
Hermitage Lane and surrounding area Improvement Works

To: **Tonbridge & Malling Joint Transportation Board - 13 March 2017**

Main Portfolio Area: **Growth, Environment & Transport**

By: **Roger Wilkin, Director of Highways & Transportation**

Classification: **For Information**

Ward: **Aylesford South**
Division: **Malling Rural North East**

Summary: Progress report on highway improvements at key junctions on Hermitage Lane, the A20 and M20 Junction 5 at Aylesford

1.0 Introduction

This report provides an update on the proposals to improve key junctions along Hermitage Lane, the A20 and M20 Junction 5 at Aylesford.

2.0 Hermitage Lane junction with the new retail development

Schemes are being prepared on options to improve this section of Hermitage Lane allowing additional capacity to relieve congestion and reduce delays and queue lengths.

The options include 'within highway' and 'with 3rd party land' schemes and these will be finalised in the light of further survey work alongside cost estimates, benefits and timescales. Draft plans of the two options are included in the appendices: The scheme within the highway is at Appendix A, the scheme with 3rd party land is at Appendix B and the extent of land take required is at Appendix C.

The schemes will be shared with key stakeholders once we are in a position to recommend a way forward.

A 'within carriageway' option can be completed this summer subject to detailed design.

A scheme involving land outside of the highway boundary would take significantly longer. The developer who has an option on the land required has been approached and we are awaiting their response.

3.0 Maidstone Integrated Transport Package - junction improvements

Funding is available from the South East Local Enterprise Partnership (SELEP) and from S106 contributions to improve the junctions of:

- M20 junction 5
- A20/Coldharbour Lane
- A20/Hermitage Lane

The design work is underway with delivery programmed for 2018/2019. Additional junction improvements in this area include:

- Hermitage Lane/St. Andrews Road/Heath Road/Fountains Lane
- A26 Tonbridge Road/Fountains Lane/Farleigh Lane

These two schemes are programmed for delivery 2019/2020.

4.0 Conclusions

Schemes are being developed to tackle existing problems of congestion along Hermitage Lane, the A20 and M20 Junction 5.

Two options are being developed for the improvement of Hermitage Lane in the vicinity of the retail development; a scheme within the highway boundary and a scheme requiring land outside of the highway. A scheme within the highway boundary can be completed summer 2017.

Schemes to improve the A20/Hermitage Lane junction, A20/Coldharbour Lane junction and M20 junction 5 are programmed for delivery 2018/19. Additionally improvements to the junctions of Hermitage Lane with St Andrews Road/Heath Road/Fountains Lane and Hermitage Lane/Tonbridge Road/Fountain Lane/Farleigh Lane are programmed for delivery 2019/20.

5.0 Recommendations

For Information

Future Meeting if applicable:	Date: Update to be provided at the next JTB on 12 June 2017
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Appendices

A	Hermitage Lane/Retail site within highway option
B	Hermitage Lane/Retail site with 3 rd party land option
C	Hermitage Lane/Retail site showing area of land take