

Proposed Decision to be taken by the Deputy Leader (Finance and Property) on or after 14 December 2018

Developer-funded Scheme Approvals

Recommendations

That the Deputy Leader (Finance and Property) gives approval to:

1. The addition of the following four 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, and authorises the Assistant Director (Environment Services) to procure the construction contracts and to enter into such contracts on terms and conditions acceptable to the Joint Managing Director (Resources):
 - A428 Crick Road, Rugby. Developers – Bellway Homes and David Wilson Homes. Approximate value £500k
 - A428 Hillmorton Road / B4429 Ashlawn Road, Rugby. Developers – Bellway Homes and David Wilson Homes. Approximate value £500k
 - B4632 Campden Road, Clifford Chambers. Developer – Whitacre Garden Centre Ltd. Approximate value £300k
 - B5000 Grendon Road, Polesworth. Developer – Cameron Homes. Approximate value £300k
2. The procurement of a construction contract for the Section 278 scheme at A4023 Coventry Highway, Mappleborough Green, subject to Council approving on 13 December 2018 the addition of the scheme to the Capital Programme, and authorises the Joint Managing Director (Communities) to enter into such contract on terms and conditions acceptable to the Joint Managing Director (Resources).
3. The procurement of a construction contract for the Section 278 scheme at C8 Trinity Road, Kingsbury, subject to the approval of Council on 13 December 2018 to increase the capital programme allocation to £2.3 million, and authorises the Joint Managing Director (Communities) to enter into such contract on terms and conditions acceptable to the Joint Managing Director (Resources).

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, and to approve proposals to procure and/or enter into major contracts with a total value between £1.0 million and £3.0 million. 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. Statutory and public consultation on these proposals was undertaken through the planning process. 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 The construction contracts for these works will be undertaken by contractors from the appropriate Lot of the Council's Framework Contract for the Provision of Engineering and Construction Works. The procurement process will either involve a mini-competition between Framework contractors or a direct award to a Framework contractor nominated by the appropriate developer. The direct award option is only available when the works are wholly funded by a developer who has entered into a Section 278 agreement with the County Council.

2.0 A428 Crick Road and A428 Hillmorton Road / B4429 Ashlawn Road, Rugby

- 2.1 A planning application was submitted to Rugby Borough Council by Barwood Development Securities and The Wharf Farm partnership for a development of up to 380 homes at Wharf Farm, Crick Road, Rugby. Planning permission was granted on 11 July 2017 (ref: R15/1702). The planning permissions require the Developer to implement a traffic signal junction at the site access on A428 Crick Road and a traffic signal junction at A428 Hillmorton Road / B4429 Ashlawn Road. This site is now being taken forward by Bellway Homes and David Wilson Homes.
- 2.2 Plans showing the current design of the proposed highway improvements for the two junctions are included in **Appendix A**, however these may be subject to change as the detailed design evolves. The implementation of traffic signals will be subject to separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Environment.
- 2.3 Subject to the recommendation being agreed, the County Council will enter into two separate Section 278 agreements with the Developers to undertake the works at an estimated cost of **£500,000 in respect of A428 Crick Road and £500,000 in respect of A428 Hillmorton Road / B4429 Ashlawn Road**. These amounts including fees and under the agreements the costs will be fully funded by the Developer. Subject to the signing of the Section 278 agreements, works are expected to commence in the 2018/2019 financial year and be completed within the 2019/2020 financial year.

3.0 B4632 Campden Road, Clifford Chambers

- 3.1 A planning application was submitted to Stratford-on-Avon District Council by Whitacre Garden Centre Ltd in respect of the expansion of the Stratford Garden Centre. Planning permission was granted on 11 July 2016 (ref: 15/03263/VARY). The planning permission requires the Developer to implement a right turn lane at the access to the Garden Centre.
- 3.2 Plans showing the current design of the proposed highway improvement is included in **Appendix B**, however this may be subject to change as the detailed designs evolve.
- 3.3 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the work at an estimated cost of **£300,000** to include fees and under the agreement the costs will be fully funded by the Developer. Subject to the signing of the Section 278 agreement, works are expected to commence in the 2018/2019 financial year and be completed within the 2019/2020 financial year.

