

Proposed Decision to be taken by the Deputy Leader (Finance and Property) on or after 16 March 2018

Addition of five Developer-funded Schemes to the 2018/2019 Capital Programme

Recommendations

- 1) The Deputy Leader (Finance and Property) gives approval to add the following four highway improvement schemes to the 2018/2019 capital programme subject to the applicable Section 278 Agreements with the Developers being signed which will provide for 100% of the funding
 - A3400 London Road, Shipston-on-Stour. Developer – Orbit Homes. Approximate value £450k
 - A425 Daventry Road, Southam. Developer – Taylor Wimpey. Approximate value £1.3m
 - C8 Trinity Road, Kingsbury. Developer – St Modwen. Approximate value £1.5m;
 - D538 Station Road, Coleshill. Developer – Aldi Stores. Approximate value £150k.

- 2) The Deputy Leader (Finance and Property) gives approval to add the following scheme to the 2018/2019 capital programme for which a S106 agreement is in place which provides for 100% of the funding
 - CCTV/UTC integration scheme on A3400 Birmingham Road, Stratford-upon-Avon. Developer – Bellway Homes. Value £85k.

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 A3400 London Road, Shipston-on-Stour

- 2.1 A planning application was submitted to Stratford-on-Avon District Council by Orbit Homes for the erection of up to 55 dwellings on land off London Road, Shipston-on-Stour. Planning permission was granted on appeal on 15 October 2015 (ref: 13/02360/OUT and APP/J3720/W/15/3007063) and this requires the Developer to construct a ghost island right turn lane junction. 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 **£450,000** including fees and 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 June 2018 and be completed within the 2018/2019 financial year.

3.0 A425 Daventry Road, Southam

- 3.1 A planning application was submitted to Stratford-on-Avon District Council by Orbit Homes for the erection of up to 535 dwellings on land between Daventry Road and Welsh Road East, Southam. Planning permission was granted on appeal on 16 December 2016 (ref: 15/04473/OUT) and this requires the Developer to construct an access from Daventry Road prior to first occupation and to have submitted plans for improvement works at A423 Southam Road / A425 Daventry Road and at A423 Southam Road / A425 Leamington Road, both of which need to be implemented before 50% of the dwellings are occupied. Plans showing the current designs of the proposed highway improvements are included in **Appendix B**, however these may be subject to change as the detailed design evolves.
- 3.2 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 **£1,300,000** including fees and under the agreement the costs will be fully funded by the Developer. Subject to the signing of the S278 agreement, works on the Daventry Road access are expected to commence in June 2018 and be completed within the 2018/2019 financial year. The remaining works will be undertaken in a future financial year and the capital programme entry will be carried forward.

4.0 C8 Trinity Road, Kingsbury

- 4.1 A planning application was submitted to North Warwickshire Borough Council by St Modwen Developments Ltd for a development of industrial units on land south east of M42 Junction 10 between Kingsbury and Tamworth. Planning permission was granted on appeal on 28 November 2016 (ref: PAP/2014/0648 and APP/R3705/W/15/3136495) and this requires the Developer to install a traffic signal junction for access.
- 4.2 A plan showing the current design of the proposed highway improvements is included in **Appendix C**, however this may be subject to change as the

detailed design evolves. The installation of a traffic signal controlled junction 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.

- 4.3 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 **£1,500,000** including fees. 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 July 2018 and will be completed within the 2018/2019 financial year.

5.0 D538 Station Road, Coleshill

- 5.1 A planning application was submitted to North Warwickshire Borough Council by Aldi Stores Ltd for a new food store on Station Road, Coleshill. Planning permission was granted on 12 April 2016 (ref: PAP/2015/0525) and this requires the Developer to install a Puffin crossing.
- 5.2 A plan showing the current design of the proposed highway improvement is included in **Appendix D**, however this may be subject to change as the detailed design evolves. The installation of a Puffin 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.
- 5.3 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 **£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 July 2018 and be completed within the 2018/2019 financial year.

