

AGENDA MANAGEMENT SHEET

Item 1

Name of Decision Maker

Portfolio Holder Finance, Governance and IT

**Date on or after which
decision can be taken**

26 August 2011

Report Title

**New District Centre Development, A3400
Shipston Road, Stratford (Developer Funded
Scheme)**

Summary

This report seeks approval to add the roadworks for the above Development to the 2011/12 Capital Programme at a cost of £760,000 subject to a S278 Agreement being in place with the Developer which provides for 100% of the funding

**For further information
please contact**

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**Would the recommended
decision be contrary to the
Budget and Policy
Framework?**

No

Background Papers

Planning Consent by Stratford-Upon-Avon District Council ; The Notice of Decision, Land off Shipston Road, Stratford-Upon-Avon, Warwickshire (Permission with Conditions)- Reference no. 10/01692/FUL (date of Decision; 6th April, 2011).

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

Other Committees

☐

Local Member(s)

(With brief comments, if appropriate)

☒

Councillor K Rolfe
Councillor R Cockings

Other Elected Members

☒

Councillor R Sweet – for information
Councillor J Whitehouse – for information

Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

☒ Councillor P Butlin , Portfolio Holder for Transport & Highways – for information.

Chief Executive ☐

Legal ☒ I Marriott – comments incorporated

Finance ☒ M Sanders – comments incorporated

Other Chief Officers ☐

District Councils ☐

Health Authority ☐

Police ☐

Other Bodies/Individuals ☐

FINAL DECISION **YES/NO** (If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

Further consideration by this Committee ☐

To Council ☐

To Cabinet ☐

To an O & S Committee ☐

To an Area Committee ☐

Further Consultation ☐

Portfolio Holder Finance, Governance and IT

New District Centre Development, A3400 Shipston Road, Stratford (Developer Funded Scheme)

Recommendation

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.

1. Introduction

- 1.1 On 15 February 2011 Council reconfirmed the delegated power to the Leader, or body nominated by him, 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.

2. Description of the Development

- 2.1 The new District Centre Development that has planning consent 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).
- 2.2 A joint planning application was submitted by The Bird Group of Companies and Waitrose to Stratford-Upon-Avon District Council on the 12th August, 2010. Planning permission was granted on 6th April 2011 (ref: 10/01692/FUL). Part of the consent in the interest of highway safety was condition no.7 which requires the Developer to upgrade of 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
- 2.3 The roadworks will be carried out via the Section 278 Agreement which is not yet signed. There is a map showing the proposals in **Appendix A**.
- 2.4 Subject to Portfolio Holder approval, 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.

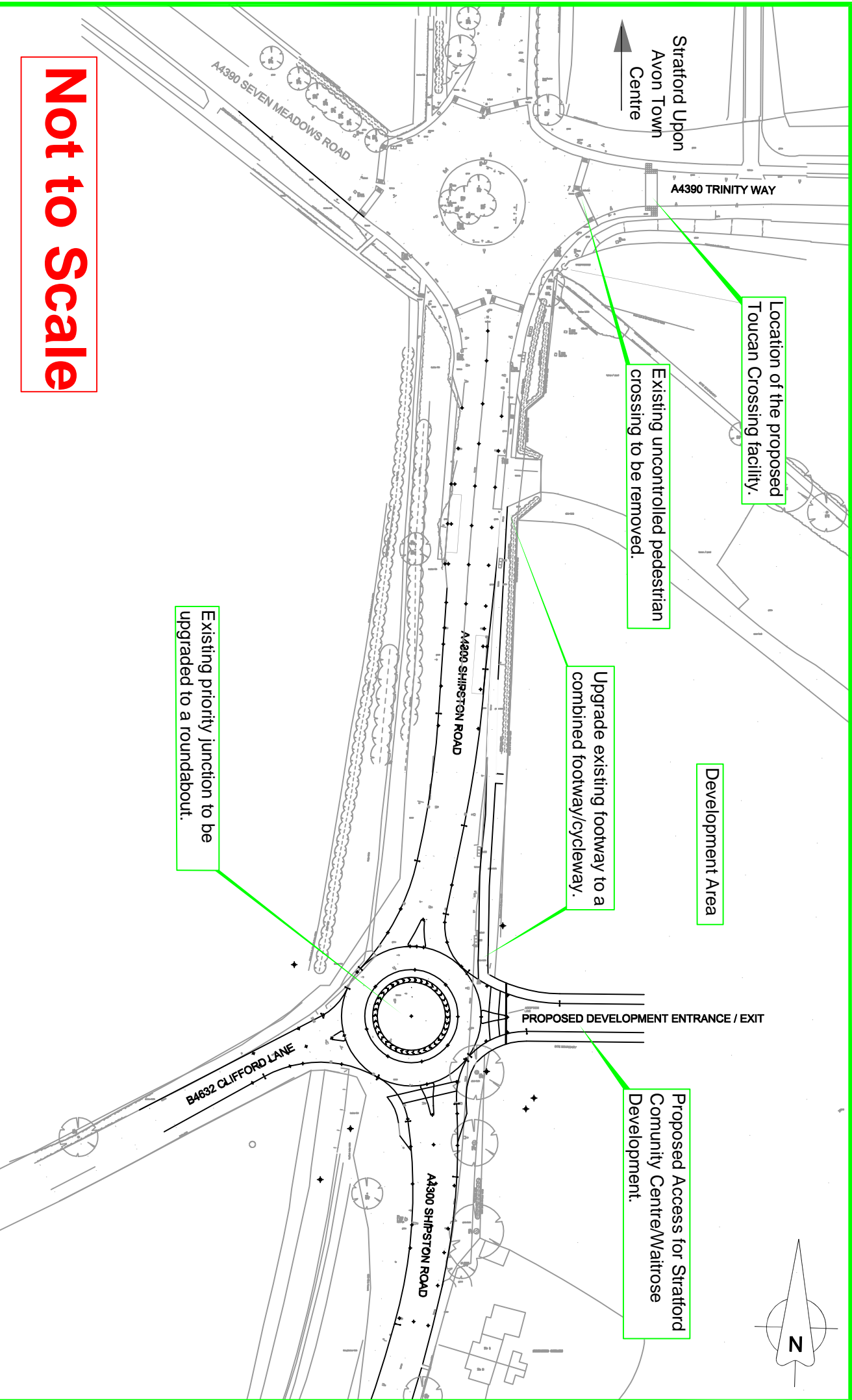
Author: Chris Simpson
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Service Head Graeme Fitton
Head of Transportation and Highways

Strategic Director Monica Fogarty
Strategic Director for Communities Group

Portfolio Holder Cllr David Wright
Portfolio Holder for Finance, Governance & IT

August 2011



Location of the proposed
Toucan Crossing facility.

Existing uncontrolled pedestrian
crossing to be removed.

Upgrade existing footway to a
combined footway/cycleway.

Development Area

Proposed Access for Stratford
Community Centre/Matrose
Development.

Existing priority junction to be
upgraded to a roundabout.

Not to Scale

Scale: As Shown

Ref. No. 1905/SK910/001

Drawn: SAM

Checked: CMS

02/96

Plan No.: 1 of 1

Subject: Section 278, Proposed Roundabout Access for the Stratford District,
A3400 Shipston Road, Stratford-Upon-Avon

Appendix A



Monica Fogarty
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0mm 50mm

This plot was produced from a digital source so may not be at true scale. It is the recipient's responsibility to confirm its accuracy.