

Proposed Decision to be taken by the Portfolio Holder for Finance and Property on or after 17 March 2017

Addition of five Developer-funded Highway Schemes to the Capital Programme

Recommendation

The Portfolio Holder for Finance and Property gives approval to add the following five schemes to the 2017/2018 capital programme subject to the applicable Section 278 Agreements with the Developers being signed which will provide for 100% of the funding.

- A426 Leicester Road, Rugby. Developer – Hammerson plc. Approximate cost £1.2m
- A3400 Banbury Road / Tiddington Road, Stratford upon Avon. Developer – Gallagher Estates. Approximate cost £725,000
- A3400 Bridgefoot / Bridgeway, Stratford upon Avon. Developer – Gallagher Estates. Approximate cost £400,000
- C98 Loxley Road, Tiddington. Developer – Gallagher Estates. Approximate cost £650,000
- D7050 Common Lane, Kenilworth. Developer - Bloor Homes. Approximate cost £575,000

1.0 Key Issues

- 1.1 On 2 February 2017 Council reconfirmed the delegated power to the Leader, or body nominated by them, to approve the addition to the capital programme of projects costing less than £1.5 million, which are fully funded from external grants, developer contributions or from revenue.
- 1.2 These 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.
- 1.3 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 A426 Leicester Road, Rugby

- 2.1 A planning application was submitted to Rugby Borough Council by Hammerson plc for the re-development of the former Tribune Trading Estate to create 9 new Class A1 retail units. Planning permission was granted on 20 January 2017 (ref: R16/1387) and this requires the Developer to alter the

existing traffic signal controlled junction at A426 Leicester Road / Technology Drive to provide an access to the development. Additionally, works are required on Old Leicester Road at its junction with A426 Leicester Road and also at the link with the Phase 1 development.

- 2.2 A plan showing the current design of the proposed highway improvements is included in **Appendix A**, however this may be subject to change as the detailed design evolves. The amendments to the 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 **£1,200,000** 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 August 2017 and be completed within the 2017/2018 financial year.

3.0 (a) A3400 Banbury Road / Tiddington Road, Stratford-upon-Avon; (b) A3400 Bridgefoot / Bridgeway, Stratford-upon-Avon; (c) C98 Loxley Road and Knights Lane, Tiddington

- 3.1 A planning application was submitted to Stratford-on-Avon District Council by Gallagher Estates for a development of up to 270 dwellings on land off Loxley Road, Tiddington (Arden Heath Farm). Planning permission was granted on appeal on 03 December 2015 (ref: 14/00262/OUT) and this requires the Developer to provide:
- (a) Traffic signals at the junction of Banbury Road / Tiddington Road / Swans Nest Lane / Clopton Bridge
 - (b) Alterations at the Bridgefoot / Bridgeway junction to improve capacity
 - (c) Site accesses off Loxley Road and improved footways along Loxley Road and Knights Lane.
- 3.2 Plans showing the current designs of the proposed highway improvements are included in **Appendix B**, however these may be subject to change as the detailed design evolves. The installation of the traffic signals at Banbury Road / Tiddington 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.
- 3.3 Subject to the recommendation being agreed, the County Council will enter into separate Section 278 agreements with the Developer to undertake the works at estimated costs of **(a) £725,000; (b) £400,000 and (c) £650,000** including fees. Under the agreements the costs will be fully funded by the Developer. Tenders are expected to be invited during July 2017 for the Clopton Bridge scheme and, subject to the signing of the S278 agreement, works are expected to commence in September 2017. The tenders and S278 agreements for the other two locations will follow these dates and works are expected to commence in early 2018.

3.4 The Clopton Bridge scheme is expected to be commenced and completed within the 2017/2018 financial year. The schemes at Bridgefoot / Bridgeway and at Loxley Road / Knights Lane are expected to be commenced within the 2017/2018 financial year and completed within the 2018/2019 financial year.

4.0 D7050 Common Lane, Kenilworth

4.1 A planning application was submitted to Warwick District Council by Bloor Homes for a development of up to 93 dwellings. Planning permission was granted on 23 December 2014 (ref: W/14/1340) and this requires the Developer to install a traffic signal controlled junction at the site access.

4.2 A plan showing the current design of the proposed highway improvement is included in **Appendix C**, however these may be subject to change as the detailed design evolves. The installation of the traffic signals with pedestrian facilities 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.

