

**IMPROVEMENTS TO VEHICULAR ENTRY AND EXIT ARRANGEMENTS
ARROW VALLEY CAR PARK, BATTENS DRIVE**

Relevant Portfolio Holder	Councillors Peter Fleming and Joanne Beecham
Portfolio Holder Consulted	Yes
Relevant Heads of Service	Guy Revans - Head of Environmental and Housing Property Services Ruth Bamford - Head of Planning, Regeneration and Leisure Services
Report Author	Job Title: Engineering Team Leader Contact email: pete.liddington@bromsgroveandredditch.gov.uk Contact Tel: 534108
Wards Affected	Winyates
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	Communities which are safe, well maintained and green
Non-Key Decision	

1. RECOMMENDATIONS

The Executive Committee is asked to RECOMMEND that: -

- i) A budget of £28.3k be added to the 2022/2023 Capital Programme to be funded from monies already received from Woodbine Group Ltd in order to pay for the improvement works set out in this report.**

2. BACKGROUND

- 2.1 The new Lidl retail store that is located on the former Health Club site, off Battens Drive, is accessed both for their customer and delivery use, via the existing vehicular access serving both the main Arrow Valley Park (AVP) car park and Countryside Centre. An agreement existed between the Council and the owners of the former Squash Centre (original use of the private site before changing to the Health Club), whereby vehicular access was permitted over this Council's owned access.
- 2.2 Discussions were held between Council Officers and the Consultants acting on behalf of Lidl during the Planning process, to try and come to an agreement on the proposed vehicular access arrangements. The Consultant's initial proposals were that the main access to the AVP car

park/Countryside Centre should take secondary status, in that they are to be served off the access to their store, which would take primary status (refer to Appendix 1 showing extract from the Planning application drawing).

- 2.3 In addition to the demotion of the Council's main vehicular access to its premier leisure park, allowing access to a retail store to take preferential treatment, the existing position of the access and egress serving the Council's main car park was also considered unacceptable. During certain periods, there will be a continuous traffic flow utilising all facilities, creating a major conflict point for vehicles at this car park entry/exit point, particularly as its located so close to the junction with Battens Drive.
- 2.4 After discussions with Lidl's Consultant, they agreed to alter the access layout to accord with Appendix 2. However, they refused to close the existing access/entry to the AVP car park, and construct a new access at their expense, in the position shown, together with ancillary works. However, during the construction works period of the Lidl site, Woodbine Group discovered that they required an unplanned separate easement across Council owned land, for a new electricity service to be laid that served the new retail store. They obviously approached the Council requesting such an agreement, with the proviso that it was completed in haste, so as not to affect their programmed opening date. With this available opportunity, Officers granted such an easement, within the time period requested, in exchange for a financial payment equal to the estimated cost for completion of the outstanding car park access and exit works. Woodbine Group agreed, and consequently easement agreements were completed, with the required payment being made

3. FINANCIAL IMPLICATIONS

- 3.1 Payment of £28,300 received from the Woodbine Group Ltd.

4. LEGAL IMPLICATIONS

- 4.1 There are no legal implications arising from this report.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 **Communities which are safe, well maintained and green** – As highlighted within the report, the completion of the improvements to the vehicular entry and exit arrangements for the AVP car park, will significantly improve the highway safety aspect of the access road serving AVP car park, Countryside Centre and Lidl's retail store.

Climate Change Implications

- 5.2 There are no Climate Change implications arising from this report.

6. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 6.1 There are no equality and diversity implications arising from this report.

Operational Implications

- 6.2 There are no operational implications arising from this report.

7. RISK MANAGEMENT

- 7.1 If the works as described were not undertaken, and if vehicular collisions occurred, resulting in injuries to persons, then it would be of course the responsibility of the parties involved to settle any claims through their own Insurance Companies. This Council should not be involved in any such matters, albeit occurring on a Council owned site. However, depending on the severity of any resulting injuries to persons involved, the responsible Insurance company may take the view that the Council has a case to answer, due to the 'poor' engineering layout of the junction with the existing car park exit/entry. Consequently, the proposed improvements would eliminate any such legal possibilities.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 – Extract of Lidl Planning application drawing showing proposed vehicular access arrangements.

Appendix 2 – Proposals put forward by Council for required completed vehicular access arrangements.

Executive Committee

06 December 2022

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holders	Councillors Peter Fleming and Joanne Beecham	17.10.2022
Lead Director/Head of Services	Guy Revans - Head of Environmental and Housing Property Services Ruth Bamford - Head of Planning, Regeneration and Leisure Services	17.10.2022
Financial Services	Peter Carpenter Director of Finance	22.09.2022
Legal Services	Claire Felton - Head of Legal, Democratic and Property Services	22.09.2022
Policy Team	Emily Payne Engagement and Equalities Advisor	22.09.2022
Climate Change Officers	Kath Manning - Climate Change and Energy Support Officer Anna Wardell-Hill Environmental Policy and Awareness Officer	22.09.2022