvements.
- 2.2 The S106 agreements have intervention triggers but there was an over-riding longstop date of 1 April 2021 whereby KCC was obliged to notify the three developers of its intent to progress either the 'Minor' or 'Major' improvements. The Notices were issued on 29 March 2021, and this triggered the full or progressive payment of the contributions that will have all been received in full by January 2022. There is also an obligation to transfer a small area of land required for the B2160 junction scheme.
- 2.3 KCC has a 'reasonable endeavours' obligation to complete the improvements by 1 April 2023. However, while Officers are proceeding diligently, surveys are required before detailed design can proceed, public engagement will be required and the B2160 junction proposal will need planning permission. It is therefore unlikely that construction will be able to start before spring 2023. One agreement also has an obligation to return the contribution if the improvements have not started within 5 years (by April 2026). The construction period is estimated to last about 9 months and hence this risk is considered very low.
- 2.4 The proposed improvement of the A228 roundabout is constrained by the existing highway boundary and is relatively modest in scale. It should be noted that this junction has previously been identified through external funding bids as the starting point of a future A228 Colts Hill Bypass. In developing the design and subject to costs, consideration will therefore be given to the potential for an enhanced design for the roundabout and if the associated third-party voluntary land acquisition would be viable.
- 2.5 The proposed schemes were reported to the KCC Environment & Transport Cabinet Meeting on 29 June 2021 and the Cabinet Member subsequently took a range of decisions giving Officers the necessary authority to progress the schemes through development and to delivery.
- 2.6 Although the schemes were defined as part of the planning consideration of the three developments, local public knowledge or understanding may be limited. When the design of the schemes has been developed in more detail some local public engagement will be undertaken and in any event prior to the submission of the B2160 junction planning application.
- 2.7 The planning application will be a Regulation 3 application submitted to KCC and determined by KCC Planning Applications Committee.
- 2.8 Highway design consultants, AECOM, have been commissioned to take the scheme forward. A range of traffic, topographical, existing road pavement condition and environmental surveys that are required to inform the detailed design, have recently commenced. It is currently envisaged that public engagement should be possible in spring 2022 with submission of the planning application for the B2160 junction in summer 2022. Completing the detailed design and procurement of a construction contractor will then follow.

2.9 While some aspects of construction might be able to start earlier, a target substantive start in spring 2023 would allow more efficient working taking advantage of the better weather and longer day light. The works on both junctions may need to be phased to minimise the inconvenience for local people and firms. The construction programme may also be influenced by any other planned highway or utility works taking place on the wider highway network.

### **3. Summary**

3.1 These are two important junction improvements to help offset the highway implications of three major housing development sites in Paddock Wood that are together delivering nearly 1,000 new homes.

3.2 The S106 agreements put a legal obligation on KCC to deliver these junction improvements. The decision was taken to proceed with the 'Major' improvements and Notices to that effect were published before the trigger date of 1 April 2021. The schemes are fully funded, and the contributions are being received in accordance with the S106 obligations. Consultants have been commissioned and design development is underway.

3.3 Further Reports will be presented at appropriate key stages as the schemes are developed, or as requested by the Board.

### **4. Recommendation(s)**

#### **For Information Only**

### **5. Background Documents**

Appendix A – Location Plan.

Appendix B – SK26 Rev P4 A228/B2017 roundabout scheme plan.

Appendix C – SK49 Rev A & SK50 Rev B B2017/B2160 crossroads traffic signal scheme plan.

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