

Report of:	Head of Planning and Regeneration
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Portfolio Leaders:	Town Centre Regeneration and Economic Development and Planning
Key Decision:	No
Report Track:	Cabinet: 30/01/14

CABINET
30 JANUARY 2014
RUGELEY TOWN CENTRE TESCO AND TOWERS BUSINESS PARK -
IMPROVEMENTS TO PEDESTRIAN/CYCLE LINKS

1 Purpose of Report

- 1.1 To seek Cabinet approval to schemes of footpath/cycleway improvements between the Rugeley Tesco store, Rugeley Town Centre and Towers Business Park, and to approve expenditure of S106 funding in order to implement the schemes.

2 Recommendations

- 2.1 That Council be recommended to include the 'Rugeley Town Centre to Tesco and Towers Business Park - Improvements to Pedestrian/Cycle Links' schemes within the Capital Programme.
- 2.2 That, subject to the results of consultation, Cabinet authorise expenditure of the S106 funding to carry out the footpath/cycleway improvements as generally described in the report in partnership with Staffordshire County Council as highway authority and the Canals and Rivers Trust in relation to towpath/canal access works.
- 2.3 That the Head of Planning and Regeneration in consultation with the Leader for Town Centres Regeneration and the Leader for Planning and Economic Development be authorised to consult stakeholders on the draft schemes and to amend them in response to consultation.
- 2.2 That the land in District Council ownership shown hatched on Plan X be dedicated as highway to enable the town centre link scheme to be implemented.

3 Key Issues and Reasons for Recommendation

- 3.1 A key element of the decision to grant planning permission for the Tesco store and associated food and drink units at Leathermill Lane/Power Station Road Rugeley was the requirement for the development to fund an improved pedestrian/cycle link between the store and the town centre as part of the planning obligation (S106 agreement). The funding allocated for the link is £256,000, with a further £12,500 potentially available from the separate element in the agreement relating to town centre landscaping and environmental improvements.
- 3.2 The aim of this project is to maximise the opportunity for linked trips between the store and the town centre in order for the store to contribute to the overall vitality and viability of the town centre as envisaged in the policies of the Rugeley Town Centre Area Action Plan.
- 3.3 The proposals, described in more detail in paragraph 5.3 below, involve widening footpaths, improving crossing points, re-configuration of Forge Road public car park, tree planting and signage between the newly pedestrianised Leathermill Lane bridge and Brook Square. Some of the land required to deliver the scheme is owned by this Council and the rest is highway land.
- 3.4 It is intended that stakeholders be consulted on the draft scheme and that subject to this consultation the scheme will be implemented in 2014/15. Some of the scheme's works to St Paul's Road will be carried out as part of the County Council's planned resurfacing of the road in the first months of 2014.
- 3.5 A further component of the Tesco development is funding for improvements to pedestrian/cycle links between the store, the Trent & Mersey Canal and Towers Business Park. Funding in the Tesco S106 agreement of £103,000 is available for these purposes together with a further £10,000 from the recently completed McDonald's restaurant development at Towers and £12,490 from the Westbury Homes housing scheme at the Mossley adjoining the canal. The proposed scheme comprises a ramped access from Love lane to the canal, improvements to Love Lane, including the section between the railway bridge and Towers, improvements to the canal towpath and a new link between the towpath and Love lane between the the active and redundant railway bridges.

4 Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate Priorities as follows:

Environment and Planning

- Increase the economic, social and environmental prosperity of the District through delivery of sustainable development.
- Improve town centres through regeneration and management.