4.0 B5000 Grendon Road, Polesworth

- 4.1 A planning application was submitted to North Warwickshire Borough Council by the landowners of land to the north of Grendon Road, Polesworth in respect of a development of 44 dwellings. Planning permission was granted on 03 July 2018 (ref: PAP/2017/0413). The planning permission requires the Developer to add a fourth arm to the existing roundabout. The site is now being taken forward by Cameron Homes.
- 4.2 Plans showing the current design of the proposed highway improvement is included in **Appendix C**, however this may be subject to change as the detailed designs evolve.
- 4.3 Subject to the recommendation being agreed, the County Council will enter into a Section 278 agreement with the Developer to undertake the work at an estimated cost of **£300,000** to include fees and under the agreement the costs will be fully funded by the Developer. Subject to the signing of the Section 278 agreement, works are expected to commence in the 2018/2019 financial year and be completed within the 2019/2020 financial year.

5.0 A4023 Coventry Highway, Mappleborough Green

- 5.1 Approval was sought from Council on 13 December 2018 to add a developer-funded Section 278 scheme at this location to the capital programme. The estimated cost of the works and fees is £2.5 million.
- 5.2 Subject to Council's approval, the Deputy Leader (Finance and Property) is requested to approve the procurement process of the construction contract and to authorise the Joint Managing Director (Communities) to enter into such contract on terms and conditions acceptable to the Joint Managing Director (Resources).

6.0 C8 Trinity Road, Kingsbury

- 6.1 The Deputy Leader (Finance and Property) gave approval on 16 March 2018 to add a developer-funded Section 278 scheme at this location to the capital programme. The estimated cost of the works and fees was £1.5 million.
- 6.2 The estimated cost of the works has increased as a result of changes to the design which have arisen through the technical approval process. Approval was sought from Council on 13 December 2018 to increase the capital programme allocation to £2.3 million.
- 6.3 Subject to Council's approval, the Deputy Leader (Finance and Property) is requested to approve the procurement process of the construction contract and to authorise the Joint Managing Director (Communities) to enter into such contract on terms and conditions acceptable to the Joint Managing Director (Resources).

