

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 27th September 2005

**Report Title** Park and Ride Facility Stratford-upon-Avon - Removal of Condition 21

**Summary** This application seeks consent to implement the planning permission S1739/01CC052 for the construction of a new park and ride facility to serve Stratford-upon-Avon without complying with condition 21 of that consent requiring off-site highway improvement works to the A46(T)/A3400 roundabout.

**For further information please contact** Thomas Cox  
 Planning Officer  
 Tel. 01926 412247  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Submitted application and plans received 20/7/2005. Letter from Old Stratford and Drayton Parish Council received 28/7/2005. Letter from Councillor J M Winterburn received 3/8/2005. Letter from Highways Agency received 17/8/05. Email of representation received 22/8/05.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  .....
- Local Member(s)  Councillor R G Hobbs – No comments received.  
 (With brief comments, if appropriate)
- Other Elected Members  Councillor Mrs J P Dill-Russell – No comments received.  
 Councillor J M Winterburn – Will be only too pleased to see this facility operational.
- Cabinet Member  .....  
 (Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

- Chief Executive  .....
- Legal  I Marriott – comments incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Stratford on Avon District Council – No comments received.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  See paragraph 2.

**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  .....

**Regulatory Committee - 27th September 2005**

**Park and Ride Facility  
Stratford-Upon-Avon - Removal of Condition 21**

**Report of the Director of Planning, Transport and  
Economic Strategy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the Park and Ride Facility ref: S1739/01CC052 having the effect of removing Condition 21 of the permission requiring off-site highway improvement works to the A46(T)/A3400 roundabout at Bishopton Lane, Stratford-upon-Avon subject to the conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO: S1739/05CC022

SUBMITTED BY: The Director of Planning, Transport and Economic Strategy on behalf of the Cabinet of Warwickshire County Council.

RECEIVED ON: 20/7/2005

ADVERTISED DATE: 28/7/2005

THE PROPOSAL: Revision to the consent for the Park and Ride Facility ref: S1739/01CC052. Removal of Condition 21 of the permission requiring off-site highway improvement works to the A46(T)/A3400 roundabout.

[Submitted under Regulation 3 of the Town & Country Planning Regulations 1992].

SITE & LOCATION: 3.2 ha of land at west side of Bishopton Lane, Stratford-upon-Avon, Warwickshire [Grid ref: 186.567].

See plan in **Appendix A**.

## 1. Application Details

- 1.1 The Stratford-upon-Avon Park and Ride scheme at Bishopton Lane was granted planning permission on 6th March 2003. The conditions attached to the consent include the following:-
- 1.2 Condition 21 – The development shall not be brought into use until the highway works in the form shown on Drawing No C8007 (revision 3), titled Stratford-upon-Avon Park and Ride Facility, Off-site Highway Improvement Works A46(T)/A3400 Roundabout Modified Geometry and Road Markings and dated 24th January 2003 has been certified as being completed by the County Planning Authority in consultation with the Highways Agency.
- 1.3 This submission seeks to remove condition 21. The justification for the removal of this condition is the recent consultation between the County Council and the Highways Agency (HA). As part of this consultation, the County Council submitted a revised traffic flow report and a traffic assessment of the existing roundabout (Bishopton Island) using the HA approved programme Arcady.
- 1.4 The programme met the nil-detriment approach, on the grounds that the Park and Ride is a sustainable transport initiative.

## 2. Consultations

- 2.1 **Stratford on Avon District Council** – No comments received.
- 2.2 **Old Stratford and Drayton Parish Council** – All possible measures should be taken to ensure that the traffic accessing the Park and Ride does not cause any significant queuing, particularly back towards the A46 (T)/A3400 roundabout.
- 2.3 **Councillor Mr R Hobbs** – No comments received.
- 2.4 **Councillor Mrs J P Dill-Russell** – No comments received.
- 2.5 **Councillor J M Winterburn** – Will be only too pleased to see this facility operational.
- 2.6 **Highways Agency** – No objection.

