

Proposed Decision to be taken by the Deputy Leader (Finance and Property) on or after 20 October 2017

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

Recommendation

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.

- A47 The Long Shoot (Callendar Farm), Nuneaton. Developer – Jelson Ltd. Approximate cost £150k
- C12 Plough Hill Road, Galley Common. Developer – Taylor Wimpey. Approximate cost £300k

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 (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 A47 The Long Shoot (Callendar Farm), Nuneaton

- 2.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Callendar Farm Ltd for redevelopment of land at Cresswells Farm, The Long Shoot, to erect up to 150 dwellings. Planning permission was granted on 21 March 2016 (ref: 032578) and this requires the Developer to make alterations on the highway including the construction of a new refuge island and changes to road markings. The development is now being taken forward by Jelson Ltd. 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. It is currently proposed to deliver the works utilising the highway maintenance contract. Under the agreement the costs will be fully funded by the Developer. 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 C12 Plough Hill Road, Galley Common

3.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Gladman Developments Ltd for a residential development of up to 262 dwellings. Planning permission was granted on appeal on 17 August 2015 (ref: 033156) and this requires the Developer to install a Puffin crossing and associated footway works near Galley Common School, and to amend parking arrangements at the northern end of Plough Hill Road. The development is now being taken forward by Taylor Wimpey.

3.2 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. The installation of a controlled pedestrian crossing will be subject to a separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Environment.

3.3 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 **£300,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during January 2018 and, subject to the signing of the S278 agreement, works are expected to commence in March 2018 and will be completed within the 2018/2019 financial year.

Background papers

None

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

Local Members:

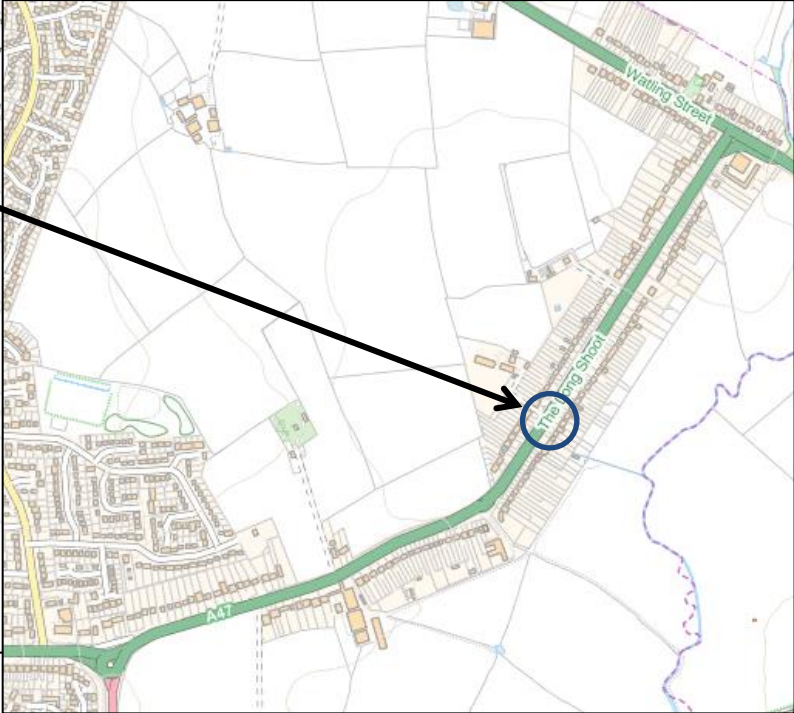
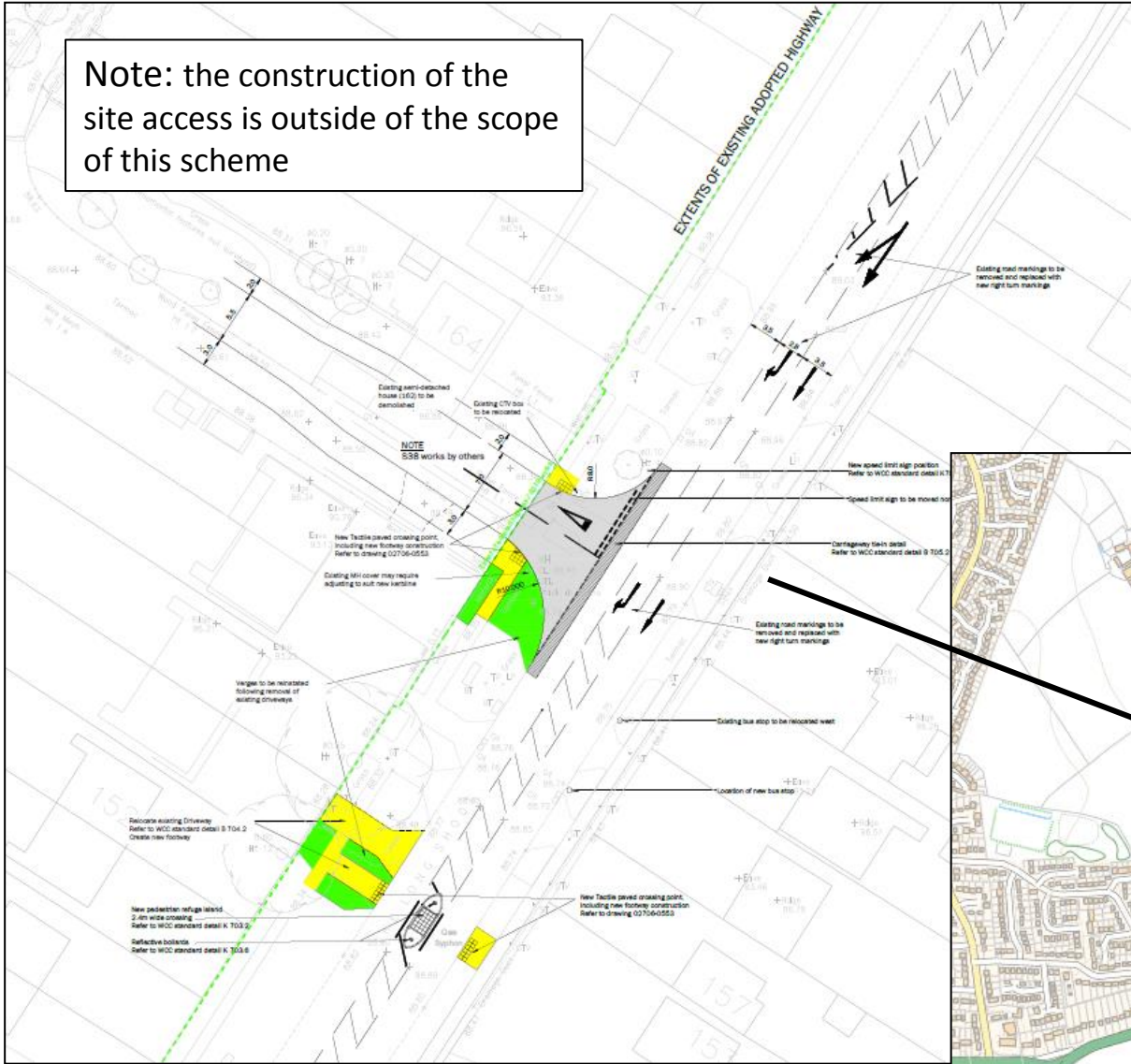
A47 The Long Shoot: Cllr Clarke (Nuneaton East)

C12 Plough Hill Road, Galley Common: Cllr Gissane (Galley Common), Cllr Bell (Hartshill and Mancetter)

Other Members:

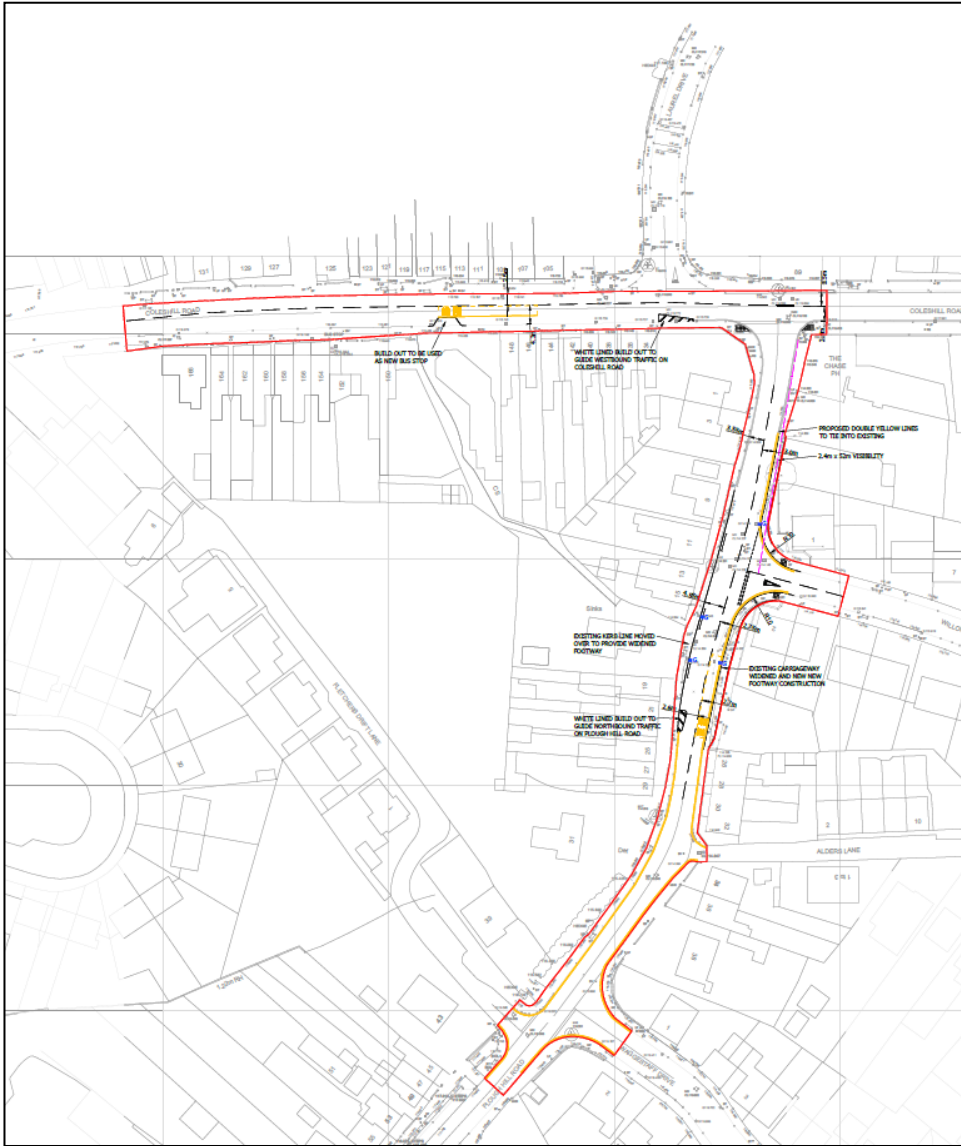
Cllr Birdi, Cllr Boad, Cllr O'Rourke, Cllr Timms

Note: the construction of the site access is outside of the scope of this scheme



S278 scheme:
A47 The Long Shoot, Nuneaton

Appendix B (1)



Extracts from Travis Baker drawing 16018-S278-1 and the Design and Access statement

S278 scheme:
C12 Plough Hill Road, Galley Common

Appendix B (2)