4.2 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 **£575,000** 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 July 2017 and be completed within the 2017/2018 financial year.

Background papers

None

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

Local Member(s):

A426 Leicester Road, Rugby – Cllr A Webb and Cllr M Webb (Brownsover)

A3400 Banbury Road / Tiddington Road, Stratford-upon-Avon; A3400 Bridgefoot /
Bridgeway, Stratford-upon-Avon; C98 Loxley Road / Knights Lane, Tiddington – Cllr
Fradgley and Cllr Rolfe (Stratford South)
D7050 Common Lane, Kenilworth – Cllr Shilton (Kenilworth Park Hill)

Other Members:

Cllr N Davies, Cllr Dirveiks, Cllr Morris-Jones, Cllr Western

Appendix A

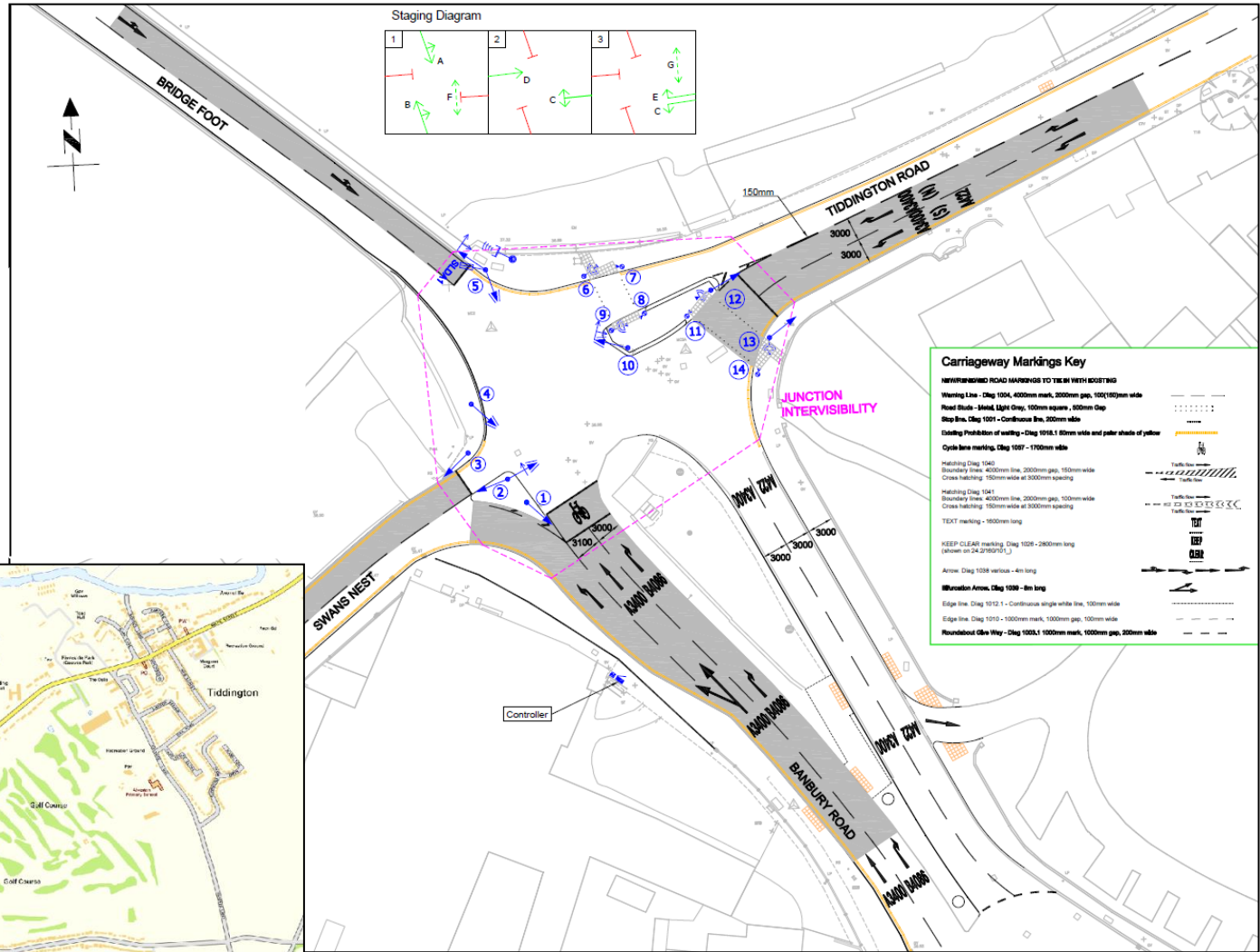


Location plan

Extracts from Design and Access Statement and Waterman drawing EFP2-WIE-00-ZZ-DR-D-0008

