

From: Barbara Cooper, Corporate Director for Growth, Environment & Transport

To: Mike Whiting, Cabinet Member for Planning, Highways, Transportation and Waste

Subject: **Herne Relief Road, Bullockstone Road Improvement Scheme**

Decision No: 18/00034

**Summary:** The report details a proposed improvement to Bullockstone Road as part of the Herne Relief Road, put forward for the Lower Herne Village development at Strode Farm. The relief road is intended to keep additional development traffic away from the existing constrained route through the village of Herne. Approval to all acts necessary including the acquisition of land and rights required to deliver the scheme.

**Recommendation(s):**

The Cabinet Member for Planning, Highways, Transportation and Waste is asked to agree the proposed decisions as shown at Appendix A to:

- Approve the feasibility design for the Herne Relief Road, Bullockstone Road Improvements for development to full design, development control and land disclosures shown in principal on drg no. 4300400/000/09.
- progress the design through the next stages of development and delivery including any ancillary works such as drainage and environmental mitigation;
- take all steps necessary to obtain and implement all statutory Orders and approvals or consents required for the scheme;
- all acts required to acquire the land and rights for the carrying out and completion of the Bullockstone Road Improvements, including by means of a compulsory purchase order;
- enter into firm land and funding agreements associated with development contributions;
- enter into construction contracts as necessary for the delivery of the scheme subject to the approval of the Strategic Commissioning Board to the recommended procurement strategy,
- seek amendments to the existing planning permission as required, during the next stages of the scheme design, and
- the Corporate Director of Growth, Environment & Transport, under the Officer Scheme of Delegations, to take further or other decisions as may be appropriate to deliver the Bullockstone Road Improvement Scheme in accordance with these recommendations.

## 1. Introduction

1.1 Bullockstone Road is a narrow single carriageway unclassified route which does not currently provide a safe and suitable route for all users. There are no provisions for pedestrians or cyclists and the abutting hedges/vegetation and properties create a constrained corridor. The road is subject to a 7.5 tonne weight restriction and is regularly used as a 'rat run' between the Greenhill area of Herne Bay and the A291 to Canterbury.

- 1.2 It is proposed to improve Bullockstone Road as part of the Herne Relief Road, put forward for the Lower Herne Village development at Strode Farm. The relief road is intended to keep additional development traffic away from the existing constrained route through the village of Herne.
- 1.3 The improvements include the widening of Bullockstone Road, provision of pedestrian/cycle facilities, improvements to drainage and the construction of new roundabout junctions with Lower Herne Road and A291 Canterbury Road. The location of the proposals is shown on drawing 4300400/000/09.
- 1.4 The scheme is to be fully funded by developer contributions via s106 agreements.

## **2. Scheme Overview**

- 2.1 Herne Relief Road comprises improvements to the existing Bullockstone Road together with a spine road through a new development at Strode Farm called Lower Herne Village. Only the Bullockstone Road element of the relief road will be delivered by KCC, the spine road will be progressed by the Lower Herne Village developer.
- 2.2 The scheme aims to provide an alternative route to the existing A291 and was submitted as part of the planning application for the Lower Herne Village by Hollamby Estates.
- 2.3 Subsequently resolution to grant planning permission for the scheme was achieved on 11 April 2017 on the basis of a feasibility design proposed by KCC, including the provision of cycling facilities along the route.
- 2.4 The scheme will see Bullockstone Road widened to between 6m and 7m together with a 2.5m wide footway/cycleway. The narrower road width will only be used where there are significant existing constraints that prevent a wider carriageway.
- 2.5 Land is required for the widening from Hollamby Estates, one other local developer and a small area of garden from a single private land owner. The developer land will be gifted to the scheme. The remaining private plot will be pursued via voluntary acquisition. In the event that the voluntary acquisition of the land required is not successful, a specific recommendation has been included to allow for the purchase of the land via Compulsory Purchase Order.

## **3. Policy Framework**

- 3.1 The scheme supports policy objectives of helping the Kent economy grow by reducing congestion and improving infrastructure and accessibility. The scheme contributes to the provision of around 2,600 new homes.
- 3.2 The scheme is identified in the Local Transport Plan 4: Delivering Growth without Gridlock 2016-2031 as well as the Canterbury District Local Plan 2017 under policy T13.