6.0 A3400 Birmingham Road, Stratford-upon-Avon

- 6.1 A planning application was submitted to Stratford-on-Avon District Council by Bellway Homes for the erection of 60 dwellings off Birmingham Road, Stratford-upon-Avon. Planning permission was granted on 21 October 2014 (ref: 13/02542/OUT).
- 6.2 The Developer has entered into a S106 agreement with Warwickshire County Council which includes the requirement for a contribution of **£85,000** to be made for the integration of existing CCTV cameras operated by Stratford District Council with Warwickshire County Council's UTC (urban traffic control) monitoring system. These works will be delivered by the County Council's Traffic Control and Information Systems Team. It is necessary to add this scheme to the 2018/2019 Capital Programme in order to deliver the works.

Background papers

None

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

Local Members:

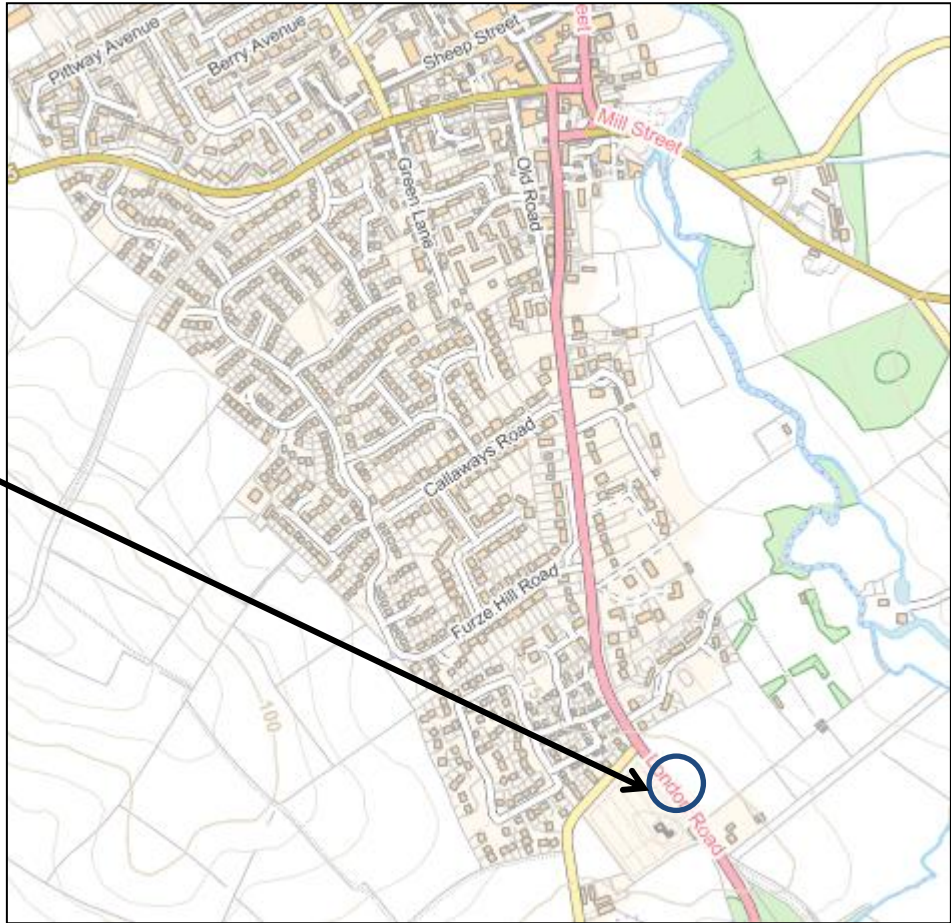
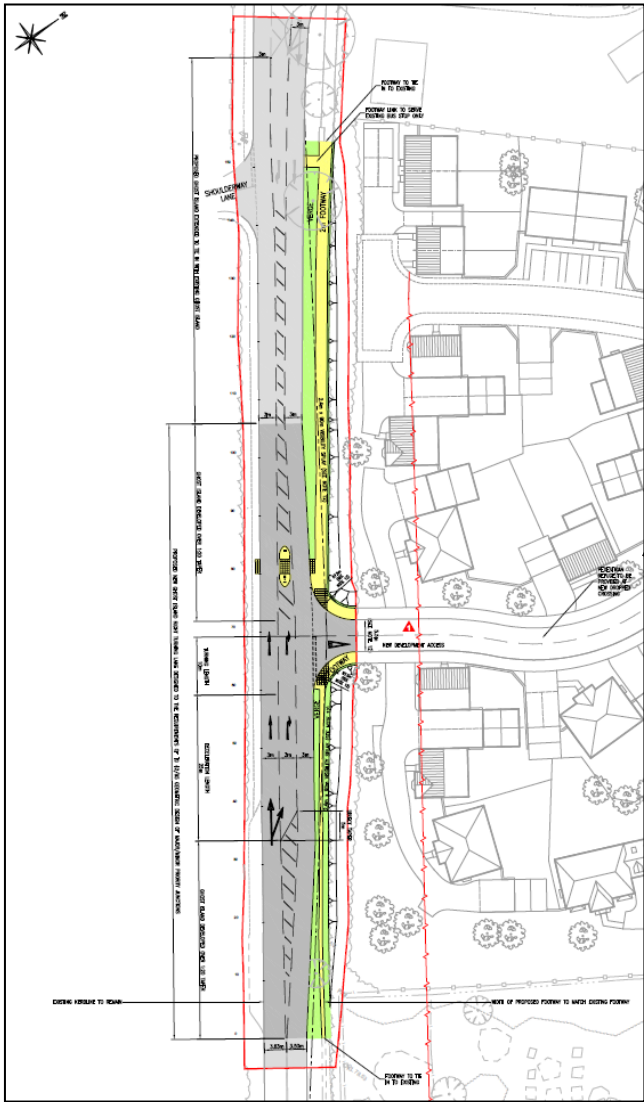
A3400 London Road, Shipston-on-Stour – Cllr Barker (Shipston)
A425 Daventry Road, Southam – Cllr Crump (Southam, Stockton and Napton)
C8 Trinity Road, Kingsbury – Cllr Reilly (Coleshill North and Water Orton)
D538 Station Road, Coleshill – Cllr Reilly (Coleshill North and Water Orton)