## 3. Representations

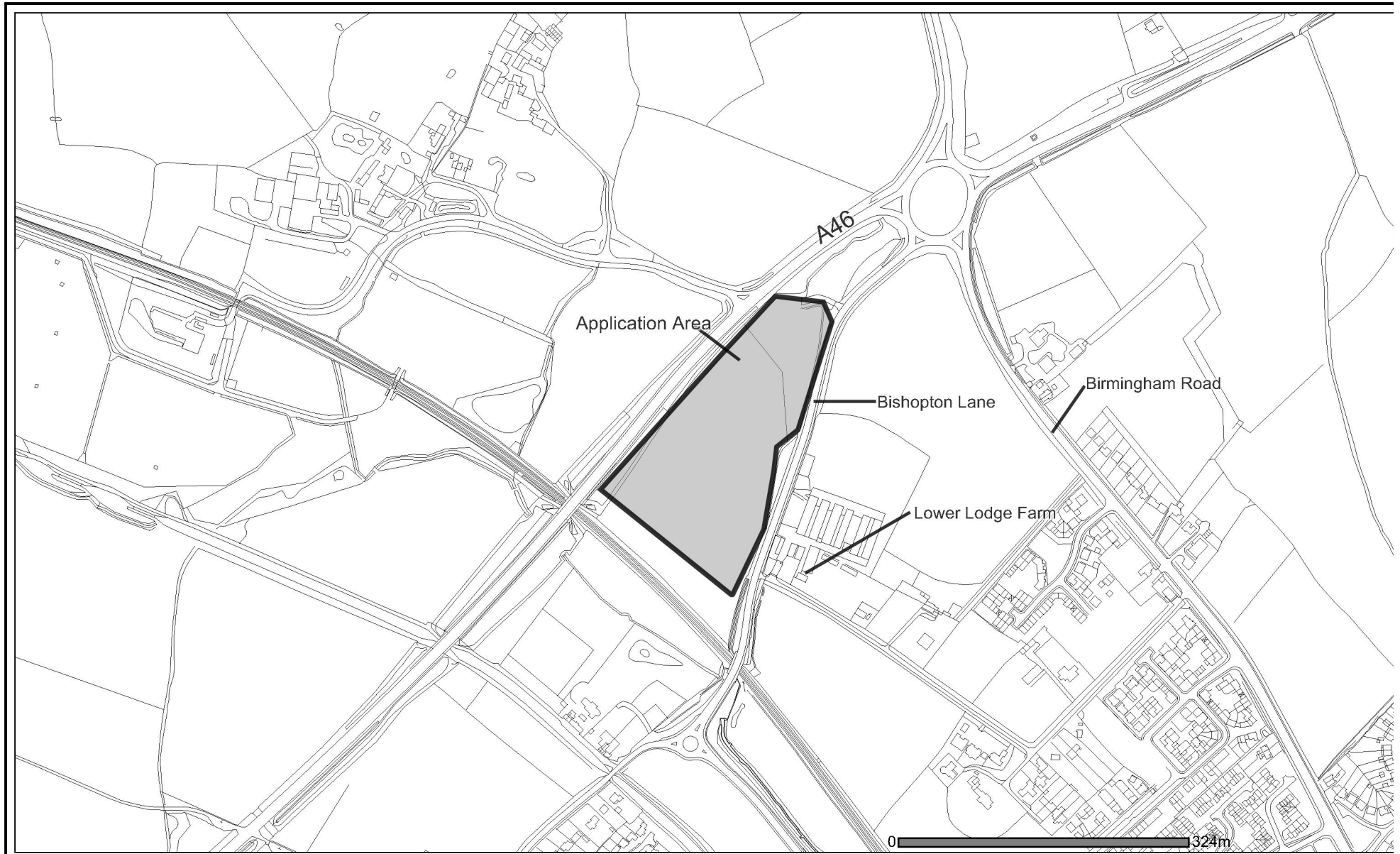
- 3.1 An email of representation has been received which states “traffic flow at peak periods is extremely heavy at present – most notably on Bishopton Lane itself, queuing to join the roundabout. A 650–700 space car park emptying at peak times onto the roundabout will cause congestion, Bishopton Lane will queue back to Masons Road or further and the potential for gridlock on the lane itself at the mini-roundabout junction with Masons Road is massive”.