## 4. Finance

- 4.1 The overall scheme budget is £7.6m. The full cost of the scheme, including design development, is to be provided via developer contributions under s106 agreements from three development sites from the Canterbury Local Plan 2017.
- 4.2 £3.1m has already been secured via s106 from the development of Herne Bay Golf Club (572 houses). The additional funding required for the scheme (£4.5m) will be provided through S106 agreements for Lower Herne Village (800 houses) and Hillborough (1300 houses).
- 4.3 The Golf Club s106 funding is being drawn down incrementally to finance the scheme design.

## 5. Consultation

- 5.1 Consultation for the scheme has been undertaken by Hollamby Estates as part of the Lower Herne Village proposals and by Canterbury City Council Bullockstone Road Improvements planning application. KCC have engaged with the affected landowners and Herne and Broomfield Parish Council.
- 5.2 It is intended to engage with directly with stakeholders including local members and affected Bullockstone Road residents at the start of the outline design with a wider engagement in early 2019 once a more robust design is available.

## 6. Project Timeline

- 6.1 Lower Herne Village, which will part-fund the scheme, will determine the programme for the project as this element of the funding is unlikely to come forward before the occupation of the 250<sup>th</sup> home. Finalising the s106 is dependant on a decision from the Secretary of State regarding the Lower Herne Village planning appeal.
- 6.2 The design of the scheme will be funded by a payment from the Herne Bay Golf Club S106 agreement, which is already secured. A consultant will be commissioned to progress the scheme to outline design. By developing the full scheme design now, the risk of not meeting the Herne Bay Golf Club developer funding time restrictions is mitigated and allows the scheme to progress to construction when the S106 payment trigger is reached at Lower Herne Village
- 6.3 The anticipated project programme is:

Outline design	July 2018 to February 2019
Public Engagement/Consultation	March 2019
Updated Planning Application	May 2019 to Oct 2019
Detailed design	Nov 2019 to May 2020
Land Acquisition & CPO	May 2019 to April 2020
Procurement	Timing depends on progress of Lower Herne Village but anticipated Jan 2021 to June 2022
Construction	Timing depends on progress of Lower Herne Village but is anticipated Sept 2022 to Sept 2023

## **7. Governance**

- 7.1 To avoid any doubt about the validity of officer delegations a specific recommendation has been included giving authority to the Corporate Director of Growth, Environment & Transport to take further decisions as necessary to deliver the scheme, after consultation with the Cabinet Member, and for these to be recorded as Records of Action.

## **8. Legal and Equalities Implications**

- 8.1 An Equalities Impact Assessment has been prepared and approved and is appended to this report. This will continue to be reviewed as the scheme design is progressed.

## **9. Conclusions**

- 9.1 The Bullockstone Road Improvements are a fundamental part of the proposed Herne Relief Road which will provide an alternative route for traffic, preventing further congestion in the village of Herne.
- 9.2 The scheme will be fully funded by developer contributions via s106 agreements and supports the construction of 2,600 homes.
- 9.3 The scheme will provide a widened carriageway, improved junctions and pedestrian/cycle facilities.

## **10. Recommendations**

The Cabinet Member for Planning, Highways, Transportation and Waste is asked to agree the proposed decisions as shown at Appendix A to:

- The feasibility design for the Herne Relief Road, Bullockstone Road Improvements for development to full design, development control and land disclosures shown in principal on drg no. 4300400/000/09.
- progress the design through the next stages of development and delivery including any ancillary works such as drainage and environmental mitigation;
- take all steps necessary to obtain and implement all statutory Orders and approvals or consents required for the schemes;
- all acts required to acquire the land and rights for the carrying out and completion of the Bullockstone Road Improvements, including by means of a compulsory purchase order;
- enter into firm land and funding agreements associated with development contributions;
- enter into construction contracts as necessary for the delivery of the scheme subject to the approval of the Procurement Board to the recommended procurement strategy,
- seek amendments to the existing planning permission as required, during the next stages of the scheme design, and

- the Corporate Director of Growth, Environment & Transport, under the Officer Scheme of Delegations, to take further or other decisions as may be appropriate to deliver the Bullockstone Road Improvement Scheme in accordance with these recommendations.

## **11. Background Documents**

- Appendix A – Proposed Record of Decision
- Equalities Impact Assessment Version 1.0 – 26 April 2018
- Drawing no. 4300400/000/09 rev 0
- Drawing nos. 4300400/000/03, 04 and 06 rev 0

## **12. Contact details**

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