A3400 Birmingham Road, Stratford-upon-Avon – Cllr Lloyd (Stratford North)

Other Members:

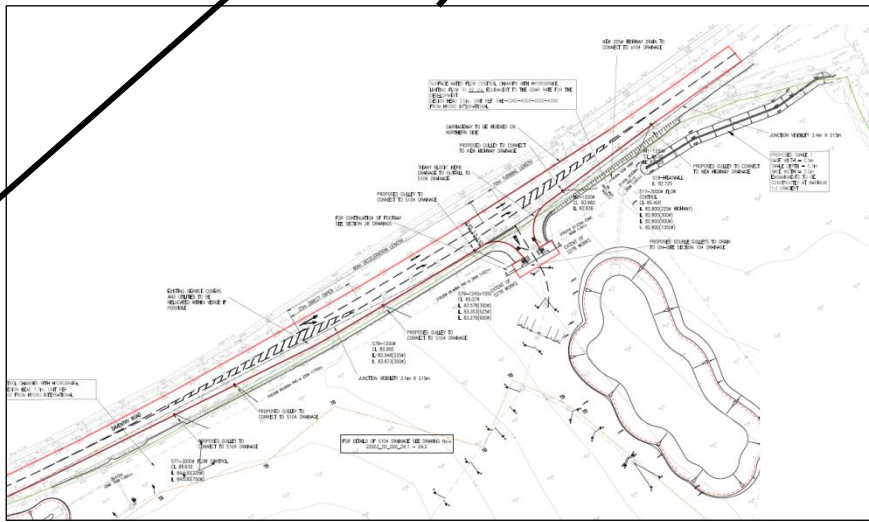
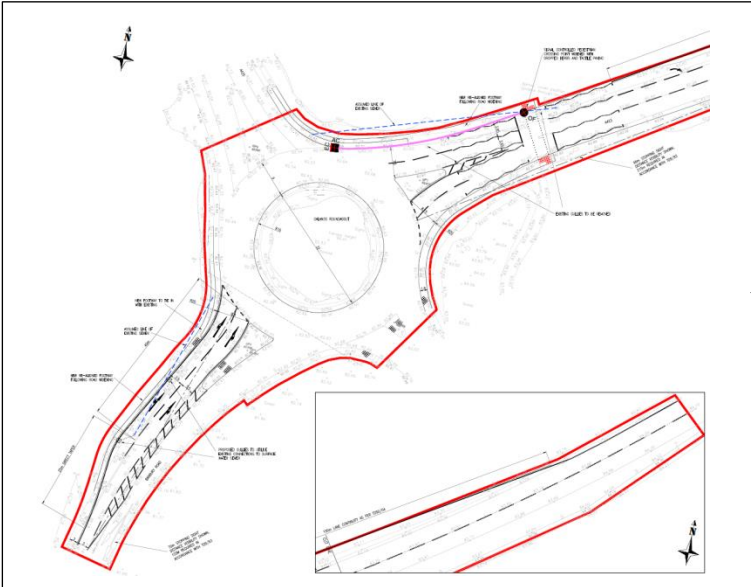
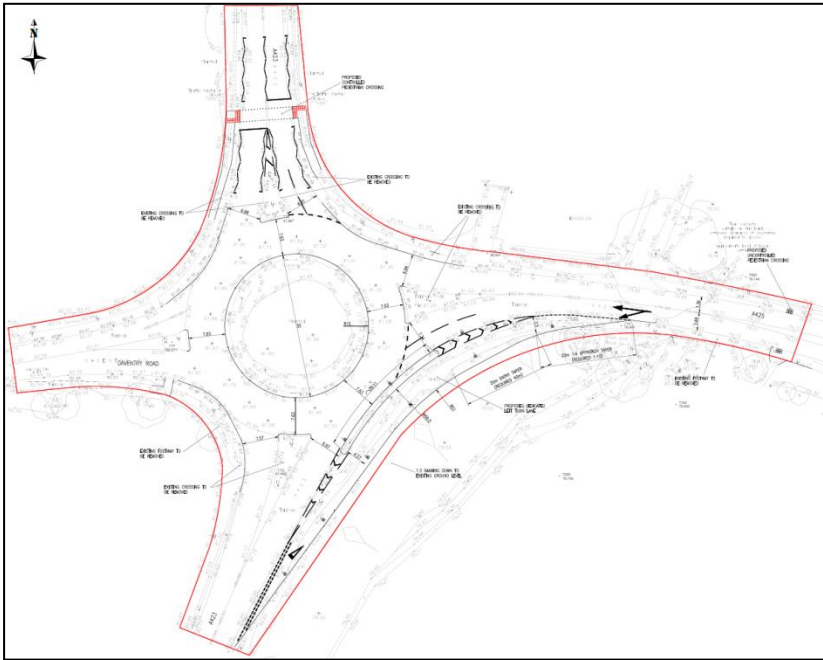
Cllr Boad, Cllr Birdi, Cllr O'Rourke, Cllr Timms