S278 scheme:
A426 Leicester Road, Rugby

Appendix B (1)



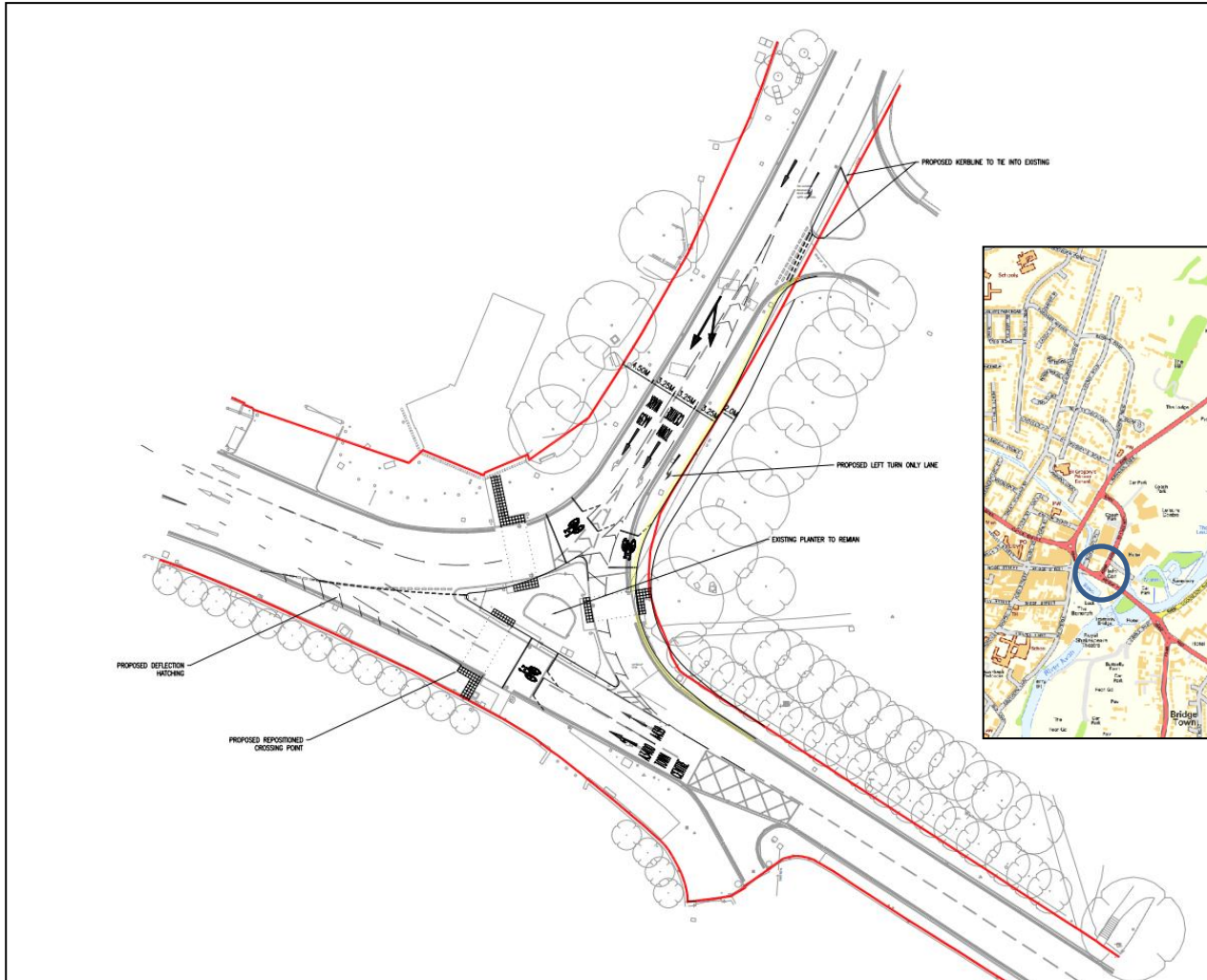
Carriageway Markings Key	
INTERSECTING ROAD MARKINGS TO THE WEST SCOTTISH	
Heading Line - Clag 1044, 400mm mark, 200mm gap, 100/100mm wide	
Road Rule - Mark, Light Grey, 100mm square, 80mm gap	
Stop Line, Clag 1001 - Continuous Blue, 100mm wide	
Clearing Prohibition of waiting - Clag 1016, 80mm wide and pale shade of yellow	
Cycle lane marking, Clag 1007 - 1700mm wide	
Matching Clag 1040	
Boundary lines - 4000mm line, 2000mm gap, 150mm wide	
Cross hatching - 150mm wide at 2000mm spacing	
Matching Clag 1041	
Boundary lines - 4000mm line, 2000mm gap, 100mm wide	
Cross hatching - 150mm wide at 2000mm spacing	
TEXT marking - 1600mm long	
KEEP CLEAR marking, Clag 1028 - 2600mm long (shown as 24 2600/3100)	
Arrow, Clag 1008 various - 4m long	
Illustration Arrow, Clag 1009 - 8m long	
Edge line, Clag 1012.1 - Continuous single white line, 100mm wide	
Edge line, Clag 1010 - 1500mm mark, 1000mm gap, 100mm wide	
Roundabout Give Way - Clag 1003, 1000mm mark, 1000mm gap, 200mm wide	



