

Proposed Decision to be taken by the Deputy Leader (Finance and Property) on or after 15 June 2018

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

Recommendation

The Deputy Leader (Finance and Property) gives approval to add the following highway improvement schemes to the 2018/2019 capital programme subject to the applicable (Highways Act, 1980) Section 278 Agreements with the Developers being signed which will provide for 100% of the funding

- B4455 Fosse Way / B4100 Banbury Road, Lighthorne Heath. Developer – Jaguar Land Rover. Approximate value £400k
- B4455 Fosse Way / A425 Southam Road, Radford Semele. Developer – CEG Land Promotions Ltd. Approximate value £350k
- B4455 Fosse Way / C43 Harbury Lane, Harbury. Developer – CEG Land Promotions Ltd. Approximate value £600k
- B4100 Banbury Road / Meadow Close, Lighthorne Heath. Developer – CEG Land Promotions Ltd. Approximate value £250k
- B4100 Banbury Road / Kingston Grange site access, Lighthorne Heath. Developer – CEG Land Promotions Ltd. Approximate value £250k
- B4100 Banbury Road / site access to land adjacent to the Old Gated Road, Lighthorne Heath. Developer – IM Properties Development Ltd. Approximate value £400k

1.0 Key Issues

- 1.1 On 15 May 2018 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 section of this report there are references to plans showing the proposed highway improvements in accordance with the appropriate planning conditions. These schemes are subject to on-going technical approval processes and the final detail of the schemes may differ slightly to that shown here.
- 1.4 CEG Land Promotions Ltd and IM Properties Development Ltd are the Developers of the parcels of land known collectively as Gaydon Lighthorne Heath. The S278 schemes referred to in this report are those which are

currently being progressed. Further S278 schemes will come forward in accordance with the relevant planning conditions.

2.0 Developer: Jaguar Land Rover

- 2.1 Two planning applications were submitted to Stratford-on-Avon District Council by Jaguar Land Rover for the erection of new buildings for research, development and testing of vehicles. Planning permission was granted on 04 August 2016 (ref: 16/00288/FUL and 16/00295/FUL). The planning permissions require the Developer to design improvements to the roundabout at B4455 Fosse Way / B4100 Banbury Road (known locally as the 'Harwoods House' junction) and to the B4455 Fosse Way / A425 Southam Road roundabout. The details of the design, delivery and timing of the improvements are to be submitted to the local planning authority for approval.
- 2.2 Plans showing the current design of the proposed highway improvement for Fosse Way / Banbury Road is included in **Appendix A**, however this may be subject to change as the detailed design evolves.
- 2.3 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 **£400,000 in respect of Fosse Way / Banbury Road** 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 be completed within the 2018/2019 financial year.
- 2.4 The County Council will also include within the agreement an obligation on Jaguar Land Rover to make a financial contribution to the delivery of the Fosse Way / Southam Road scheme. This would fulfil Jaguar Land Rover's planning condition whilst the actual delivery of the scheme will be progressed with CEG Land Promotions Ltd (see below).

3.0 Developer: CEG Land Promotions Ltd

- 3.1 A planning application was submitted to Stratford-on-Avon District Council by CEG Land Promotions Ltd and the Bird Group of Companies for residential development of up to 2000 houses with community facilities. Planning permission was granted on 14 December 2017 (ref: 15/00976/OUT). The planning permissions require the Developer to design improvements to:
 - a) the roundabout at B4455 Fosse Way / A425 Southam Road;
 - b) the crossroads at B4455 Fosse Way / C43 Harbury Lane;
 - c) the junction of B4100 Banbury Road / Meadow Close;
 - d) the access to the B4100 Banbury Road / Kingston Grange site (west of Banbury Road).The details of the design of the improvements are to be submitted to the local planning authority for approval and are to be completed in accordance with the occupation conditions within the planning consent.
- 3.2 Plans showing the current design of the proposed highway improvements are included in **Appendix B**, however this may be subject to change as the detailed designs evolve. As both Jaguar Land Rover and CEG are required to

make improvements at the Fosse Way / Southam Road roundabout, a single scheme will be implemented.

- 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 estimated costs of:
- a) **£350,000 in respect of Fosse Way / Southam Road;**
 - b) **£600,000 in respect of Fosse Way / Harbury Lane;**
 - c) **£250,000 in respect of Banbury Road / Meadow Close;**
 - d) **£250,000 in respect of Banbury Road / Kingston Grange site access;**
- to include 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 be completed within the 2018/2019 financial year.

