

## Council

21 March 2017

### Addition of three Developer-funded Highway Schemes to the Capital Programme

#### Recommendation

Council approves the addition of the following three schemes to the 2017/2018 capital programme subject to the applicable Section 278 Agreements being signed by the Developers which will provide for 100% of the funding.

- A452 Europa Way (Lower Heathcote Farm), Warwick. Developer – Gallagher Estates Ltd. Approximate cost £2.8m
- Butlers Leap Link Road, Rugby. Developer – Urban and Civic PLC. Approximate cost £2.7m
- Shottery Link Road, Stratford-upon-Avon. Developers – J S Bloor (Tewkesbury) Ltd and Hallam Land Management Ltd. Approximate cost £1.5m

#### 1.0 Key Issues

- 1.1 These three schemes will be fully funded by a developer contribution ring-fenced for the works specified. For developer funded schemes, there are no alternative uses for the contribution and the addition of these schemes will not affect the overall level of available capital resources.
- 1.2 Within each section of this report there is reference to plans showing the proposed highway improvements in accordance with the appropriate planning decision. These schemes are subject to an on-going technical approval process and the final detail of the scheme may differ slightly to that shown here.

#### 2.0 A452 Europa Way (Lower Heathcote Farm), Warwick

- 2.1 A planning application was submitted to Warwick District Council by Gallagher Estates Ltd for a development of up to 785 dwellings and community facilities on land at Lower Heathcote Farm, Harbury Lane, Warwick. Planning permission was granted on 17 September 2015 (ref: W/14/0661) and this requires the Developer to implement a traffic signal controlled junction on Harbury Lane as one of the three access points into the development.
- 2.2 A plan showing the proposed highway improvements is included in **Appendix A**. The implementation of traffic signals will be subject to a separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Planning.

- 2.3 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the works at an estimated cost of **£2,800,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during April 2017 and, subject to the signing of the S278 agreement, works are expected to commence in June 2017.

### **3.0 Butlers Leap Link Road, Rugby**

- 3.1 A planning application was submitted to Rugby Borough Council by Rugby Radio Station Limited Partnership for an urban extension to Rugby for up to 6200 dwellings and a mix of retail, commercial, employment and community uses. Planning permission was granted on 21 May 2014 (ref: R11/0699) and this requires the Developer to provide a link road from the Clifton Road / Butlers Leap junction across Hillmorton Lane to the western edge of the site.

- 3.2 There are three highway improvement schemes which are proposed to be delivered by the County Council:

- The alteration to the existing traffic signal controlled junction at Clifton Road / Butlers Leap;
- New traffic signal controlled junction at Hillmorton Lane / link road; and
- New traffic signals at the bridge on The Kent with associated footway improvements.

The link road itself will be delivered by the Developer who will enter into a S38 agreement with the County Council. The link road will be offered for adoption as highway once it has been completed to the satisfaction of the County Council.

- 3.3 Plans showing the proposed highway improvements are included in **Appendix B**. The implementation of traffic signals will be subject to a separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Planning.

- 3.4 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the works at an estimated cost of **£2,700,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during May 2017 and, subject to the signing of the S278 agreement, works are expected to commence in July 2017 at the Clifton Road / Butlers Leap junction.

### **4.0 Shottery Link Road, Stratford-upon-Avon**

- 4.1 A planning application was submitted to Stratford-on-Avon District Council by J S Bloor (Tewkesbury) Ltd and Hallam Land Management Ltd for a development of up to 800 dwellings and community facilities. Planning permission was granted on appeal on 24 October 2012 (ref: 09/02196/OUT and APP/J3720/A/11/2163206) and this requires the Developers to provide a link road from A422 Alcester Road to B439 Evesham Road.

4.2 There are three highway improvement schemes which are proposed to be delivered by the County Council:

- A new access with ghost right turn lane on A422 Alcester Road;
- A Puffin crossing on A422 Alcester Road; and
- A new roundabout on B439 Evesham Road.

The implementation of a Puffin crossing on Alcester Road will be subject to a separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Planning.