Background papers

None

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

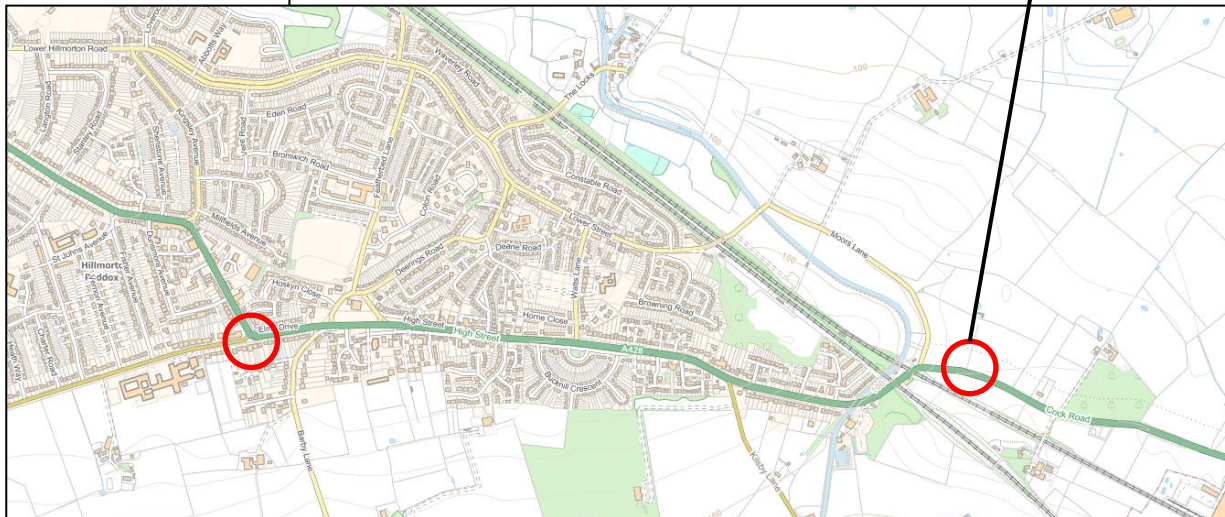
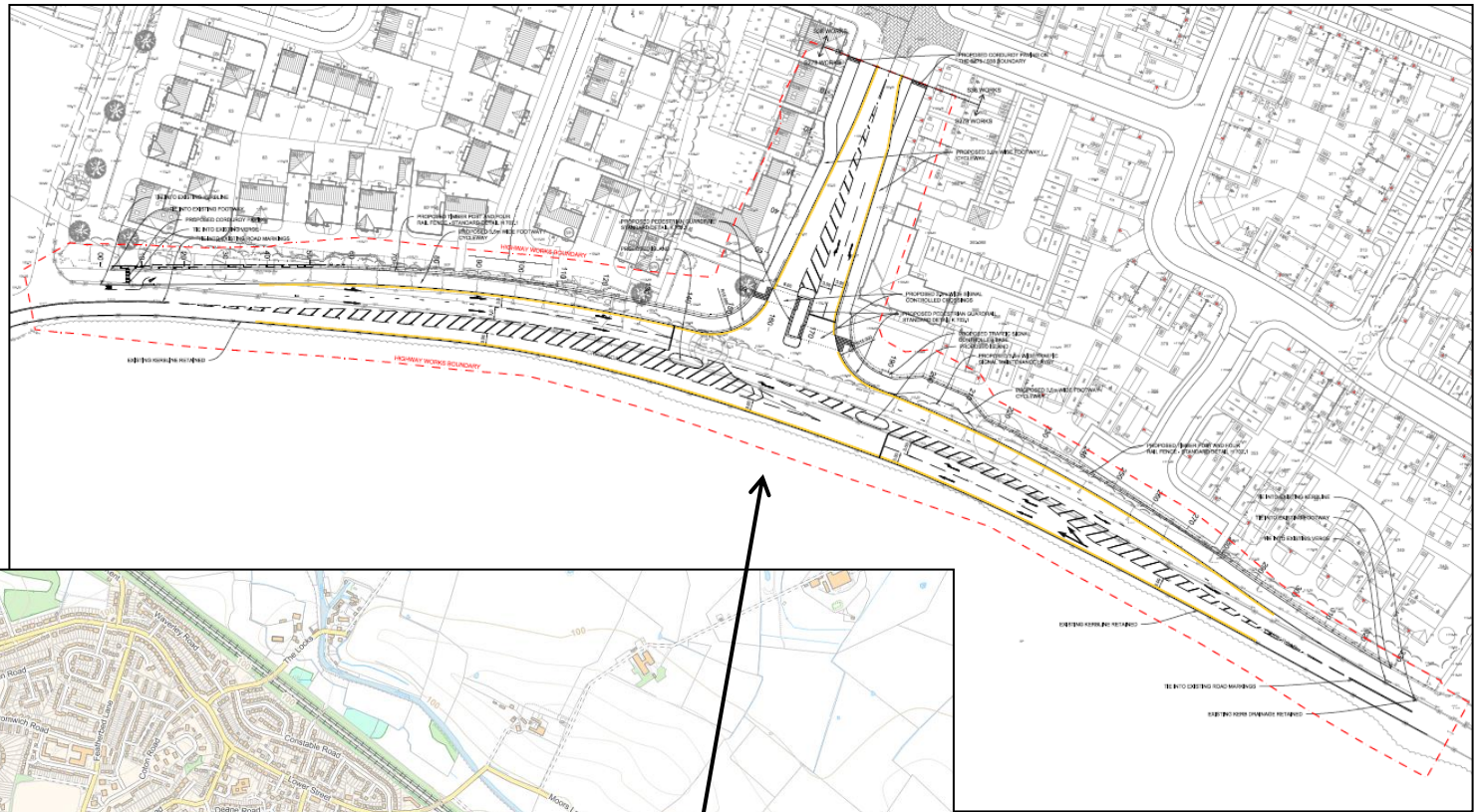
Local Members:

Cllr Brain – Bidford and Welford
Cllr Dahmash – Hillmorton
Cllr Parsons – Polesworth
Cllr Rickards – Studley
Cllr Wright – Baddesley and Dordon

Other Members:

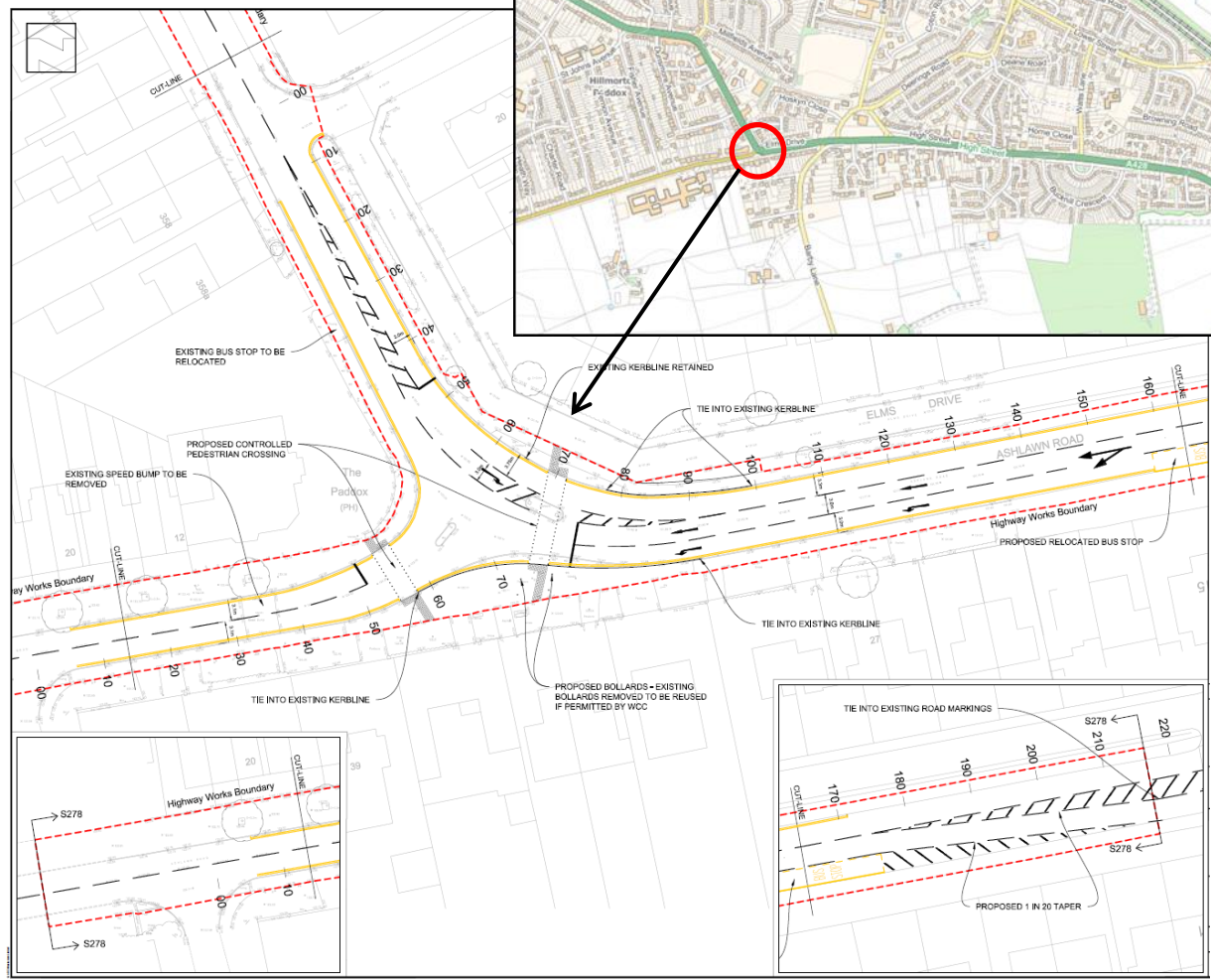
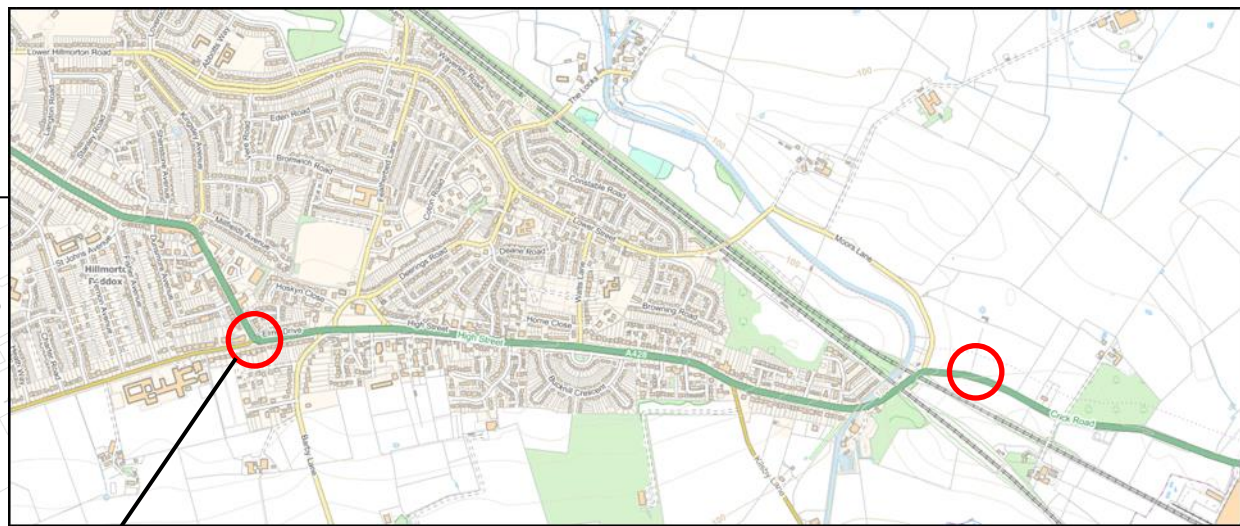
Cllr Birdi, Cllr Boad, Cllr O'Rourke, Cllr Timms