Appendix A



S278 scheme:
A3400 London Road,
Shipston-on-Stour

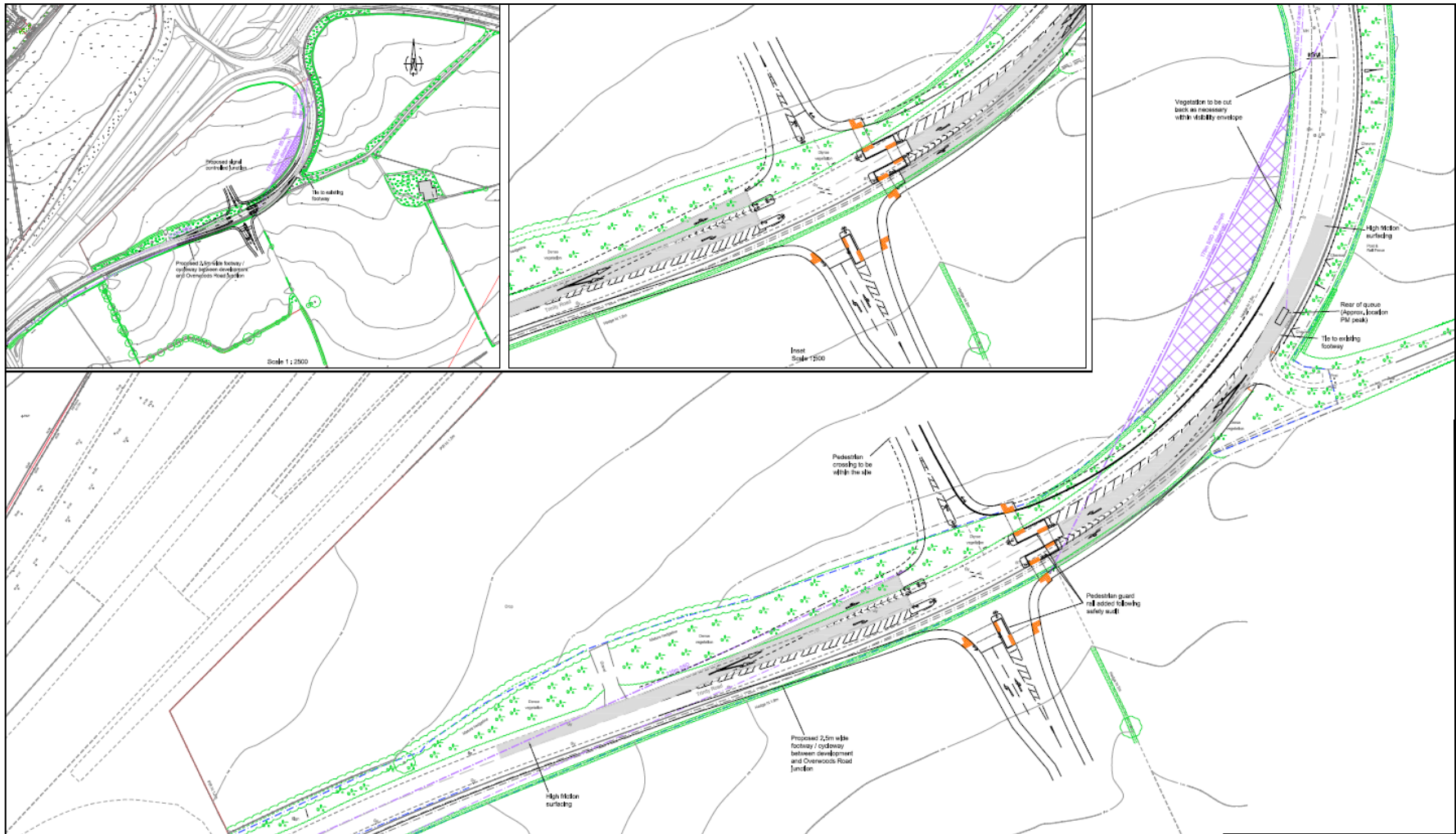
Appendix B



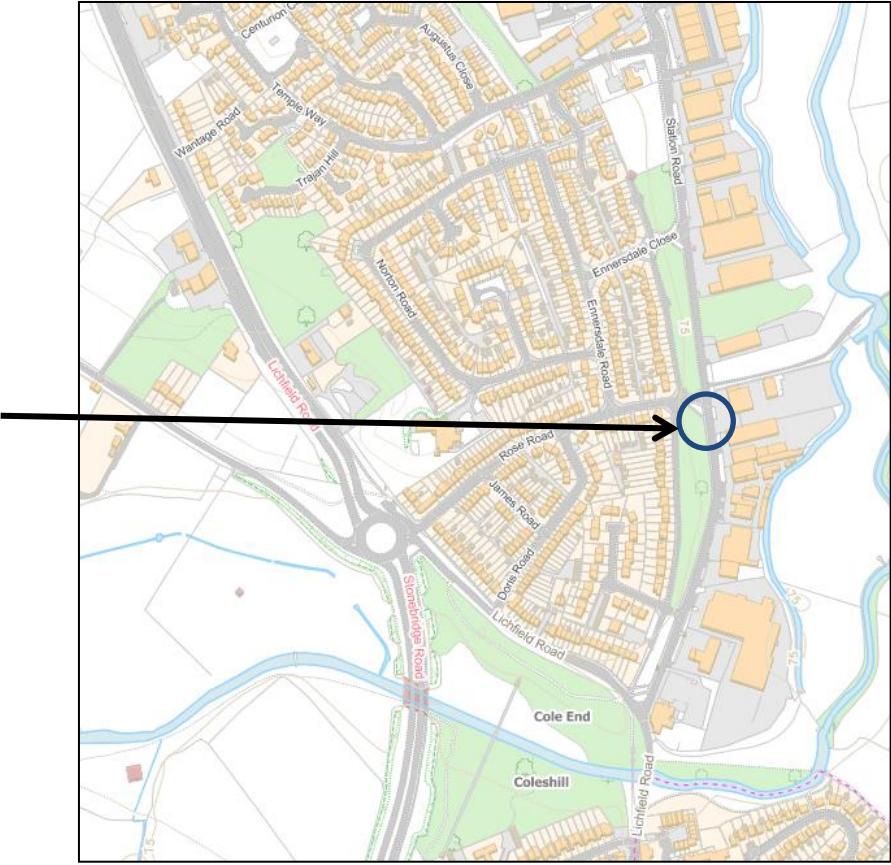
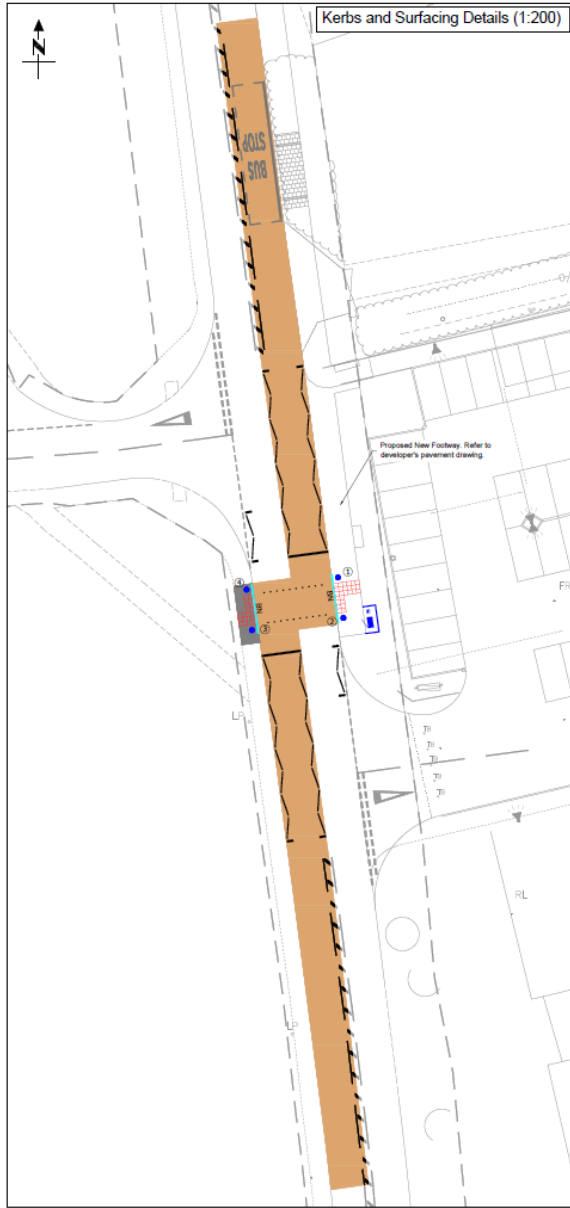
Extracts from M-EC drawings 22553_03_020_100, _300 and _400, and WCC OS mapping licence 100019520

S278 scheme:
A425 Daventry Road, Southam

Appendix C



Appendix D



S278 scheme:
D538 Station Road, Coleshill