4.3 The link road will connect to the A46/A422 at the Wildmoor roundabout and the Developers will enter into an agreement with Highways England regarding the delivery of these works. The link road itself will be delivered by the Developers who will both enter into a S38 agreement with the County Council. The link road will be offered for adoption as highway once it has been completed to the satisfaction of the County Council. Plans showing the proposed highway improvements are included in **Appendix C**.

4.4 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developers to undertake the works at an estimated cost of **£1,500,000** including fees. Under the agreement the costs will be fully funded by the Developers. Tenders are expected to be invited during June 2017 and, subject to the signing of the S278 agreement, works are expected to commence on Alcester Road in September 2017 and on Evesham Road during Spring 2018.

## Background papers

None

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The report was circulated to the following members prior to publication:

Local Member(s):

A452 Europa Way (Lower Heathcote Farm), Warwick

Cllr Warner (Warwick South), Cllr Caborn (Bishops Tachbrook)

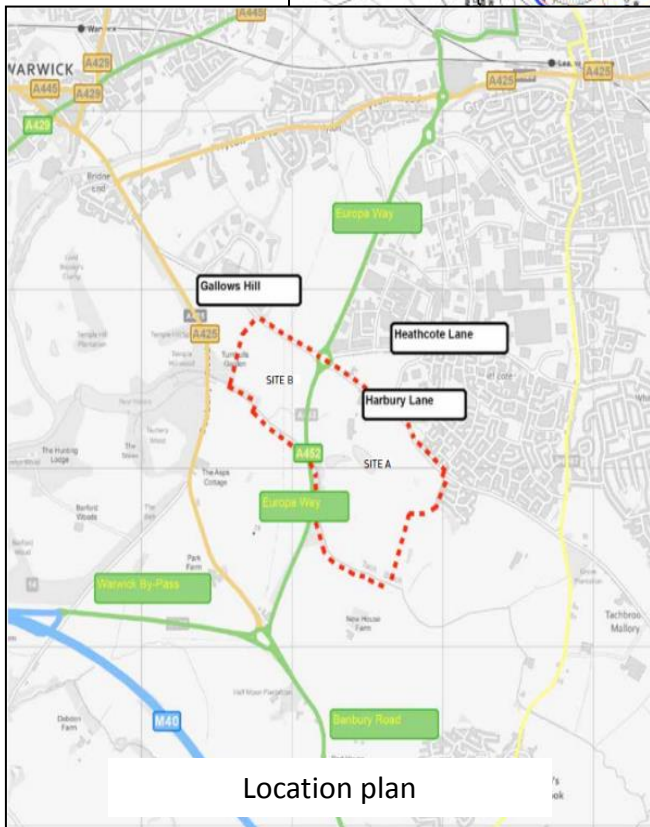
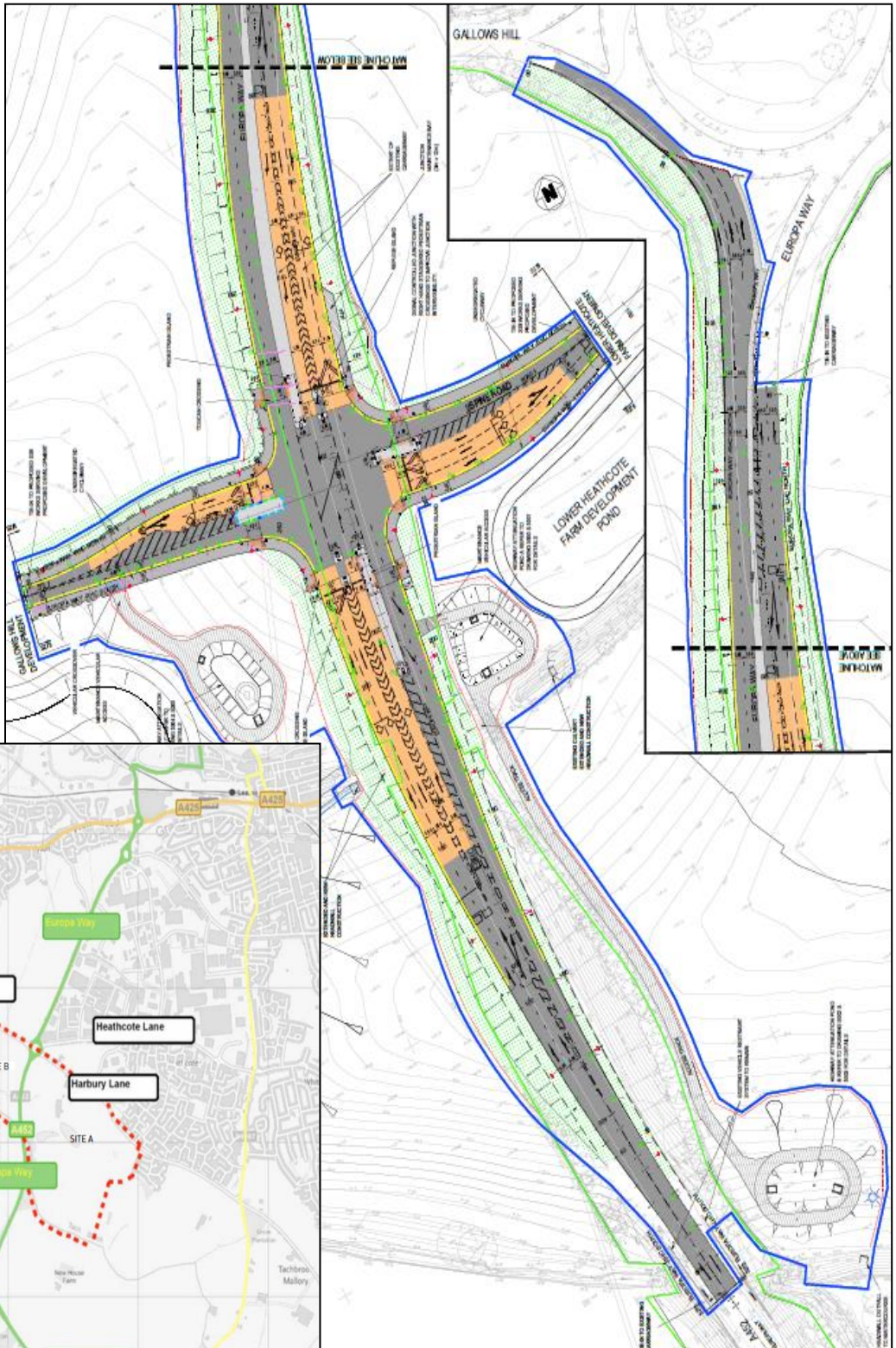
Butlers Leap Link Road, Rugby