4.0 Developer: IM Properties Development Ltd

- 4.1 A planning application was submitted to Stratford-on-Avon District Council by IM Properties for a residential development of up to 1000 dwellings and community facilities. The planning application reference is 15/04200/OUT and the decision is expected soon. The draft planning conditions include for the construction of a roundabout to provide access to the development. The Developer has progressed the design in anticipation of planning consent.
- 4.2 A plan showing the current design of the proposed highway improvement is included in **Appendix C**, however this may be subject to change as the detailed design evolves.
- 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 **£400,000** including fees and under the agreement the costs will be fully funded by the Developer. Subject to planning consent being given and the signing of the S278 agreement, works are expected to 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:

Cllr Caborn – Budbrooke and Bishop’s Tachbrook

Cllr Falp – Whitnash

Cllr Parry – Wellesbourne

Cllr Redford – Cubbington and Leek Wootton

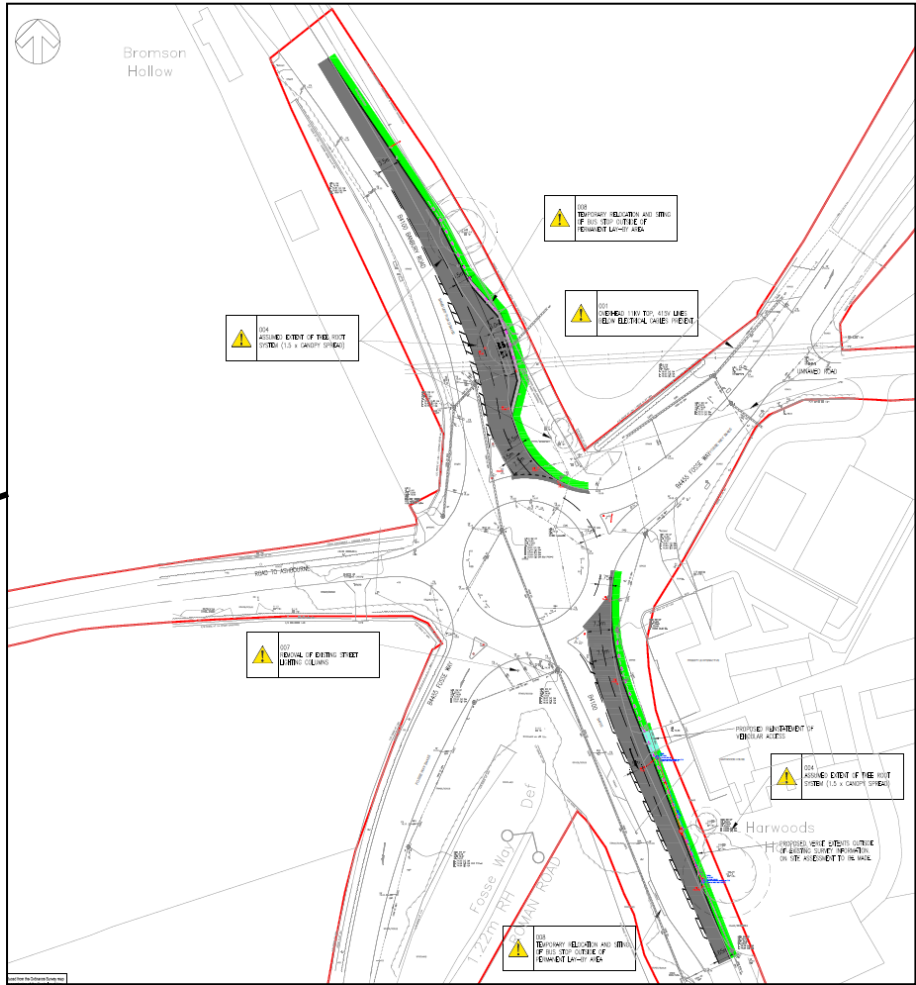
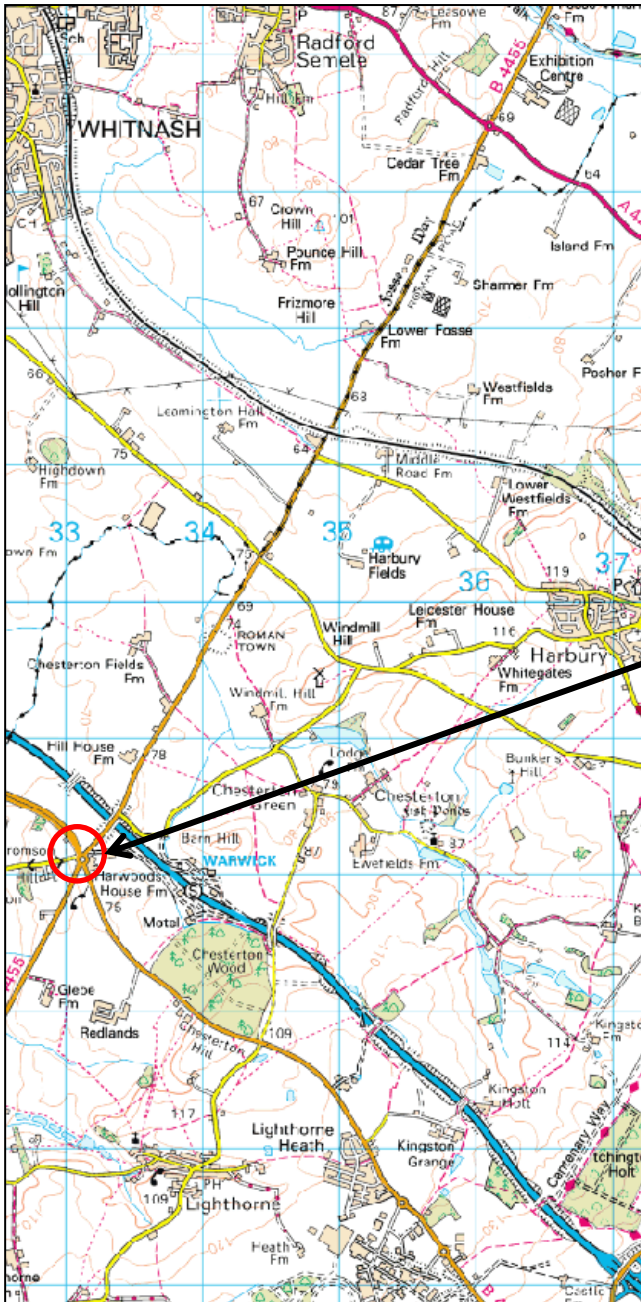
Cllr Stevens – Feldon

