

## **Portfolio Holder Finance, Government and IT**

**21 October 2011**

### **Developer Funded Highway Improvement Works at Back Lane, Long Lawford and Birmingham Road, Stratford-on-Avon**

#### **Recommendation**

That the projects to provide the necessary road improvements agreed as part of the planning conditions for the developments at Back Lane, Long Lawford and Birmingham Road, Stratford be included in the 2011/12 capital programme at an estimated cost of £200,000 (Back Lane) and £650,000 (Birmingham Road) subject to Section 278 Agreements which provide for 100% funding of the project being signed with the developer(s).

#### **1.0 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.

#### **2.0 Description of the Proposed works at Back Lane, Long Lawford**

- 2.1 The site at Back Lane, Long Lawford is to be developed by Bloor Homes and will consist of 108 residential units. The planning consent also requires the completion of associated highway works.
- 2.2 In order to facilitate access to this development the proposed highway improvement works comprise a widened carriageway with white lined hatching and right turning lane at the junction with Back Lane. An indicative layout of this junction is contained in Appendix A.

#### **3. Description of the proposed works at Hamlet Way / Birmingham Road, Stratford**

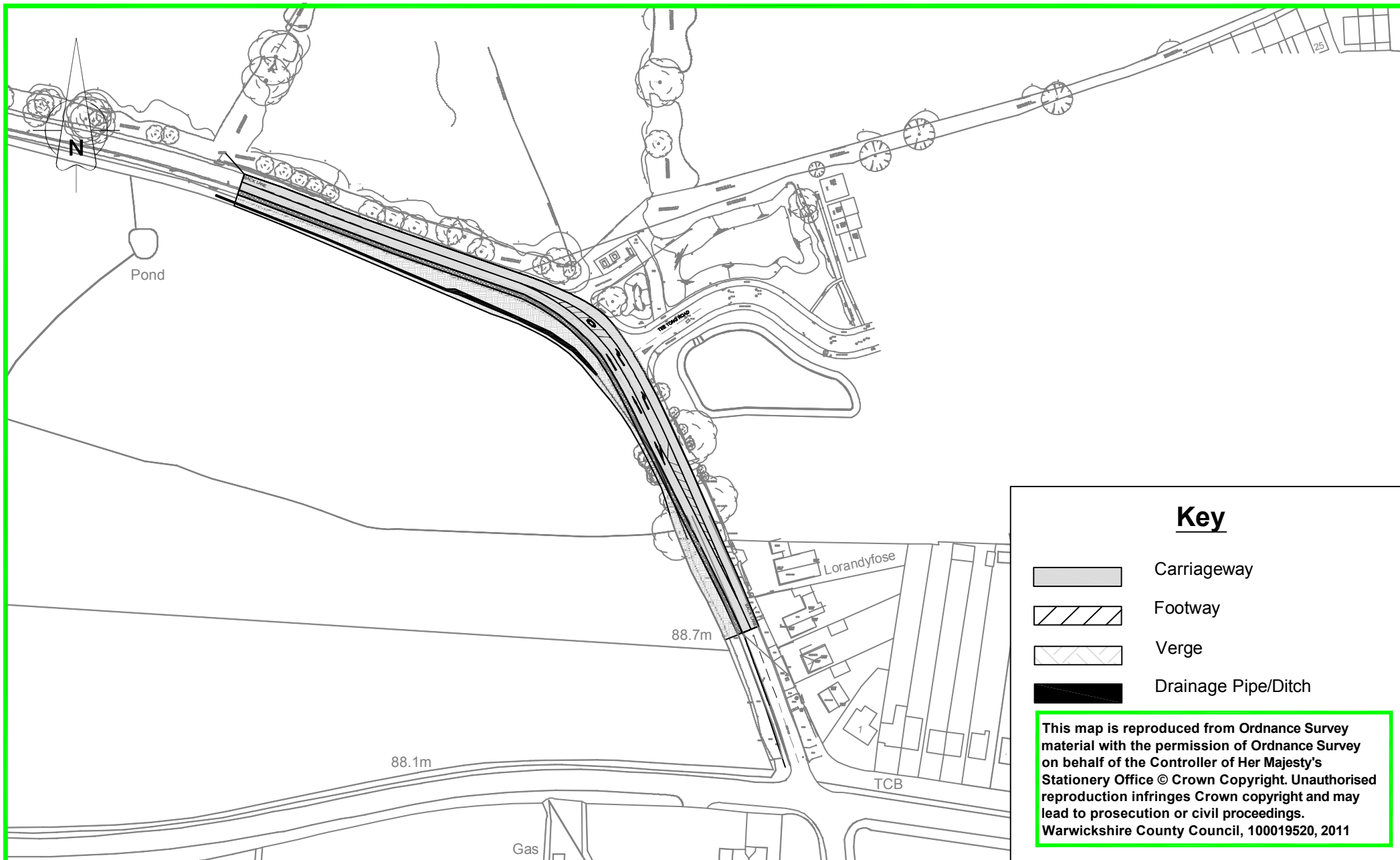
- 3.1 The development of the land at the old NC Joseph Pressings works is being undertaken by Grove Industries, and will include a new supermarket, a care home and various residential properties. Planning consent for this was given by Stratford District Council on 4/7/2002 and reaffirmed by a Planning Inquiry held in February 2011.