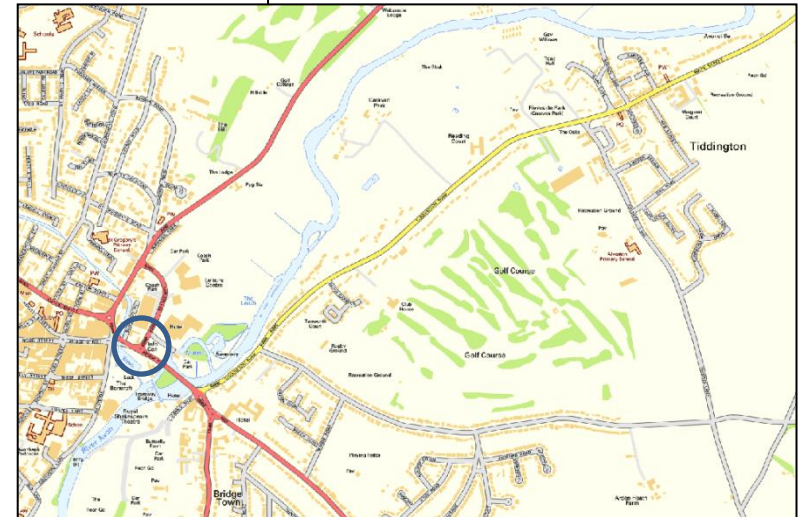
Location plan

Extract from WCC drawing 24.2-160-102D

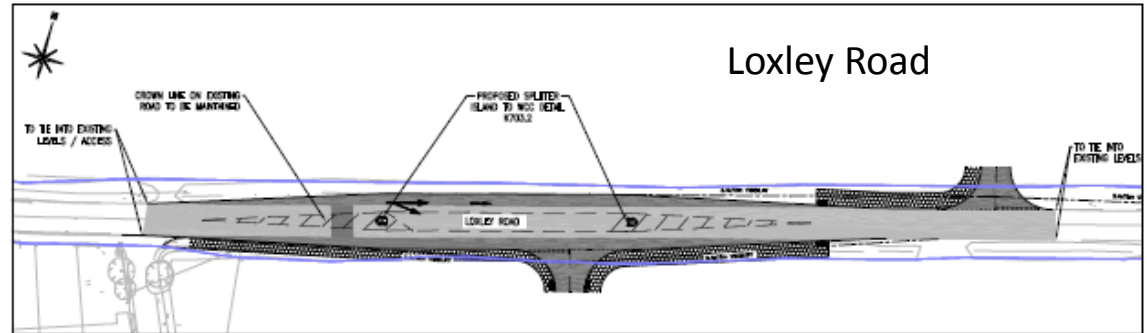
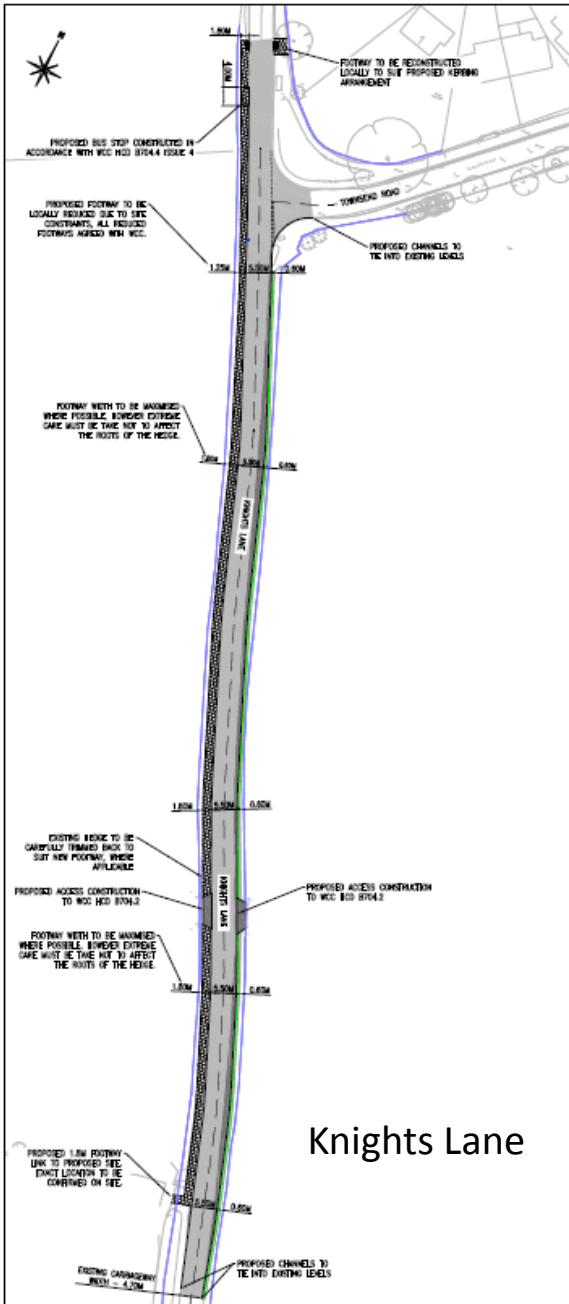
S278 scheme:
A3400 Banbury Road / Tiddington Road
Stratford-upon-Avon