Cllr Williams – Kineton and Red Horse

Other Members:

Cllr Birdi, Cllr Boad, Cllr O’Rourke, Cllr Timms

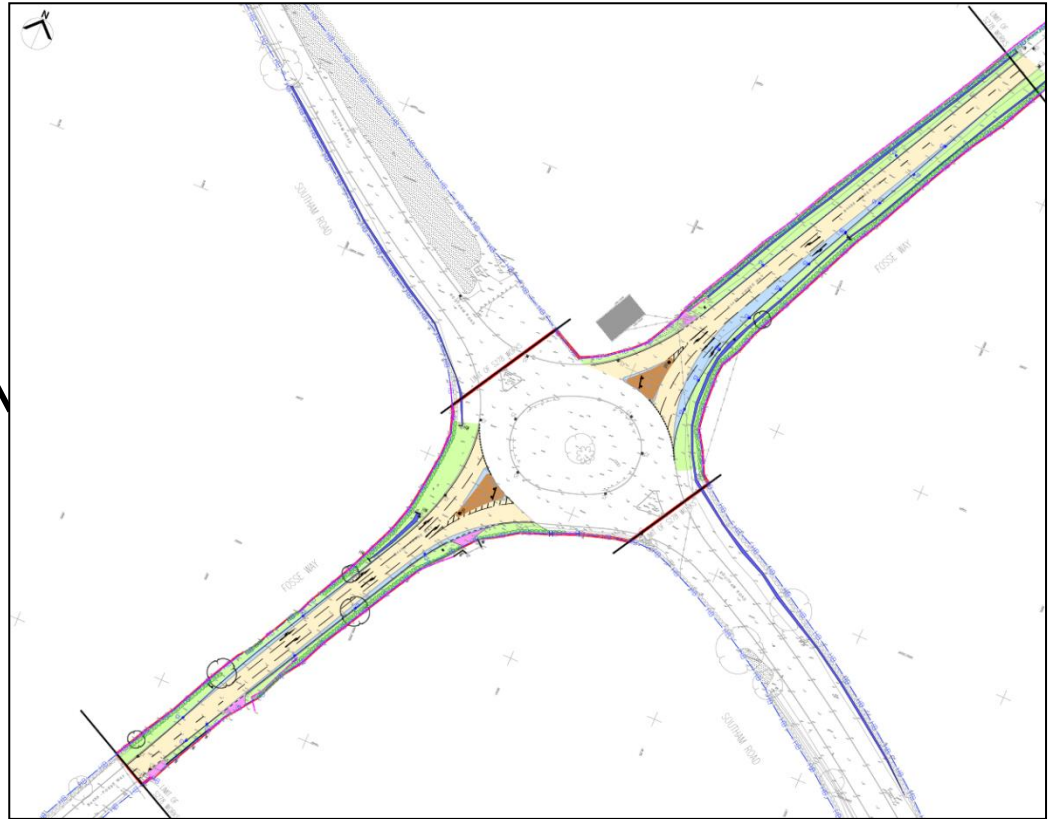
Appendix A



S278 scheme:
B4455 Fosse Way / B4100 Banbury Road