5 Report Detail

- 5.1 The projects are relevant to three of the five key objectives of the Rugeley Town Centre Area Action Plan –
- achieving a more competitive town centre,
 - having a centre which is accessible to all benefiting from increased pedestrian and cycle links and
 - providing high quality public spaces which complement the existing Conservation Areas, enhance the green infrastructure network and take full advantage of the Trent & Mersey Canal.
- 5.2 These objectives are articulated in five key policies. Policy RTC1 – Regeneration Strategy, recognises the contribution the Tesco store can make to the regeneration of the centre and to raising the canal’s profile within the town. Policy RTC3 Urban Design Principles proposes to extend and enhance pedestrian links between the town centre and canal. Policy RTC8 - Leathermill Lane/Trent and Mersey Canal Corridor, identifies the specific requirements of a pedestrianised Leathermill Lane canal bridge, a pedestrian/cycle priority route to the core town centre and an enhanced canal towpath. Policy RTC9 – Public Realm, promotes improved paving, signage, seating and soft landscaping. Policy RTC10 – Transport, identifies all the proposed improvements to footpath/cycle links proposed in the plan including these two proposals.
- 5.3 The draft scheme for the Tesco to town centre link is shown on Plan 1 attached. It proposes linking the newly pedestrianised Leathermill Lane canal bridge to Brook Square as follows –
- Widening and re-surfacing the footway alongside the ATS site.
 - Raised crossing of Mill Lane.
 - Widening and re-surfacing of footway along Forge Road, planting to rear and hedging/fencing to frontage of Council bungalows.
 - Upgrade Forge Road light controlled crossing to raised crossing.
 - Widening and re-surfacing of footway alongside the main Forge Road car park to Albion Street with new raised crossings, rationalisation of accesses to car park, re-configuration of car parking spaces, new planting.
 - Planting alongside newly refurbished boardwalk.
 - Signage at each end of the route.
- 5.4 A narrow strip of land currently comprising informal open space and at the front of gardens of Council bungalows in Forge Road will be required to be dedicated as highway. These areas are shown hatched on the attached Plan 2.

- 5.5 Consultation on the scheme is to be undertaken with Rugeley Traders Association, Rugeley Town Council and the Landor Society. The tenants of numbers 28 and 30 Forge Road are already being consulted on how the scheme might impact on their front gardens. The scheme will be carried out in partnership with Staffordshire County Council.
- 5.6 The Tesco to Towers scheme shown on Plan 3 involves –
- Ramped access to the canal from Love Lane adjoining the Leathermill Lane Bridge.
 - Towpath improvements and canal bank strengthening works between Leathermill Lane and the railway bridges
 - Improvements to Love Lane to provide a hard surfaced route under the active railway bridge to the junction of Power Station Road and the bypass adjoining McDonald's restaurant.
 - A hard surfaced route from the newly surfaced section of Love Lane to the canal between the active and redundant railway bridges.
- 5.7 A separate consultation on this scheme will be undertaken with the residents of Love Lane, McDonald's, The Premier Travel Inn/Colliers restaurant, Amazon, Rugeley Town Council, Brereton Parish Council, The Landor Society and the Inland Waterways Association. It will be carried out in partnership with the County Council and the Canals and Rivers Trust.

6 Implications

6.1 Financial

The schemes are not currently in the Council's capital programme but £393,990 (funded from S106 receipts) will now be included in the General Fund Budget & Capital Programme 2014/15 to 2016/17 report to Cabinet on 30/01/2014.

6.2 Legal

The Council is obligated by the terms of the Section 106 Agreement to use the funding from Tesco Stores Limited identified above to carry out physical improvements to pedestrian linkages between the store and the town centre and to improve those linkages by way of landscaping and environmental improvements. Both the Tesco and McDonald's S106 Agreements provide separate funding for the canal/Love Lane works also identified above, which the Council is required to use to deliver these improvements. The funding from Westbury Homes can be used to enhance public open space which includes the canal. By carrying out the proposed schemes described in paragraphs 5.3 to 5.7 above the Council would be complying with its obligations.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

None

6.5 Human Rights Act

None

6.6 Data Protection

None

6.7 Risk Management

None

6.8 Equality & Diversity

None

6.9 Best Value

None

7 Appendices to the Report

Plan 1	Draft scheme for Tesco to town centre link
Plan 2	Council land to be dedicated as highway.
Plan 3	Draft scheme for Tesco to Towers link

