

Proposed Decision to be taken by the Portfolio Holder for Finance and Property on or after 16 September 2016

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

Recommendation

The Portfolio Holder for Finance and Property gives approval to add the following five schemes to the 2016/2017 capital programme subject to the applicable Section 278 Agreements with the Developers being signed which will provide for 100% of the funding.

- A4254 Eastboro Way, Nuneaton - two traffic signal junctions with pedestrian facilities at both Camborne Drive junctions. Developer - Barratt Homes. Approximate cost £1.45m
- A444 Weddington Road, Nuneaton - new site access and right turn lane. Developer - Barratt Homes. Approximate cost £400,000
- A47 Hinckley Road, Nuneaton - new Puffin crossing and new uncontrolled crossing. Developer - Lidl Stores. Approximate cost £100,000
- D2206 Siskin Drive, Baginton - new right turn lane. Developer - Stoford Properties. Approximate cost £175,000
- D3018 Back Lane, Long Lawford - traffic signals across railway bridge at School Street junction and minor improvements to A428 Rugby Road junction. Developer - Bloor Homes. Approximate cost £850,000.

1.0 Key Issues

- 1.1 On 4 February 2016 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 £1.5 million, which are fully funded from external grants, developer contributions or from revenue.
- 1.2 These schemes will be fully funded by a developer contribution ring-fenced for the works specified. For developer funded schemes, there are no alternative uses for the contribution and the addition of these schemes will not affect the overall level of available capital resources.
- 1.3 Within each section of this report there is reference to plans showing the proposed highway improvements in accordance with the appropriate planning decision. These schemes are subject to an on-going technical approval process and the final detail of the scheme may differ slightly to that shown here.

2.0 A4254 Eastboro Way, Nuneaton

- 2.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Gladman Developments Ltd for a development of up to 330 dwellings. Planning permission was granted on 11 April 2016 (ref: 033157) and this requires the Developer to provide traffic signals at both junctions with Camborne Drive. The site has now been transferred to Barratt Homes (North Midlands).
- 2.2 A plan showing the proposed highway improvements is included in **Appendix A**. The introduction of traffic signals with pedestrian facilities is subject to a separate statutory notice and consultation procedure. If objections are received, these will be reported to a meeting of the Portfolio Holder for Transport and Planning for a decision on whether or not to approve their installation.
- 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 **£1,450,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during December 2016 and, subject to the signing of the S278 agreement, works are expected to commence in March 2017.

3.0 A444 Weddington Road, Nuneaton

- 3.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Barratt Homes North Midlands for a development of 245 dwellings. The planning application was granted on 18 May 2016 (ref: 033758) (decision notice date to be confirmed). The Developer is required to provide a right turn lane to the site access. A plan showing these is included in **Appendix B**.
- 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 **£400,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during October 2016 and, subject to the signing of the S278 agreement, works are expected to commence in January 2017.

4.0 A47 Hinckley Road, Nuneaton

- 4.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Lidl UK GmbH for the redevelopment of a former motor dealership to become a foodstore. Planning permission was granted on 06 January 2016 (ref: 033590) and this requires the Developer to provide a new Puffin crossing on A47 Hinckley Road and an uncontrolled pedestrian crossing point on C11 Higham Lane.
- 4.2 A plan showing the proposed highway improvements is included in **Appendix C**. The installation of a Puffin crossing is subject to a separate statutory notice and consultation procedure. If objections are received, these will be reported to a meeting of the Portfolio Holder for Transport and

Planning for a decision on whether or not to approve the installation of a Puffin crossing.

- 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 **£100,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited late September 2016 and, subject to the signing of the S278 agreement, works are expected to commence in November 2016.

5.0 D2206 Siskin Drive, Baginton

- 5.1 A planning application was submitted to Warwick District Council by Stoford Properties Ltd for the construction of an industrial unit. Planning permission was granted on 05 June 2015 (ref: W/15/0344) and this requires the Developer to provide a right turn lane across the central reservation on Siskin Drive. A plan showing the proposed highway improvement is included in **Appendix D**.

