

Shirley Advance

Parkgate Shirley

Summary Proof of
Evidence of Johnny Ojeil

SMBC8/1

ARUP

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CPO and Stopping up
Order Inquiry

April 2008

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1 Qualifications and Experience of Witness

- 1.1 My name is Johnny Ojeil and I am representing Shirley Advance.
- 1.2 I am a Master of Science (Engineering) in Transportation and Traffic Planning and a Chartered Transport Planner and Member of the Institution of Highways and Transportation.
- 1.3 I am a Director of Arup and have worked on a variety of transportation projects in the United Kingdom and overseas including over 300 developments that include offices, residential, retail and business parks.

2 Scope of Evidence

- 2.1 My Proof of Evidence (PoE), SMBC8/2, deals with objections raised by Compulsory Purchase Order (CPO), core document CD/B/4, and the Stopping up Order, core document CD/D/1, in relation to the proposed Parkgate development at Shirley, Solihull.
- 2.2 I have responded in full to each of the objections in my Proof of Evidence, and a full list of objections is included in **Appendix A** of my Appendices to Proof of Evidence, SMBC8/3.
- 2.3 This Summary Proof of Evidence provides an overview of the issues.

3 Technical Case for the Scheme

- 3.1 The development is located on land to the rear of the A34 Stratford Road, in Shirley, Solihull. The site broadly forms a triangle, with Shirley Park on the western boundary, existing development fronting to A34 Stratford Road forming the eastern boundary and Haslucks Green Road the northern boundary.
- 3.2 Shirley Town centre extends from Haslucks Green Road in the north, along the A34 Stratford Road to Solihull Road in the south. Shirley Town centre is linear in nature with retail and commercial premises fronting both sides of the A34 Stratford Road.
- 3.3 Servicing arrangements for the retail premises fronting on to the A34 Stratford Road comprise of a combination of rear servicing and servicing from the service roads in front of the individual units. The areas for which servicing are affected by the scheme comprise of 146-172 Stratford Road and 192-206 Stratford Road.
- 3.4 146-150 Stratford Road, Woolworths, has no rear servicing and is serviced via the service road layby. Servicing arrangements for Woolworths will not be affected.
- 3.5 152-160 Stratford Road is occupied by Dominos Pizza, Age Concern, Shirley Temple Restaurant and a vacant unit (north to south). These units can be serviced from the service road to the front of the units as well as rear servicing. Access to the service area is provided via the existing one-way service road which runs between 160 Stratford Road and 162 Stratford Road.
- 3.6 162-170 Stratford Road is occupied by Adams, Cancer Research and Blockbuster (north to south). These units can be serviced from the service road in front of the units and from a shared service yard to the rear.
- 3.7 172 Stratford Road is occupied by Wilf Gilbert and can be serviced from the service road in front of the unit as well its own service yard to the rear.
- 3.8 192-206 Stratford Road is occupied by Nandos, A and N, The Branded Clothing Store, It's a Pound, The Holiday Warehouse, Pruden, Rogans and Debra (north to south). These units can be serviced from the service road in front of the units and from a shared service yard to the rear. Access and egress to the service yard is presently provided via the existing Shirley Shopper Car Park access and via the rear of Westminster House and the former Bank of Ireland.
- 3.9 To facilitate the development, modifications are proposed to the highway network and the design of the scheme necessitates the loss of the existing access road and new servicing arrangements are proposed.
- 3.10 Servicing for 152-172 Stratford Road will be provided in a shared service yard combined with the servicing facilities for the Parkgate development.
- 3.11 Servicing for 192-206 Stratford Road will revert back to the existing access between Westminster House and 192 Stratford Road. This therefore requires the closure of the existing access road and the associated Stopping up Orders.

