

## **Decision Record – New District Centre Development, A3400 Shipston road, Stratford (Developer funded Scheme)**

**Cabinet Portfolio Holder taking decision**

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| <b>Cllr David Wright – Portfolio Holder for Finance, Governance and IT</b> |
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**Date of Decision: (NOT BEFORE 26 August 2011)**

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| <b>2 September 2011</b> |
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### **Decision taken**

**AGREED**

**That the project to provide the necessary highway improvements required as part of the planning conditions for the development at the New District Centre on the A3400 Shipston Road in Stratford, be included in the 2011/12 capital programme at an estimated cost of £760,000, subject to a Section 278 Agreement with the developer that provides for 100% funding of the project being signed.**

### **Reasons for Decisions**

Improvements are required to the highway as part of planning conditions for the development of the new District Centre Development . This development has planning consent and will consist of a new Waitrose store together with Community/Healthcare Centre, recycling/re-use facilities, cycle shelters and car park. The development will also incorporate an 80 space park and ride facility (which will be operated by the Developer).

**Background Information/ factors considered in arriving at these decisions - (set out below and see officer report):**

#### **Background**

Part of the planning consent, in the interest of highway safety, is a condition that requires the developer to upgrade the existing A3400 Shipston Road/B4632 Clifford Road priority junction to a four arm roundabout, provide new bus shelters, improvements to the footway area between the existing A3400 Shipston Road/B4632 Clifford Road and 4390 Trinity Way and a new Toucan crossing facility on A4390 Trinity Way (as shown in the map appended to the report ).

The County Council will undertake the highway improvement works required for the planning consent at an estimated cost of £760,000 including fees, to be fully funded by the developer The Bird Group, under a Section 278 agreement. Tenders are expected to be received in September and, subject to the signing of the S278 agreement, works are expected to commence at the beginning of October 2011.

Report Author: Chris Simpson, Principal Engineer Highways and Design Services  
Head of Service: Graeme Fitton  
Strategic Director: Monica Fogarty, Communities Group  
Portfolio Holder Cllr David Wright

### Checklist

**Urgent matter: yes/no\***

No

**Confidential or Exempt (state category of exempt information)**

No

**Is the decision contrary to the budget and policy framework**

No

**List of Reports considered** [please attach or forward a copy]

Enclosed

**List of Background Papers** [please include directorate contact names and numbers for access to background papers]

Planning consent by Stratford Upon Avon District Council; Notice of Decision, Land off Shipston Road, Stratford, Warwickshire (Permission with conditions) Reference No 10/01692/FUL) Decision 6 April 2011.

**Any members and officers consulted or informed and any comments given.**

**For comment:**

Cllrs Rolfe, Cockings (local members)

**For information**

Cllr Butlin, Portfolio holder for Transport & Highways.

Cllr Sweet, Cllr Whitehouse (Environment Spokespersons)

Ian Marriott (legal – comments incorporated)

Mark Sanders (finance-comments incorporated)