Lighthorne Heath

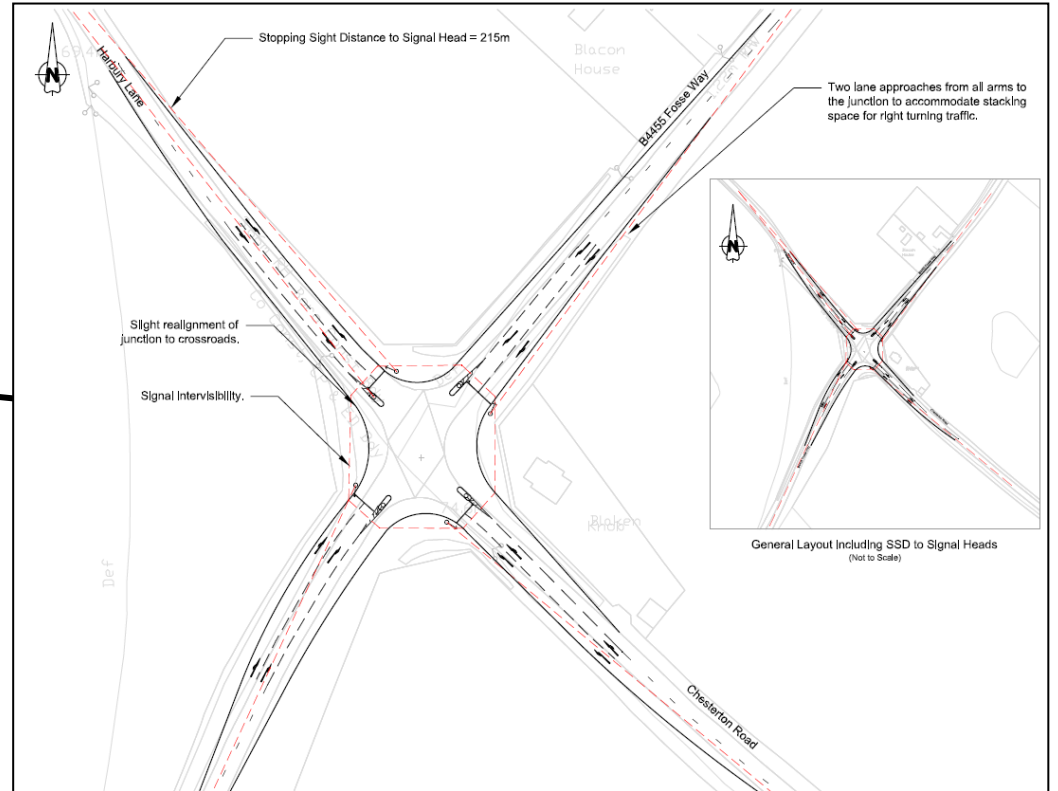
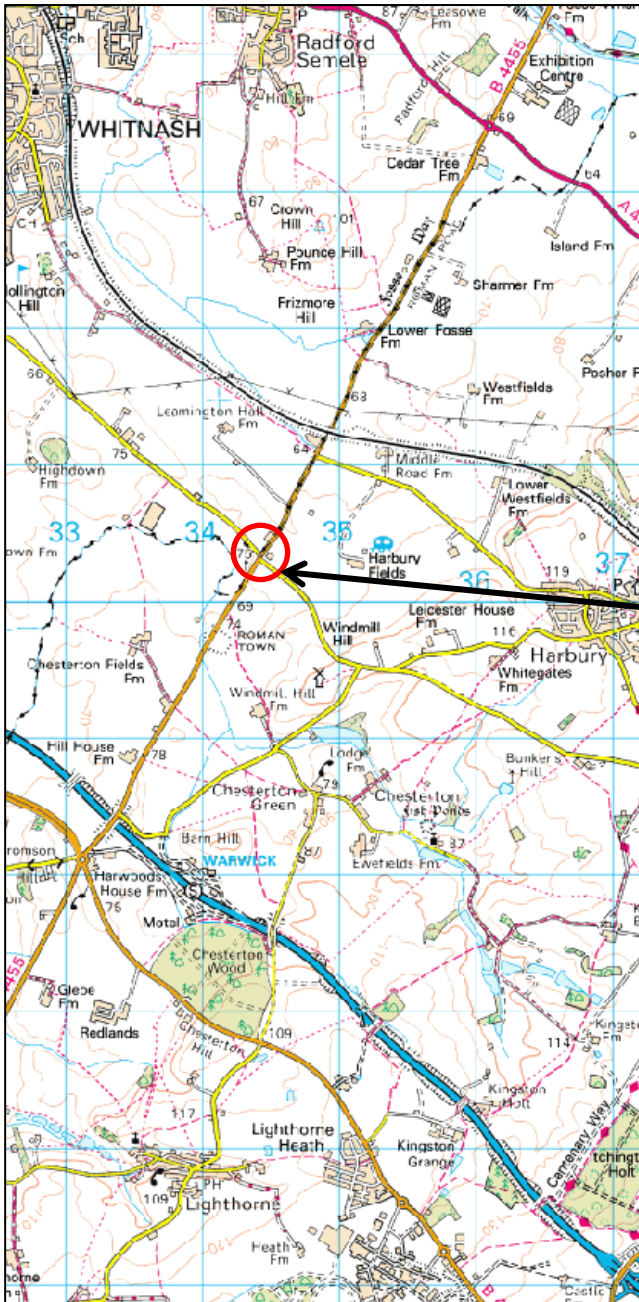
Extracts from WSP drawing 4314-HH-100-01 and WCC OS mapping licence 100019520