Cllr A Webb and Cllr M Webb (Brownsover), Cllr Morris-Jones (Fosse),

Cllr Dodd and Cllr Roodhouse (Eastlands and Hillmorton)

Shottery Link Road, Stratford-upon-Avon

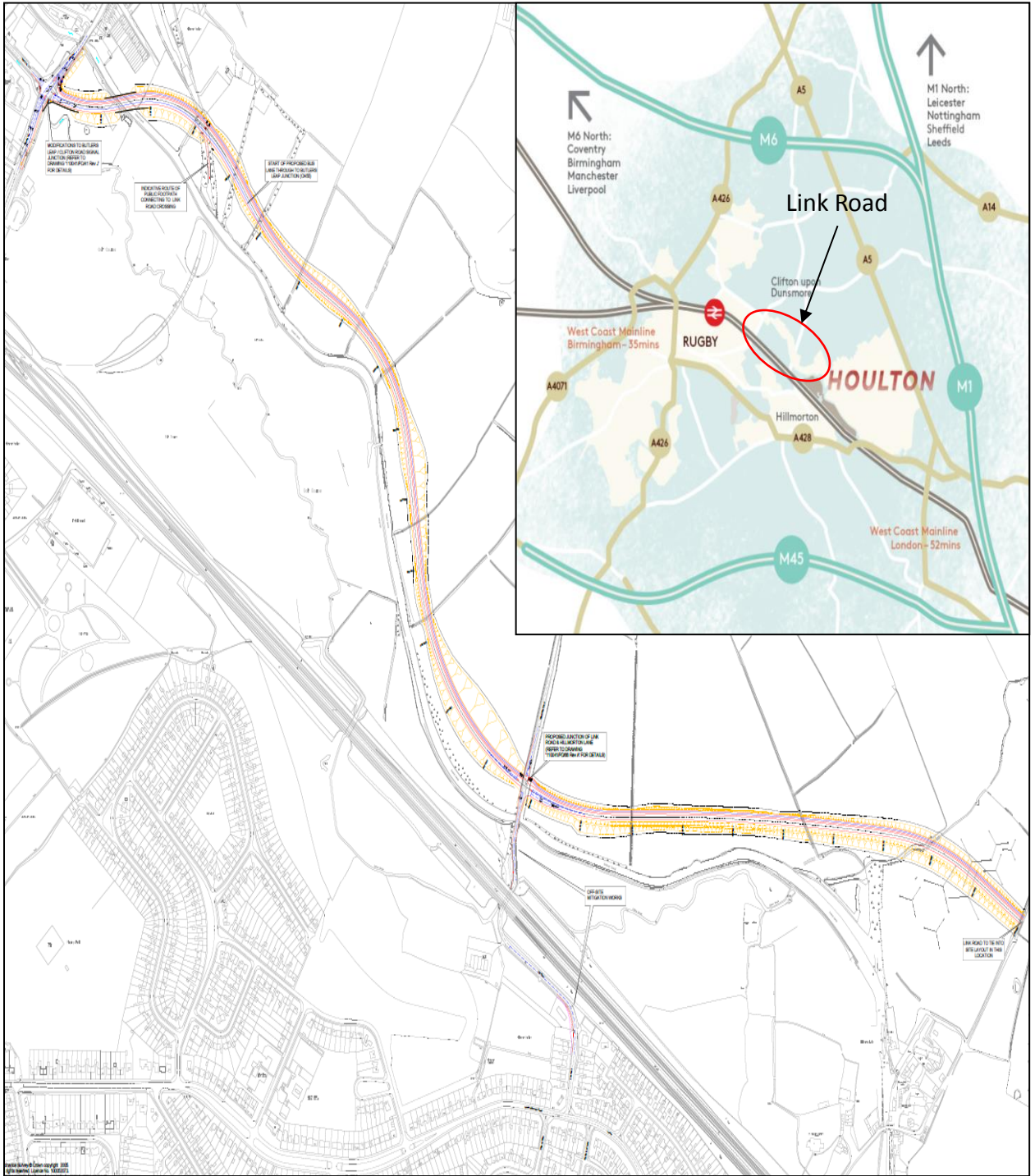
Cllr Fradgley and Cllr Rolfe (Stratford South), Cllr Horner (Aston Cantlow)



