

SUBJECT:	Caldicot Linkage Scheme – Proposed use of S106 Funds
MEETING:	Cabinet
DATE:	8th June 2016
DIVISION/WARDS AFFECTED:	All

1. PURPOSE:

To consider re-allocating up to £30,000 from the S106 Newport Road Improvement fund to the Caldicot Linkage Scheme

RECOMMENDATIONS:

- 1.1** That Cabinet agrees to the re-allocation of up to £30,000 from the S106 Newport Road Improvement fund to enable the Caldicot Linkage Scheme project.

2. KEY ISSUES:

- 2.1** As a consequence of achieving planning consent for the supermarket development in Caldicot, the Council committed to undertaking a number of improvement schemes within the town centre. A S106 was entered into which allocated £200,000 to the Linkage Scheme, £200,000 to Newport Road improvements and £225,000 to the Town Team.
- 2.2** The Caldicot linkage scheme involves the improvement of the Waitrose car park, service road and footways which join the Asda development to the town centre. The land is pre-dominantly in the ownership of London & Cambridge and the Council has worked with the landowner in commissioning a scheme that will create a cohesive link as well as meet the operational requirements of the car park and the service road users.
- 2.3** The agreed scheme was tendered and a value engineering exercise was undertaken to reduce the costs of the scheme as all of the tenders received were in excess of the budget available. Following this exercise the scheme was re-tendered and whilst the costs did reduce slightly we are still in a position where the budget allocation is insufficient.

2.4 The community, Town Council and traders are keen to see this scheme implemented. It is therefore proposed that up to £30,000 of the Newport Road Improvements S106 allocation is allocated to this budget to enable the scheme to proceed. The Town Team have been working with a task group to develop a visioning document on how to improve the town centre and Newport Road and this will be presented to members in due course.

2.5 For trading reasons it is essential that if the scheme is to be implemented it is done so as soon as possible to minimise the impact on the Christmas trade period for local businesses.

4. REASONS:

4.1 The development of the superstore was designed to increase footfall within the Caldicot town centre. Whilst the supermarket creates an anchor presence the pedestrian journey into the town centre involves conflicts with moving vehicles exiting the car park has poor aesthetic and environmental appeal and is poorly defined. The proposed linkage scheme will amend the vehicle flows within the car park to create an in out arrangement on Woodstock way thereby removing the majority of the vehicle conflict. The surfaces will be treated in a similar way to the public realm outside the Caldicot hub with the laying of block pavers creating a logical and clear path and environmental improvements will be made. A directional totem is also included within the design to signpost businesses.

4.2 The scheme was designed on the basis of a number of consultations and is widely supported both for its physical improvements and its potential to improve the pedestrian experience and therefore footfall into the town centre.

4.3 London & Cambridge have agreed to the scheme and are contributing to the financial costs, albeit that a shortfall remains.

5. RESOURCE IMPLICATIONS:

5.1 The S106 funding had been received by the Council, albeit that no costs have been incurred to date against the Newport Road Improvement allocation as the project has yet to be agreed.

No capital funding is available to meet the shortfall as the capital receipt received from the sale of the site was allocated to the 21st Century Schools programme in line with Council policy,

6. FUTURE GENERATIONS AND EQUALITY IMPLICATIONS:

- 6.1 The proposals will have a positive impact on the local town centre and contributes to the future generation principles.

There are no equality implications.

7. SAFEGUARDING AND CORPORATE PARENTING IMPLICATIONS

There are no safeguarding or corporate parenting implications associated with this report.

8. BACKGROUND PAPERS:

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9. AUTHORS:

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