Previous Consideration

Background Papers

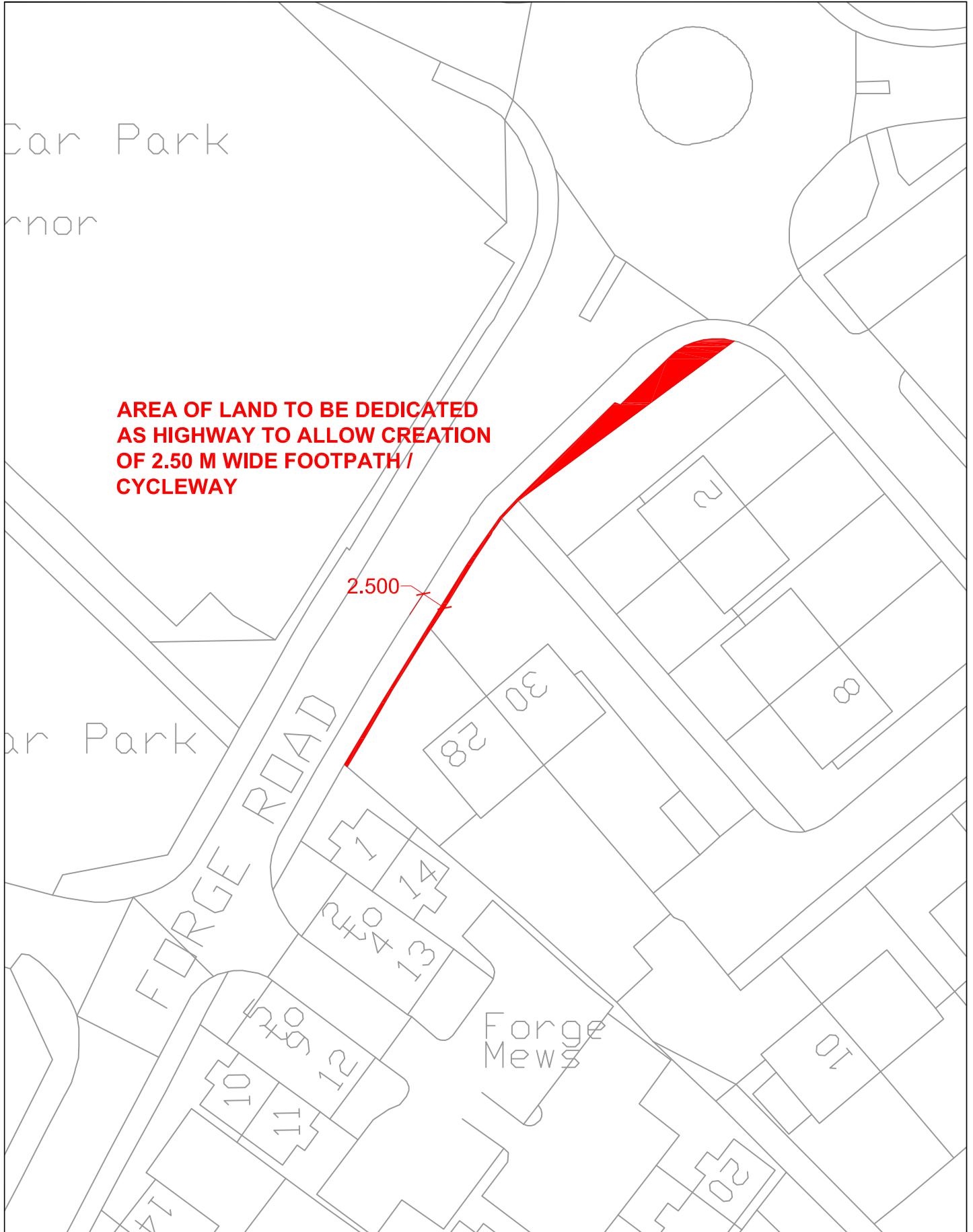
Rugeley Town Centre Area Action Plan (forming part of the submitted Cannock Chase Local Plan (Part 1).

Planning Obligation by agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) between Cannock Chase District Council, Staffordshire County Council and Tesco Stores Ltd dated 12/04/2011.

Planning Obligation by agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) between Cannock Chase District Council and McDonald's dated 08/05/2012.

ITEM NO. 17.6

Planning Obligation by agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) between Cannock Chase District Council and Westbury Homes Ltd dated 12/02/2001.





**TITLE PLAN 3
LOVE LANE CYCLE WAY AND CANAL TOWPATH IMPROVEMENTS
& ACCESS.**



SCALE OF PLAN 1/1250 @ A3

DATE 8th JANUARY 2014.