## 4. Observations

- 4.1 The approved park and ride facility will be located on the northern edge of Stratford-upon-Avon. The 3.2 hectare site is situated to the west of the A46/A3400 roundabout on land between the A46 and Bishopton Lane. Access to the site will be from Bishopton Lane via a new ghost island right turning lane. Separate pedestrian and cycle access will also be provided.
- 4.2 The planning consent is subject to a condition which requires works to be carried out on the A46/A3400 roundabout. The improvements required affect all the approach arms to the roundabout based upon providing for a 15 year growth in traffic.
- 4.3 The Inquiry into the Stratford on Avon Local Plan considered at which the impacts of development were considered and the effects on the roundabout. The Highways Agency stated that they would waive the 15 years growth horizon and would apply a nil detriment (no negative impacts) approach, on the grounds that the Park and Ride scheme was a sustainable transport initiative. The submitted traffic projections now meet this requirement.
- 4.4 As a result of consultation the Highways Agency's original concerns with the Park and Ride Facility have now been addressed and as such have no objection to the removal of condition 21 requiring off-site improvement works.
- 4.5 The park and ride car park is intended to intercept traffic which would otherwise go into Stratford town centre. This will inevitably lead to some extra localised traffic congestion at peak times, however, the traffic models indicate that the extreme gridlock described by the local resident in paragraph 3.1 of this report is unlikely to occur.
- 4.6 Condition 21 was imposed at the insistence of the Highway's Agency to minimise congestion on the A46 Trunk Road Network and not to prevent the localised congestion described by the local resident. As the Highway's Agency – the originators of the condition – now conclude that it is not necessary it is concluded that the County Planning Authority should defer to their expertise and accept the relaxation of the condition.

JOHN DEEGAN  
Director of Planning, Transport and Economic Strategy  
Shire Hall  
Warwick

15th September 2005



Scale 1: 6000

Ref No. S1739/05CC022

Drawn Thomas Cox



Regulatory Committee 27th September 2005

Subject

**Park & Ride Facility - Stratford**

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John Deegan  
Director of Plann  
and Economic St  
Shire Hall, Warwi

**Regulatory Committee – 27th September 2005**

**Park and Ride Facility, Stratford-upon-Avon –  
Removal of Condition 21**

**Application No: S1739/05CC022**

All conditions and limitations attached to planning permission S1739/01CC052 shall continue to apply except condition 21 which shall be deleted.

**Development Plan Policies and Proposals Relevant to the Decision to Grant Permission**

Warwickshire Structure Plan 1996 – 2011

- |       |     |   |
|-------|-----|---|
| (i)   | GD1 | (Overriding Purpose)                      |
| (ii)  | T1  | (Transport Objectives)                    |
| (iii) | T2  | (Transport Targets)                       |
| (iv)  | T7  | (Public Transport)                        |
| (v)   | ER1 | (Natural & Cultural Environmental Assets) |
| (vi)  | ER2 | (Environmental Impact of Development)     |

**Stratford on Avon District Local Plan May 2000**

- |       |      |                                     |
|-------|------|-------------------------------------|
| (i)   | ENV1 | (General Principals of Development) |
| (ii)  | ENV3 | (Pollution Control)                 |
| (iii) | TS7  | (Bus Park and Ride)                 |

**Reasons For The Decision To Grant Permission**

Condition 21 was imposed in order to protect the effectiveness and safety of the A46 but is no longer necessary in light of new traffic modelling and revised advice from the Highways Agency.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.