

## **S278 Creswell Grove, Stafford – Briefing Note**

Outline planning permission for the development at 'Land South of Creswell Grove adjoining the M6, Creswell, Stafford' was granted on 16<sup>th</sup> May 2019 under reference '17/27028/OUT'.

A Major Works Agreement application for the associated highway works was submitted by Strawsons Holdings Limited (the Developer) in September 2019. The Developer's design consultant worked with Staffordshire County Council (SCC) and National Highways (NH) to progress the detailed design.

This process ran until 2024, when technical approval was granted by National Highways in September 2024, followed by Staffordshire County Council approval in November 2024. During this period the Principal Contractor liaised with SCC and NH Network Management teams to discuss the traffic management proposals to deliver the works.

The Section 278 (S278) Agreement was completed in February 2025. However, the agreement included a number of preconditions that were required to be satisfied prior to execution of the S278 works contract. The Developer progressed these requirements throughout 2025 and early 2026.

Delivery of the highway works was constrained by road space availability, preventing commencement prior to January 2026.

The Developer has undertaken a tender process and appointed Alto Construct Ltd as the Principal Contractor. Alto Construct Ltd is approved by both SCC and NH to undertake works on the highway network.

Alto Construct Ltd has developed the construction programme to deliver the works. The works include: the provision of an additional traffic lane on Creswell Grove, the formation of the site access to the development, a puffin crossing on Creswell Grove, improvements to pedestrian and cycle facilities and associated highway, drainage and utilities works.

The temporary traffic management proposals have been reviewed and accepted by SCC's and National Highways' Traffic and Network Management teams. The construction durations and working arrangements have been determined by Alto Construct Ltd to ensure the works are delivered efficiently and safely. With a contract value of £1.25 million, the scheme is complex and cannot be considered a minor or straightforward access.

Alto Construct Ltd secured approval from the SCC Traffic and Network Management team on the 26<sup>th</sup> March 2026 for road space. This included temporary traffic regulation orders and traffic management measures to

support a 5<sup>th</sup> May 2026 start date, with traffic management being installed on the 11<sup>th</sup> May 2026.

While Alto Construct Ltd's application to SCC Traffic and Network Management was deemed adequate, the Developer had not discharged the preconditions set out in the S278 Agreement. SCC and Amey have been working to ensure that the land transfer and Section 6 Agreement required to undertake works were in place to facilitate a start on 5<sup>th</sup> May 2026. As a result, advanced stakeholder communications were delayed, as it could not be guaranteed that the project would proceed.

On the 15<sup>th</sup> April 2026, the land transfer and the Section 6 Agreement between National Highways and Staffordshire County Council were completed. This allowed stakeholder communications to be issued on 17<sup>th</sup> April 2026.