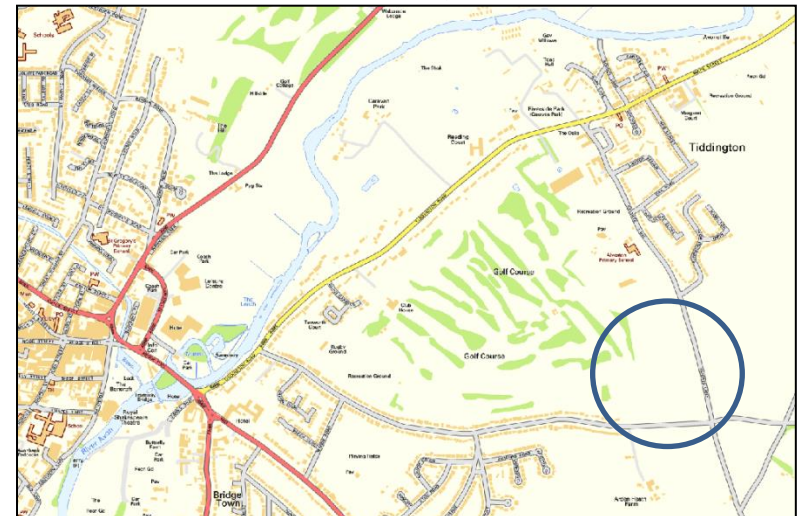
Location plan



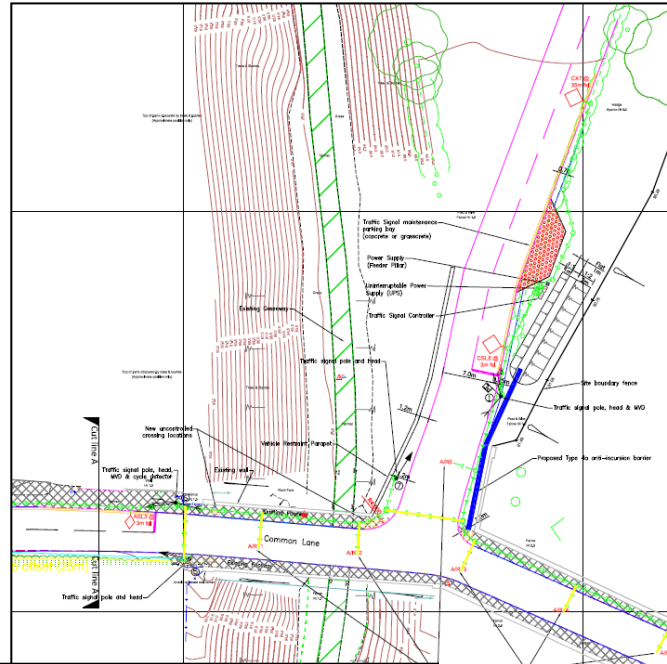
S278 scheme:
A3400 Bridgefoot / Bridgeway
Stratford-upon-Avon



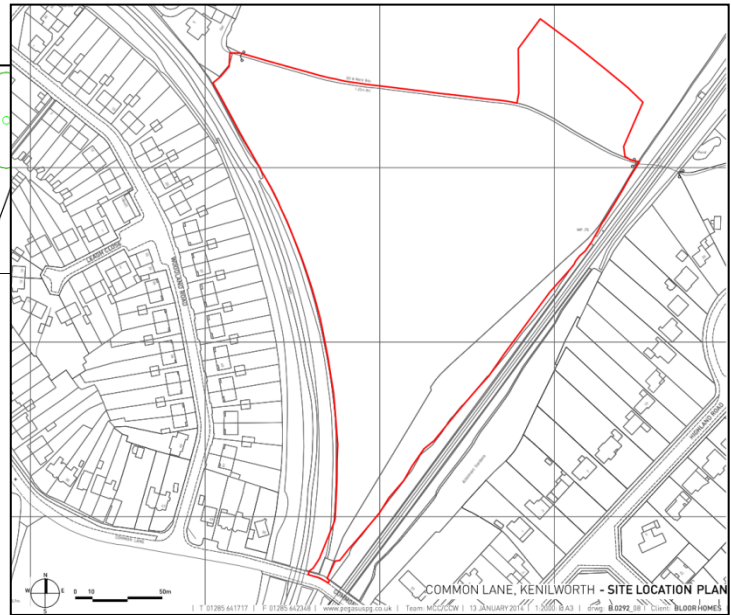
