

## Decision Record – Addition of six Developer-funded Schemes to the 2018/2019 Capital Programme

<b>Cabinet Portfolio Holder taking the decision</b>	Cllr Peter Butlin Deputy Leader - Finance & Property
<b>Date of Decision</b> (not before 15 June 2018)	<b>20/06/2018</b>

### Decision Taken

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

### Reasons for Decisions

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.

### Background Information

#### Developer: Jaguar Land Rover

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.

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.

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.

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).

**Developer: CEG Land Promotions Ltd**

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.

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.

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.

**Developer: IM Properties Development Ltd**

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.

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.

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.

**Financial Implications**

As set out above

<b>Report Author</b>	Shirley Reynolds
<b>Head of Service</b>	Mark Ryder
<b>Joint Managing Director</b>	David Carter
<b>Portfolio Holder</b>	Councillor Peter Butlin

## Checklist

<b>Urgent matter?</b>	No
<b>Confidential or Exempt?</b>	No
<b>Is the decision contrary to the budget and policy framework?</b>	No

### List of Reports considered

Link to published proposed decision report:

<https://democratic.warwickshire.gov.uk/cm5/CalendarofMeetings/tabid/128/ctl/ViewMeetingPublic/mid/645/Meeting/4292/Committee/586/Default.aspx>

### List of Background Papers

None

### Members and officers consulted or informed – please include any comments

Portfolio Holder – Councillor Peter Butlin  
 Corporate Board  
 Legal – Alison Hallworth, Vicky Newbold, Jane Pollard  
 Finance – Liz Firmstone  
 Equality – Claire Bonnet  
 Democratic Services – Paul Williams

#### 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