Location plan

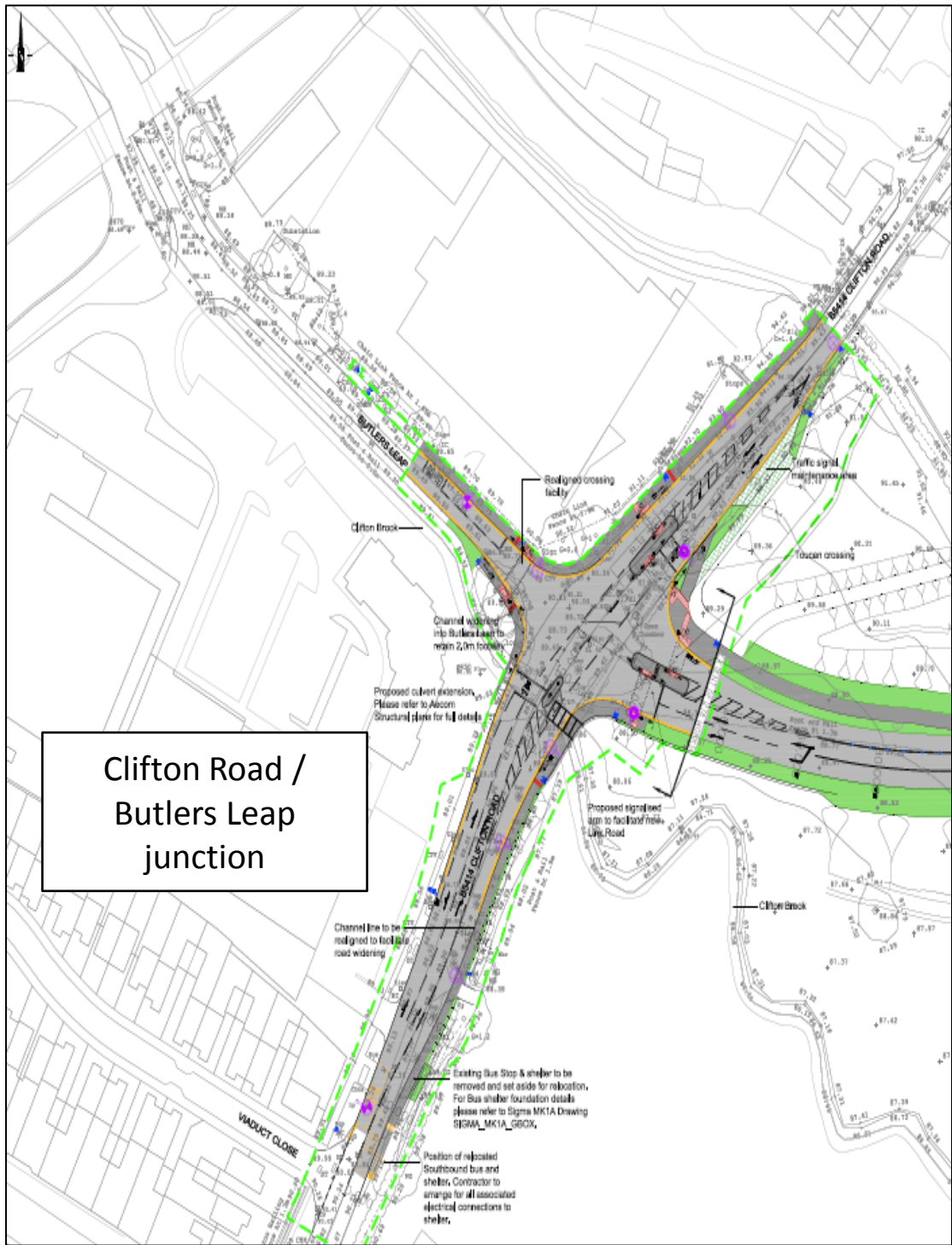
S278 scheme:  
A452 Europa Way,  
Warwick