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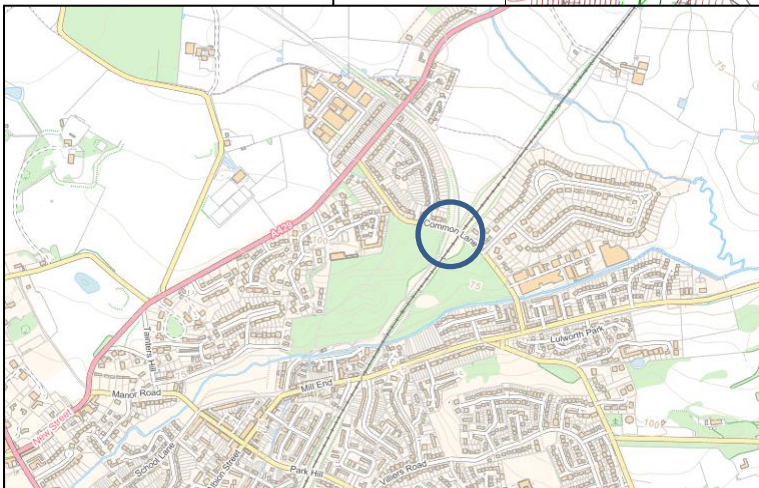
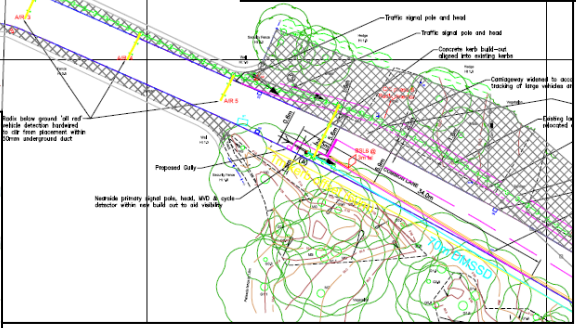
S278 scheme:
Loxley Road and Knights Lane
Tiddington



Location plan



Site plan



S278 scheme:
Common Lane, Kenilworth