Appendix A (1)



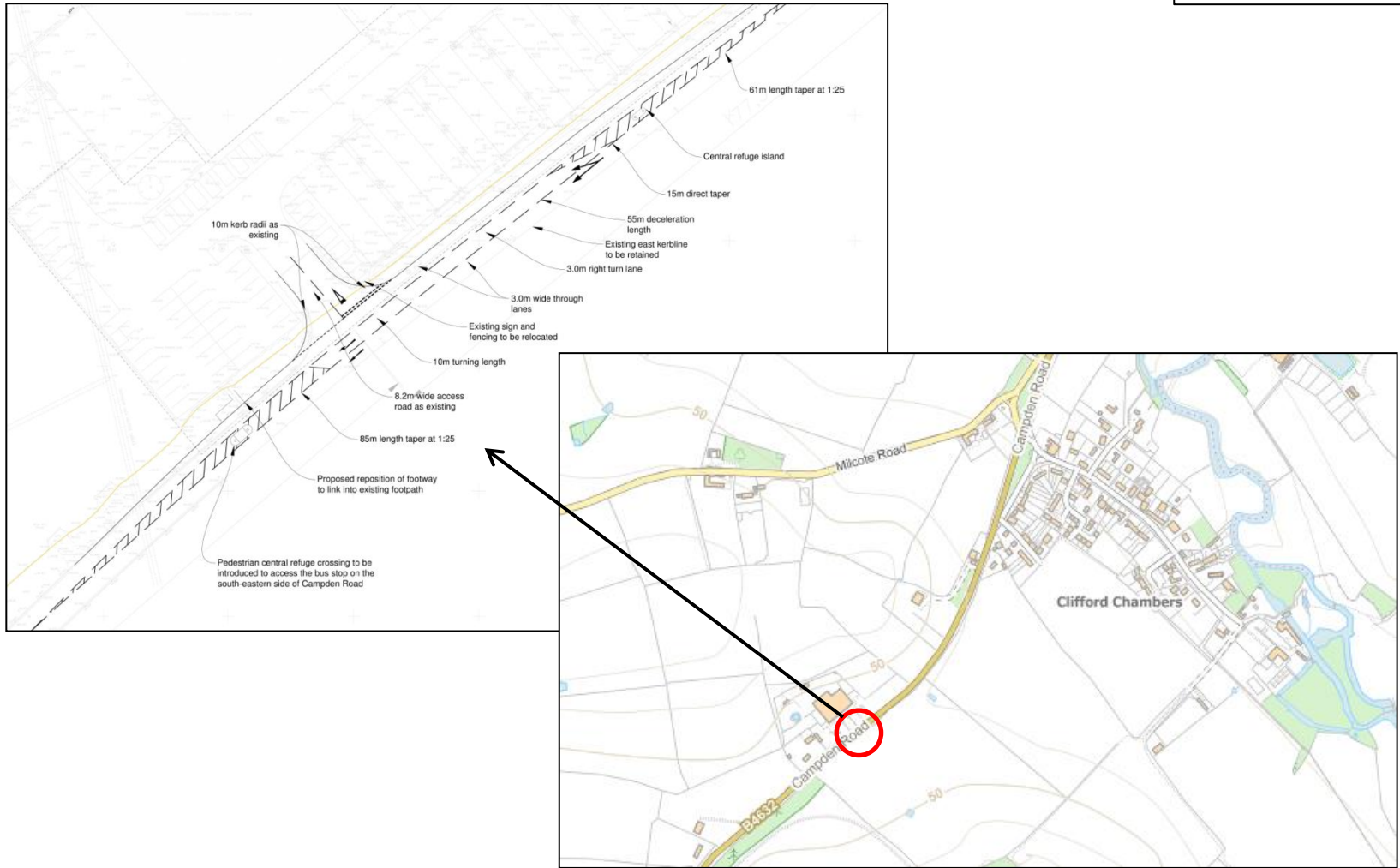
S278 scheme:
A428 Crick Road, Rugby

Appendix A (2)