# Appendix B (1)



Overall plan

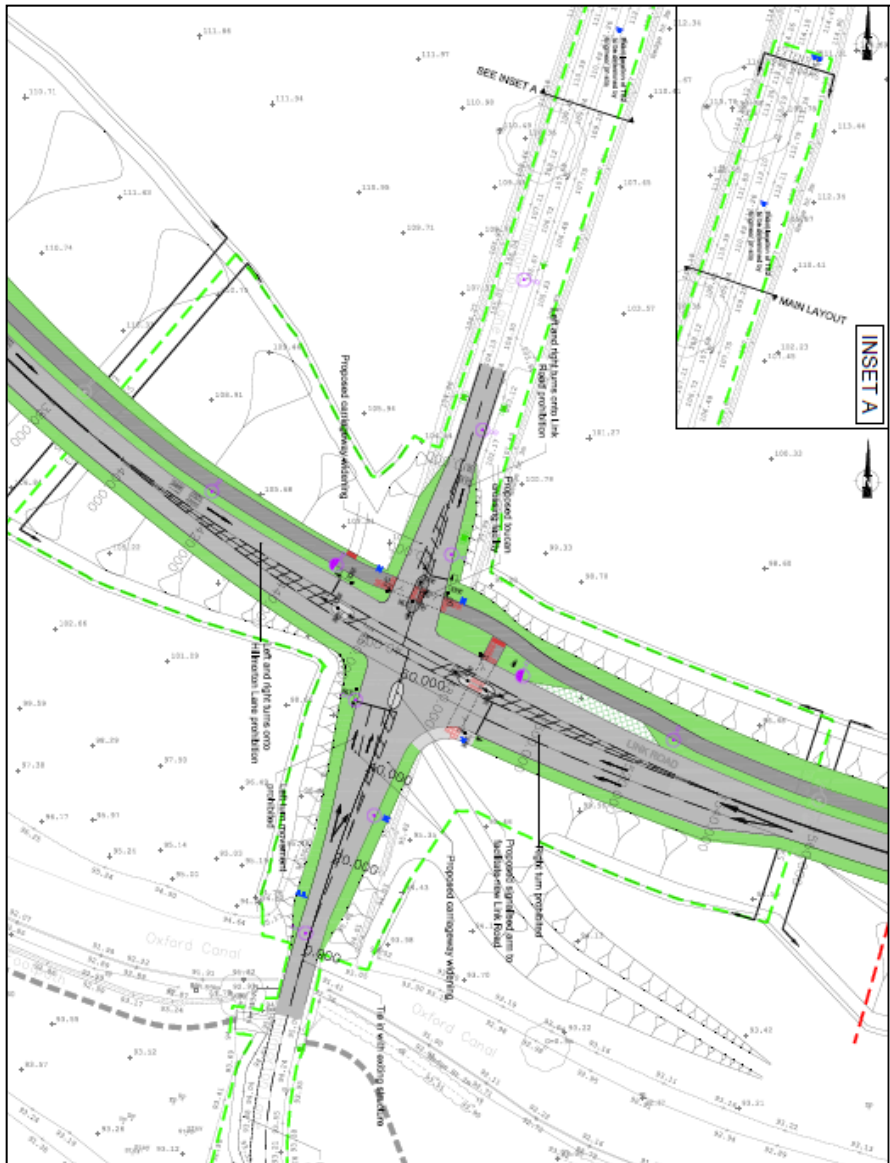
S278 scheme:  
Butlers Leap Link  
Road



Clifton Road /  
Butlers Leap  
junction

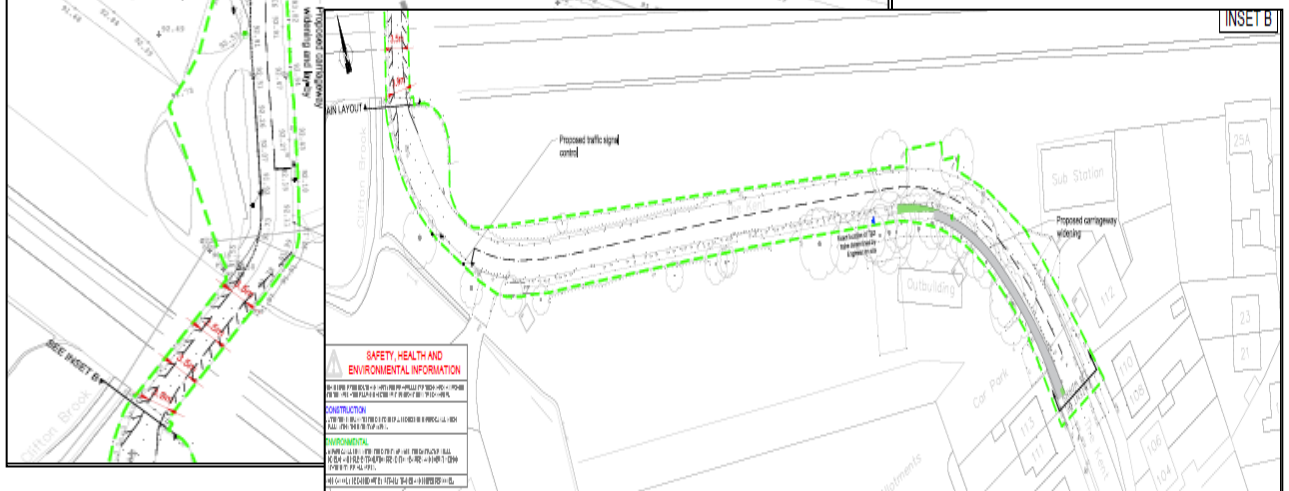
S278 scheme:  