Appendix B(1)



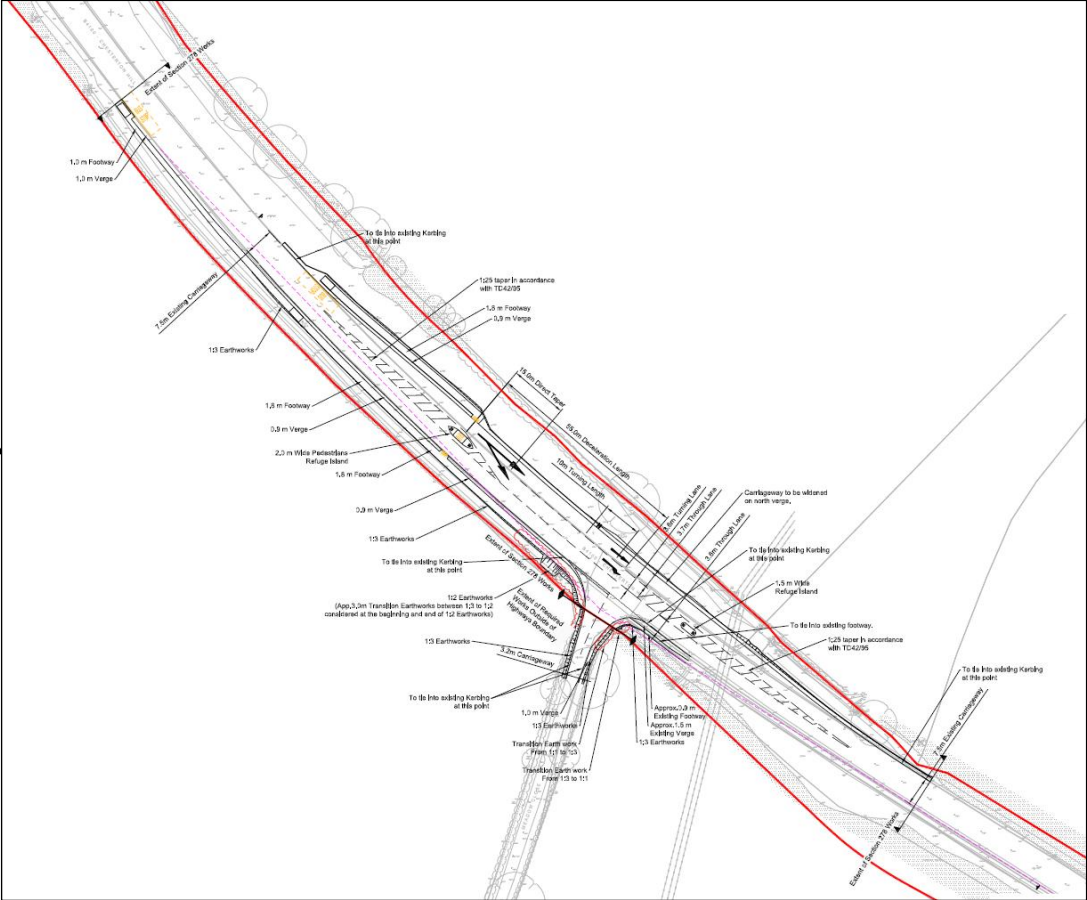
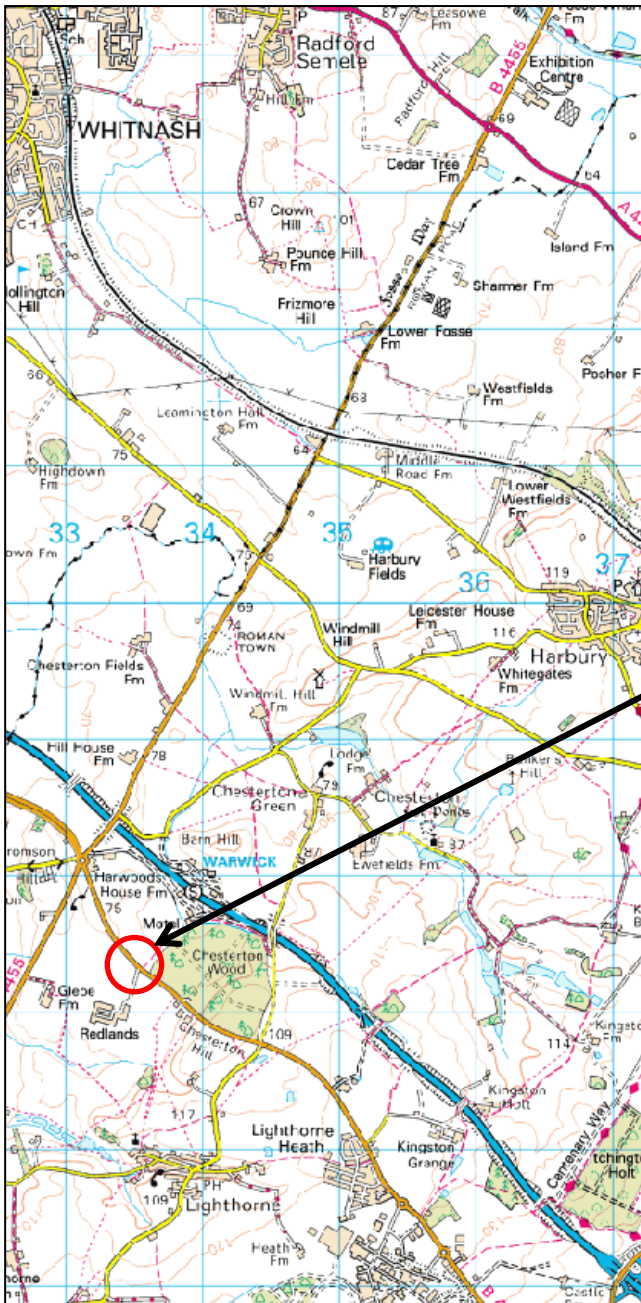
S278 scheme:
B4455 Fosse Way / A425 Southam Road
Radford Semele