- 3.2 These works are the second phase of the improvements at this junction and comprise a widened carriageway and traffic signal controlled junction. An indicative layout of this junction is contained in Appendix B

#### **4. Financial implications**

- 4.1 At Back Lane, Long Lawford, subject to Portfolio Holder approval, the County Council will undertake the works at an estimated cost of £200,000 including fees, to be funded by the developer, Bloor Homes, under a Section 278 agreement. Tenders are expected to be received in November 2011 and, subject to the signing of the S278 agreement, works can commence shortly afterwards.
- 4.2 At Birmingham Road, Stratford, subject to Portfolio Holder approval, the County Council will undertake the works at an estimated cost of £650,000 including fees, to be funded by the developer, Grove Industries, under a Section 278 agreement. Tenders are expected to be received in November 2011 and, subject to the signing of the S278 agreement, works can commence early in 2012.

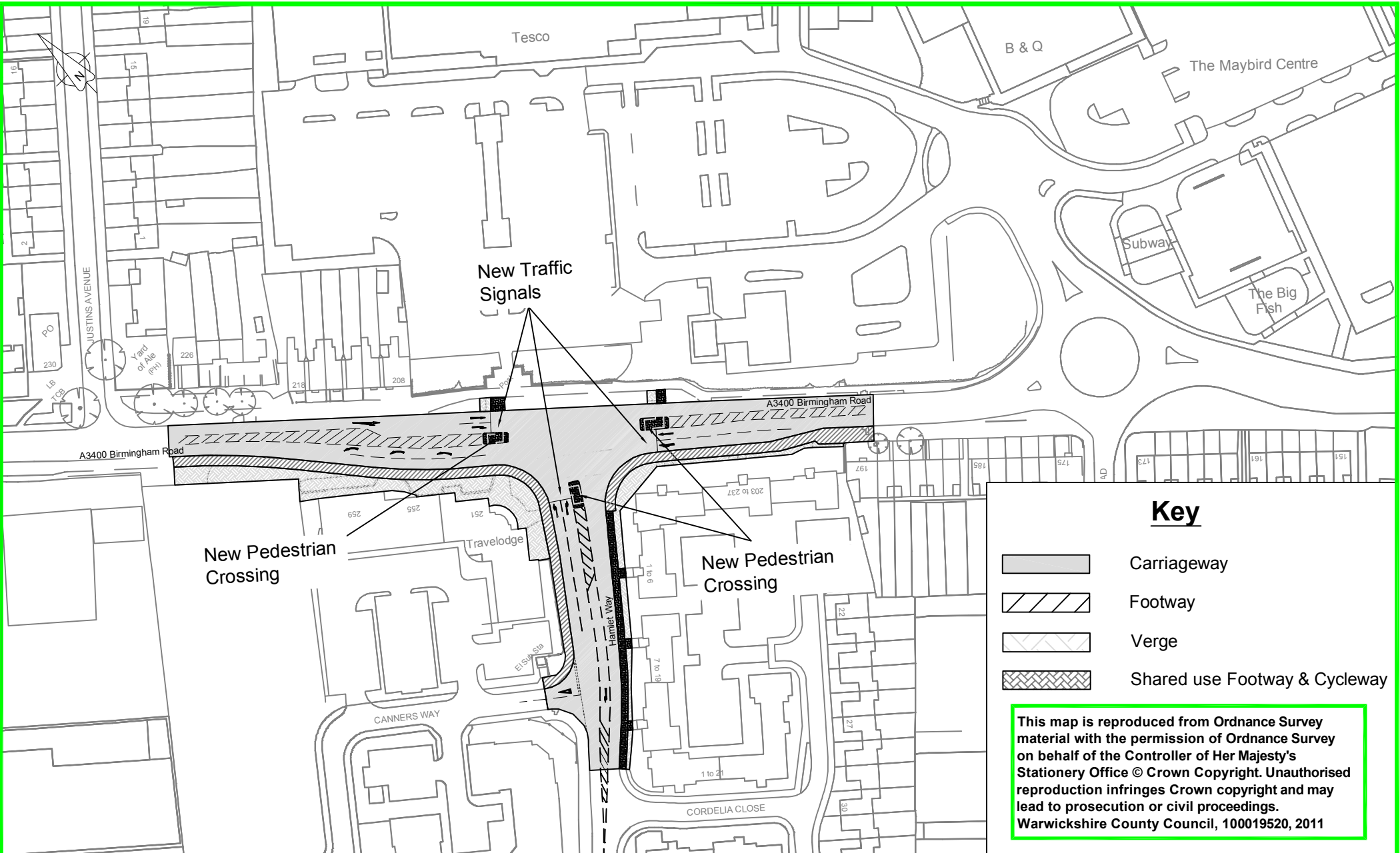
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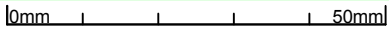
Scale: As Shown	Ref. No.	Drawn: CDT	Checked: NvdH	02/96
Subject: Back lane, Long Lawford		Plan No.: H/9.2.D3018-2/08		
Appendix A		<div>  <div> <div>Highways and Transportation Division</div> <div>Monica Fogarty Strategic Director</div> <div>Communities Shire Hall, Warwick, CV34 4SX</div> </div> </div>		

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Scale: Not to Scale	Ref. No.	Drawn: CDT	Checked: NvdH	02/96	 Highways and Transportation Division
		Plan No.: H/9.2.A3400/10			
Subject: Birmingham Road / Hamlet Way Junction      Appendix B					Monica Fogarty Strategic Director  Communities Shire Hall, Warwick, CV34 4SX



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