Butlers Leap Link Road

# Appendix B (3)



Hillmorton Lane / link road junction

The Kent



S278 scheme:  
Butlers Leap Link Road



01 NEW RELIEF ROAD

03 NEW SCHOOL

05 STRATFORD PARK & OPEN SPACES

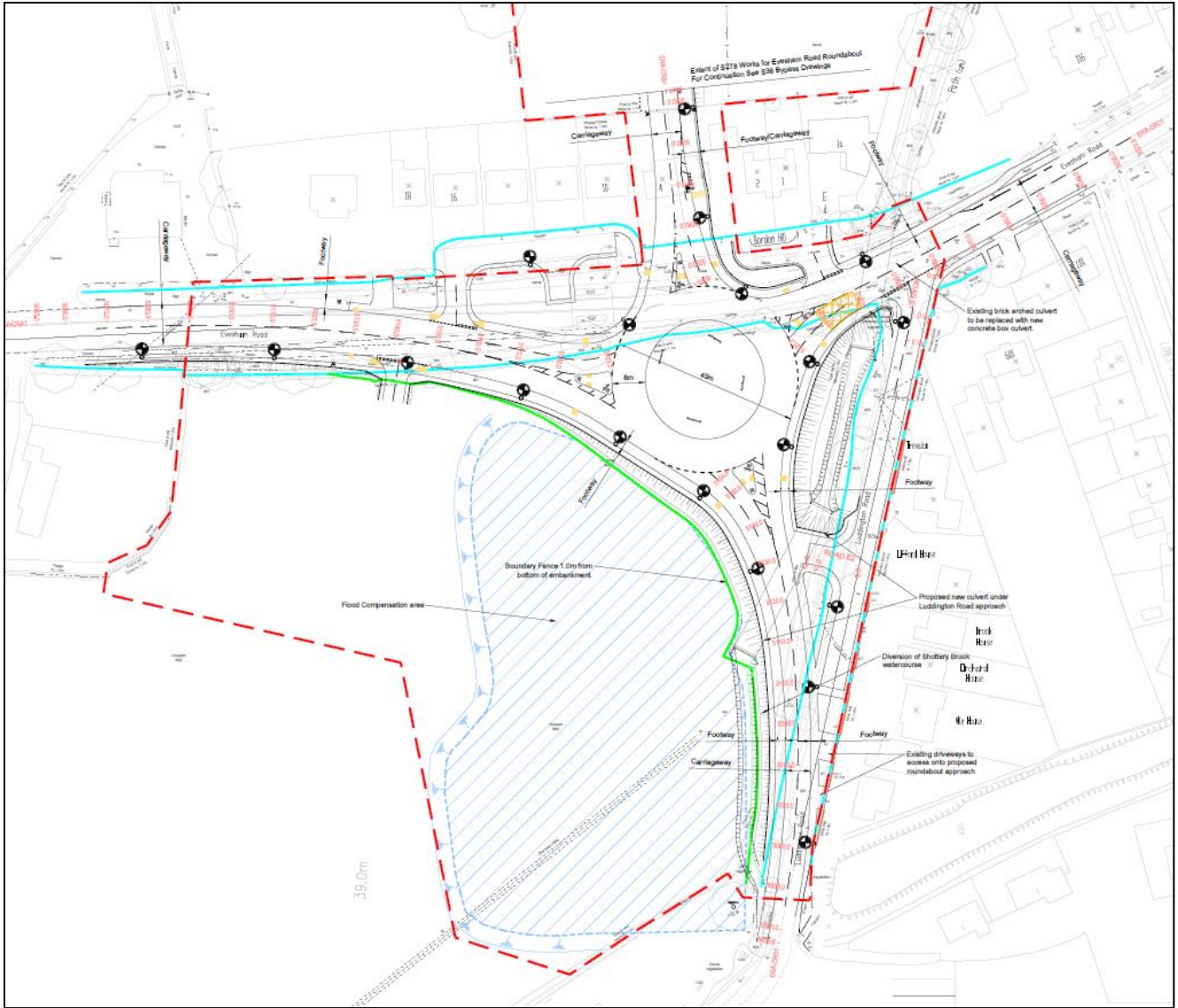