Appendix B(2)



S278 scheme:
B4455 Fosse Way / C43 Harbury Lane
Harbury

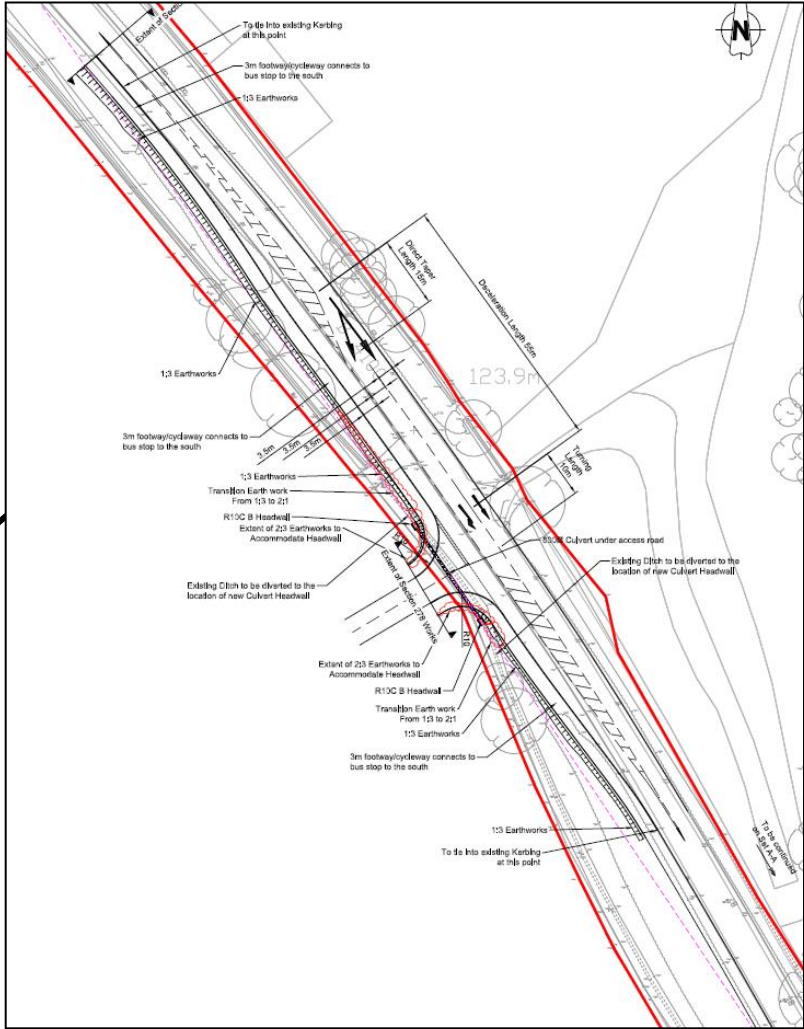
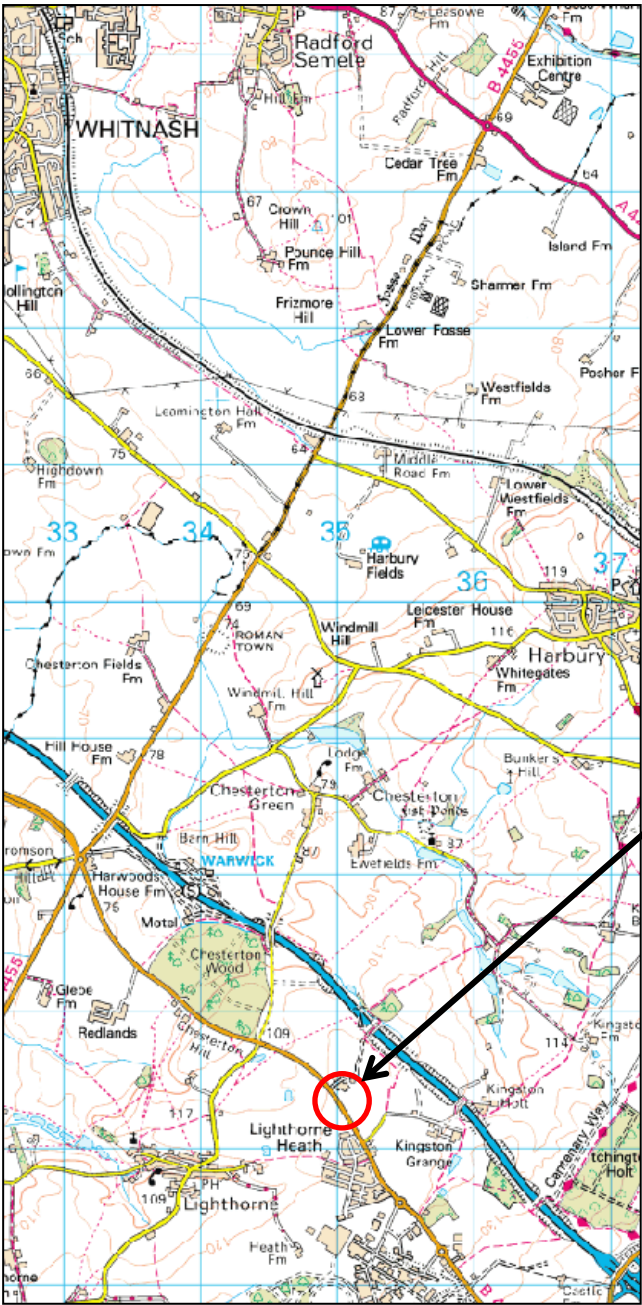
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S278 scheme:
B4100 Banbury Road / Meadow Close
Lighthorne Heath

Extracts from Brookbanks drawing 10192-100-211 and WCC OS mapping licence 100019520

