

Proposed Decision to be taken by the Deputy Leader and Portfolio Holder for Finance and Property on or after 15 September 2017

Addition of two Developer-funded Highway Schemes to the Capital Programme

Recommendation

That the Deputy Leader (Finance and Property) gives approval to add the following schemes to the 2017/2018 capital programme subject to the applicable Section 278 Agreements with the Developers being signed which will provide for 100% of the funding.

- A446 Lichfield Road, Coleshill. Developer – Prologis. Approximate cost £150k
- C104 Milcote Road, Welford-on-Avon. Developer – Spitfire Homes. Approximate cost £200k

1.0 Key Issues

- 1.1 On 23 May 2017 Council reconfirmed the delegated power to the Leader, or body nominated by them, to approve the addition to the capital programme of projects costing less than £2.0 million, which are fully funded from external grants, developer contributions or from revenue. The Deputy Leader and Portfolio Holder for Finance and Property is that nominated body.
- 1.2 These schemes will be fully funded by developer contributions ring-fenced for the works specified. For developer funded schemes there are no alternative uses for the contributions and the addition of these schemes will not affect the overall level of available capital resources.
- 1.3 Within the following sections of this report there are references to plans showing the proposed highway improvements in accordance with the appropriate planning decisions. These schemes are subject to on-going technical approval processes and the final detail of the schemes may differ slightly to those shown here.

2.0 A446 Lichfield Road, Coleshill

- 2.1 A planning application was submitted to North Warwickshire Borough Council by Prologis UK and E.On UK plc for redevelopment of part of a former electricity power station. Planning permission was granted on 09 June 2017 (ref: PAP/2016/0399) and this requires the Developer to implement a scheme at the Hams Hall roundabout to provide mitigation for the development. A plan showing the current design of the proposed highway improvements is included in **Appendix A**, however this may be subject to change as the detailed design evolves.

2.2 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the works at an estimated cost of **£150,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during October 2017 and, subject to the signing of the S278 agreement, works are expected to commence in January 2018 and be completed within the 2017/2018 financial year.

3.0 C104 Milcote Road, Welford-on-Avon

2.1 A planning application was submitted to Stratford-on-Avon District Council by Mr and Mrs Glandfield for a residential development of up to 14 dwellings. Planning permission was granted on appeal on 26 November 2015 (ref: 14/02662/OUT and APP/J3720/W.15/3129437) and this requires the Developer to carry out localised footway and carriageway widening for the development, which is being taken forward by Spitfire Homes. A plan showing the current design of the proposed highway improvements is included in **Appendix B**, however this may be subject to change as the detailed design evolves.

2.2 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the works at an estimated cost of **£200,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during November 2017 and, subject to the signing of the S278 agreement, works are expected to commence in February 2018 and be completed within the 2017/2018 financial year.

Background papers

None

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The report was circulated to the following members prior to publication:

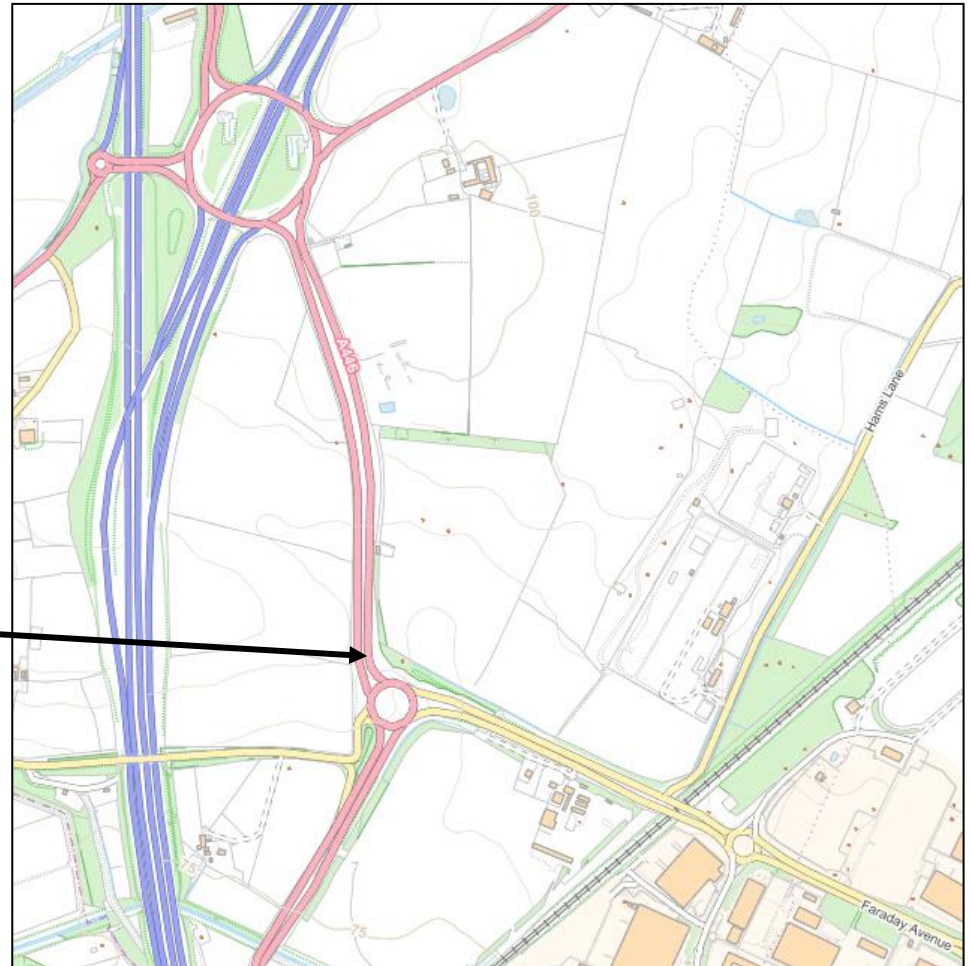
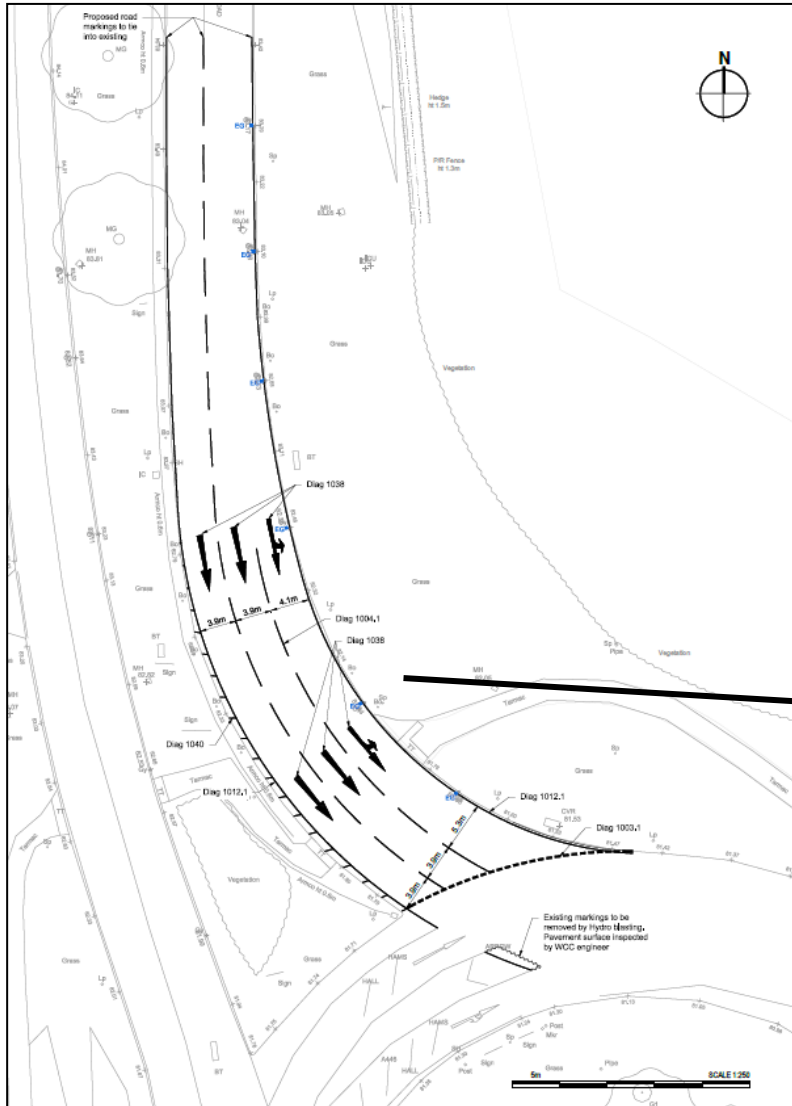
Local Members:

A446 Lichfield Road, Coleshill: Cllr Reilly (Coleshill North and Water Orton)

C104 Milcote Road, Welford-on-Avon: Cllr Brain (Bidford and Welford)

Other Members:

Cllr Boad, Cllr Birdi, Cllr O'Rourke, Cllr Timms





**S278 scheme:
C104 Milcote Road, Welford on Avon**