02 NEW HOMES

04 NEW NEIGHBOURHOOD FACILITIES

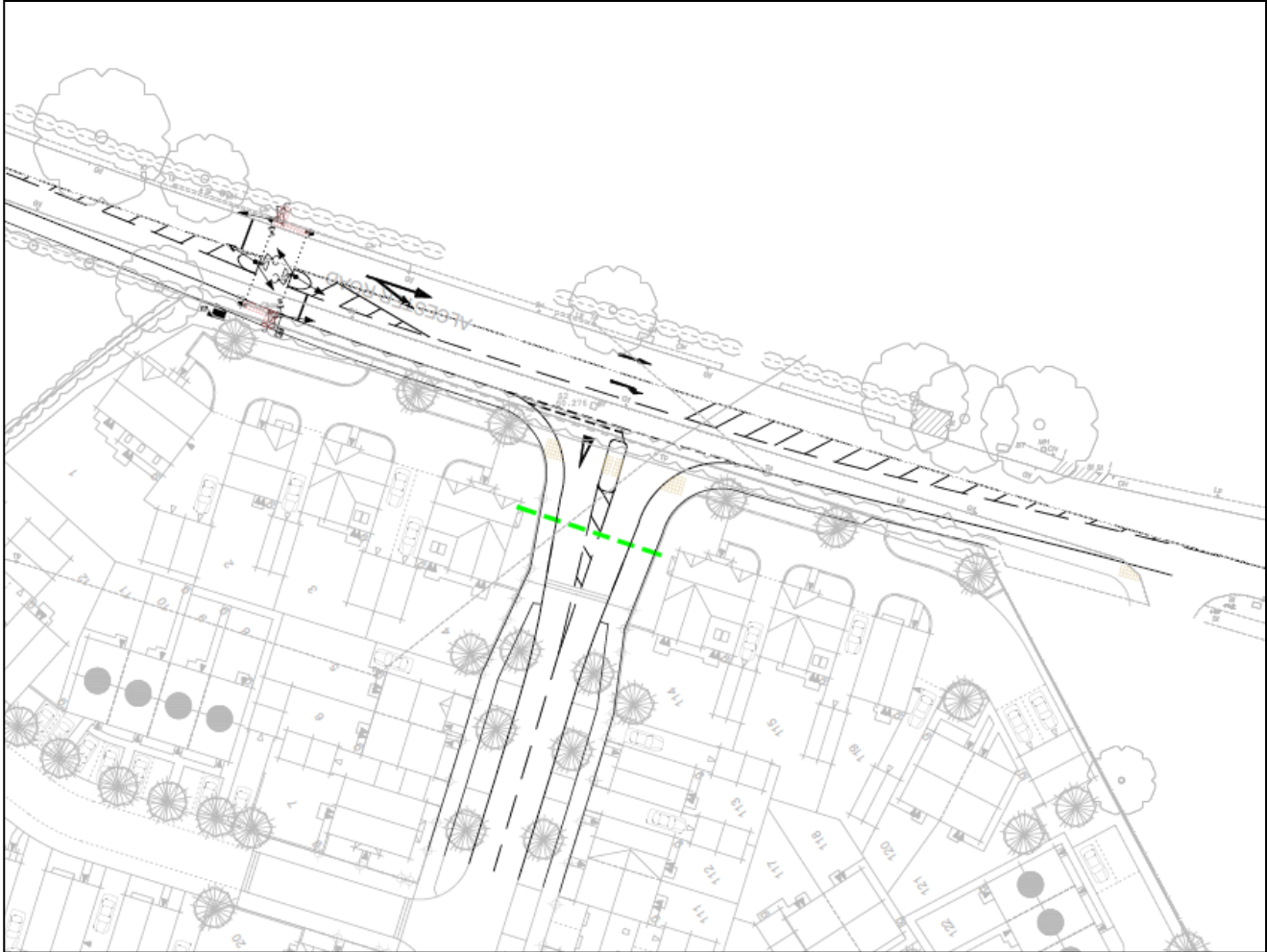
S278 scheme:  
Shottery Link Road



# Appendix C (2)



B439 Evesham Road roundabout



A422 Alcester Road access and Puffin crossing