

Portfolio Holder Finance, Improvement and IT Decision to be taken on or after 22 June 2012

Additions to the 2012/13 Capital Programme for the following Developer Funded Highway Improvement Schemes

Former M.O.D. site Long Marston, Access to Morrisons on Birmingham Road Coleshill and Rugby Gateway

Recommendation

That the following highway improvement projects are included in the 2012/13 capital programme at a total estimated cost of £1,225,000 subject to the applicable Section 278 Agreement with each Developer that provides for 100% funding of the project being signed.

1. New Roundabout for Mixed Use Development on Former M.O.D site at Long Marston

2. Access and Puffin Crossing for Morrisons Supermarket, Birmingham Road, Coleshill

3. Changes to Leicester Road/ Brownsover Road roundabout to provide access to Rugby Gateway Residential Development

1.0 Key Issues

- 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 Proposals

New Roundabout for Mixed-Use Development on Former M.O.D site at Long Marston

- 2.1 A planning application was submitted by St Modwen to Stratford-Upon-Avon District Council on 18 October 2011 for a mixed use residential development. Planning permission was granted on 12 January 2012 (ref: 11/02358/REM). Part of the consent in the interest of highway safety was condition no.7 which requires the Developer to provide an extensive roadwork modifications to facilitate the additional traffic that will be generated as a result the proposed

development and improve pedestrian/cyclist accessibility to the development from the highway. In order to pursue this, the Developer shall enter into a Section 278 Agreement with the Highway Authority.

- 2.2 The roadworks that are required to be carried out via the Section 278 Agreement include construction of a four arm new roundabout on the B4632 Campden Road to provide a safe access to the various elements of the development on the former M.O.D. site. A map showing the site referred to in **Appendix A**.
- 2.3 Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developer St Modwen to undertake the works at an estimated cost of £815,000 including fees. Under the agreement the works will be fully funded by the developer. Tenders are expected to be invited in September and, subject to the signing of the S278 agreement, works are expected to commence at the beginning of October 2012.

Access and Puffin Crossing for Morrisons Supermarket, Birmingham Road, Coleshill

- 2.4 This scheme is for a new food store on the site of the former Park Road car park and was given planning permission on 20 December 2011 by North Warwickshire Borough Council (ref PAP/2011/0529)
- 2.5 The highway works that are required as a result of the development and which form part of the planning conditions consist of a new access for the store and an upgrade of the existing zebra crossing on Birmingham Road to a Puffin Crossing. A Plan showing the site is included in **Appendix B**.
- 2.6 Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developer Optimisation Developments Ltd to undertake the works at an estimated cost of £140,000 including fees. Under the agreement the works will be fully funded by the developer. Tenders are expected to be invited in late June and, subject to the signing of the S278 agreement, works are expected to commence in August 2012.

Changes to Leicester Road/ Brownsover Road roundabout to provide access to Rugby Gateway Residential Development

- 2.7 This scheme is for a residential development and was given planning permission on 16 January 2012 by Rugby Borough Council (ref R10/1281)
- 2.8 The highway works that are required as a result of the development and which form part of the planning conditions comprise the diversion of Brownsover Lane to join to a new road which will provide the main access into the development. This new road will join the existing network at the existing A426 Leicester Rd/ Newton Manor Lane/ Brownsover Road roundabout. A plan showing the layout is included in **Appendix C**.

2.9 Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developers Bloor Homes & Cala Homes, to undertake the works at an estimated cost of £270,000 including fees. Under the agreement the works will be fully funded by the developers. Tenders are expected to be invited in late June and, subject to the signing of the S278 agreement, works are expected to commence in July or August 2012.

	Name	Contact Information
Report Author	C Simpson	01926 412677
Head of Service	Graeme Fitton	graemefitton@warwickshire.gov.uk
Strategic Director	Monica Fogarty	monicafogarty@warwickshire.gov.uk
Portfolio Holder	Peter Butlin	cllrbutlin@warwickshire.gov.uk