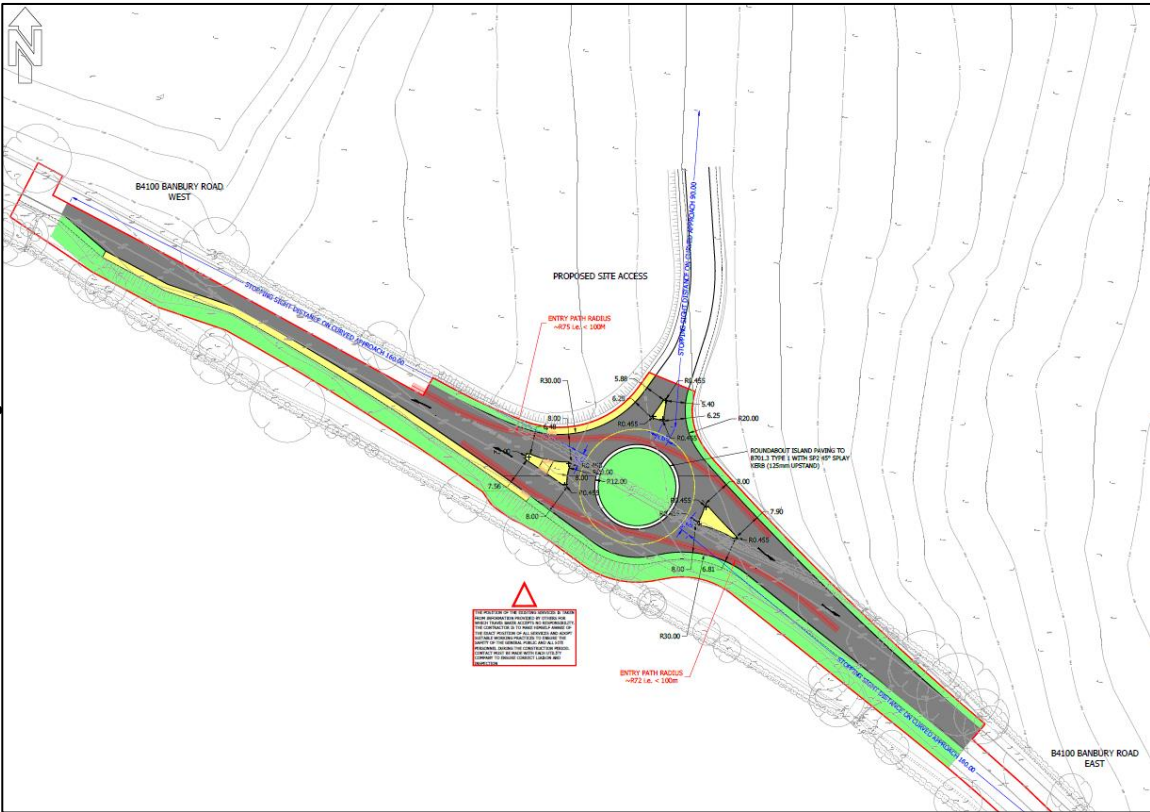
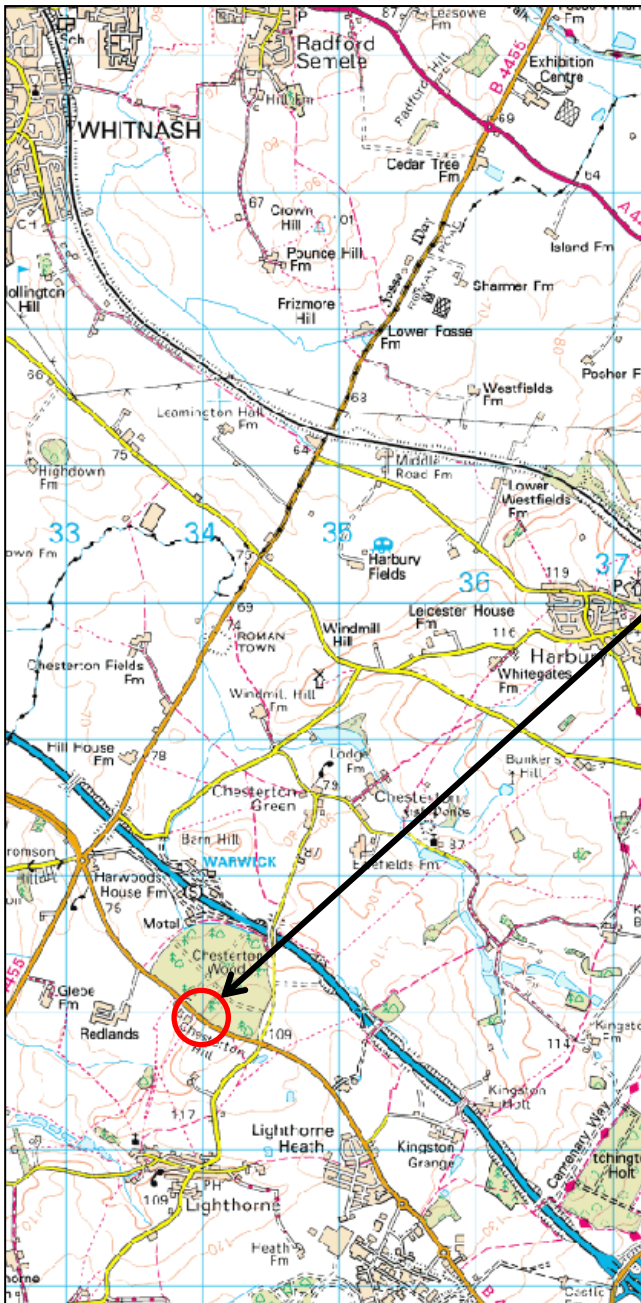
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**S278 scheme:
B4100 Banbury Road / Kingston Grange
Lighthorne Heath**

Extracts from Brookbanks drawing 10192-100-241 and WCC OS mapping licence 100019520

Appendix C



S278 scheme:
B4100 Banbury Road / site access
Lighthorne Heath

Extracts from Travis Baker drawing 16046-901 and WCC OS mapping licence 100019520