S278 scheme:
A428 Hillmorton Road, Rugby

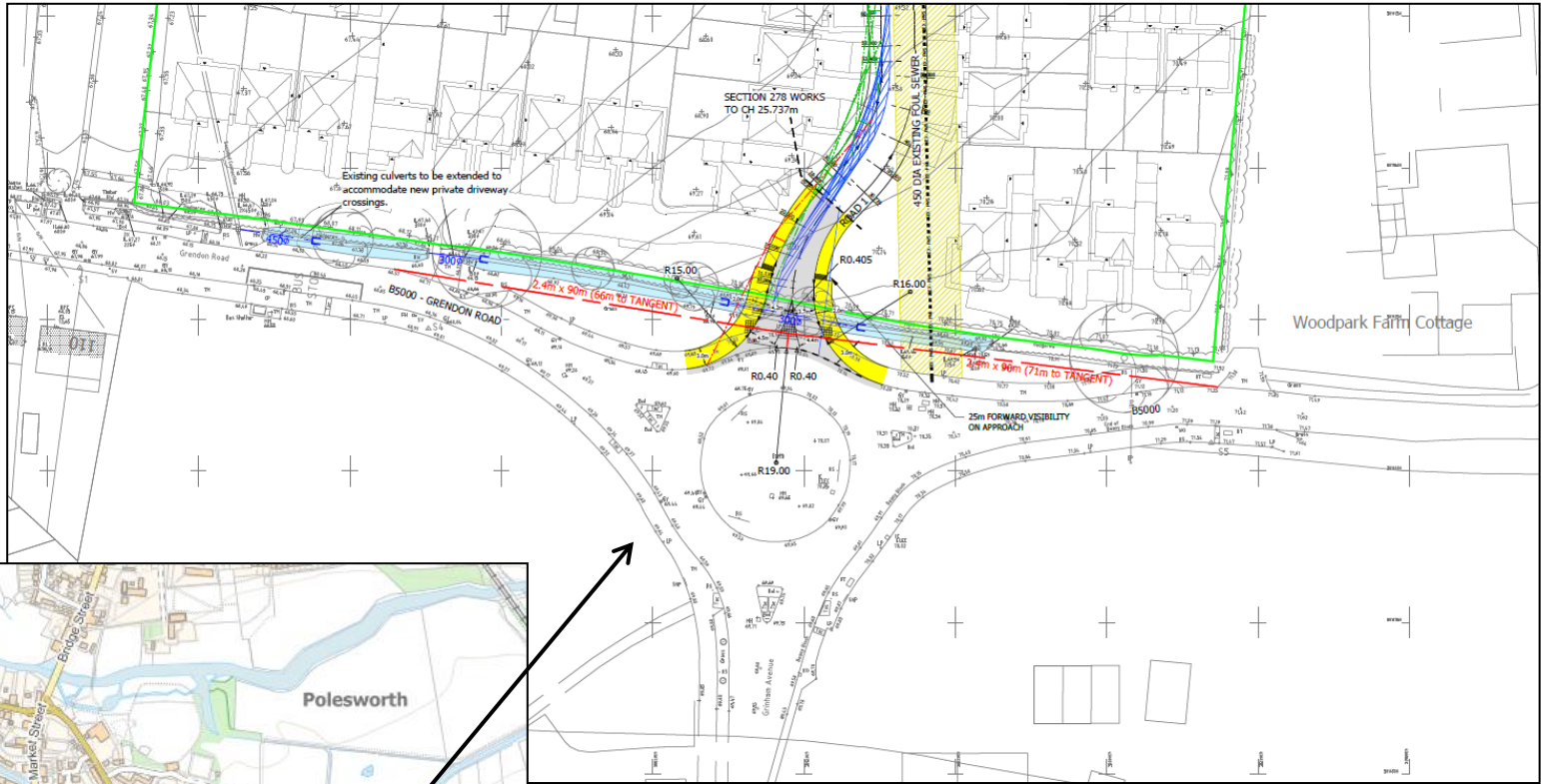
Appendix B



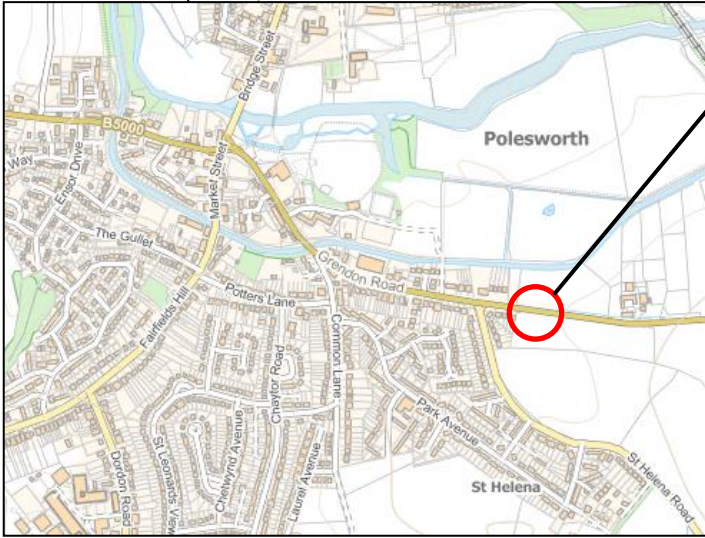
Extracts from BWB drawing SGC-BWB-HML-XX-DR-TR-104- S2P3 and WCC OS mapping licence 100019520

S278 scheme:
B4632 Campden Road,
Clifford Chambers

Appendix C



Woodpark Farm Cottage



S278 scheme:
B5000 Grendon Road, Polesworth

Extracts from Travis Baker drawing 17074/501/A and WCC OS mapping licence 100019520