- 5.2 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 **£175,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during October 2016 and, subject to the signing of the S278 agreement, works are expected to commence in December 2016 (following the completion of the Tollbar End highway works).

6.0 D3018 Back Lane, Long Lawford

- 6.1 A planning application was submitted to Rugby Borough Council by Bloor Homes and William Davis for a development of 112 dwellings. The planning application was approved subject to a S106 legal agreement being signed and the conditions being met as noted in the report to the Planning Committee meeting on 07 January 2015 (ref: R12/1188). This requires the Developer to provide traffic signals at the railway bridge between Back Lane and School Street, and improvements at the junction of Back Lane and A428 Rugby Road.
- 6.2 A plan showing the proposed highway improvements is included in **Appendix E**. The installation of traffic signals is subject to statutory notice and consultation procedure. If objections are received, these will be reported to a meeting of the Portfolio Holder for Transport and Planning for a decision on whether or not to approve the installation of traffic signals.
- 6.3 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 **£850,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during December 2016 and, subject to the signing of the S278 agreement, works are expected to commence in March 2017.

Background papers

None

	Name	Contact Information
Report Author	Shirley Reynolds	shirleyreynolds@warwickshire.gov.uk Tel: 01926 412110
Head of Service	Mark Ryder	markryder@warwickshire.gov.uk Tel: 01926 412811
Strategic Director	Monica Fogarty	monicafogarty@warwickshire.gov.uk Tel: 01926 412514
Portfolio Holder (Finance and Property)	Alan Cockburn	cllrcockburn@warwickshire.gov.uk Tel: 01926 485120

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

Local Member(s):

A5254 Eastboro Way, Nuneaton – Cllr Clarke (Nuneaton St Nicolas)

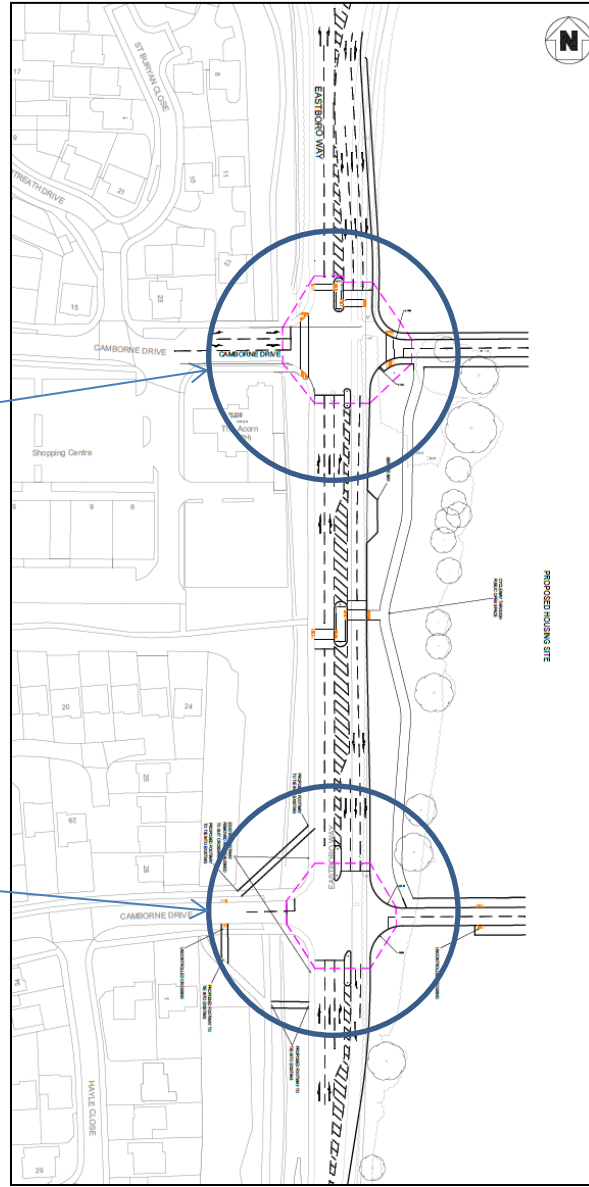
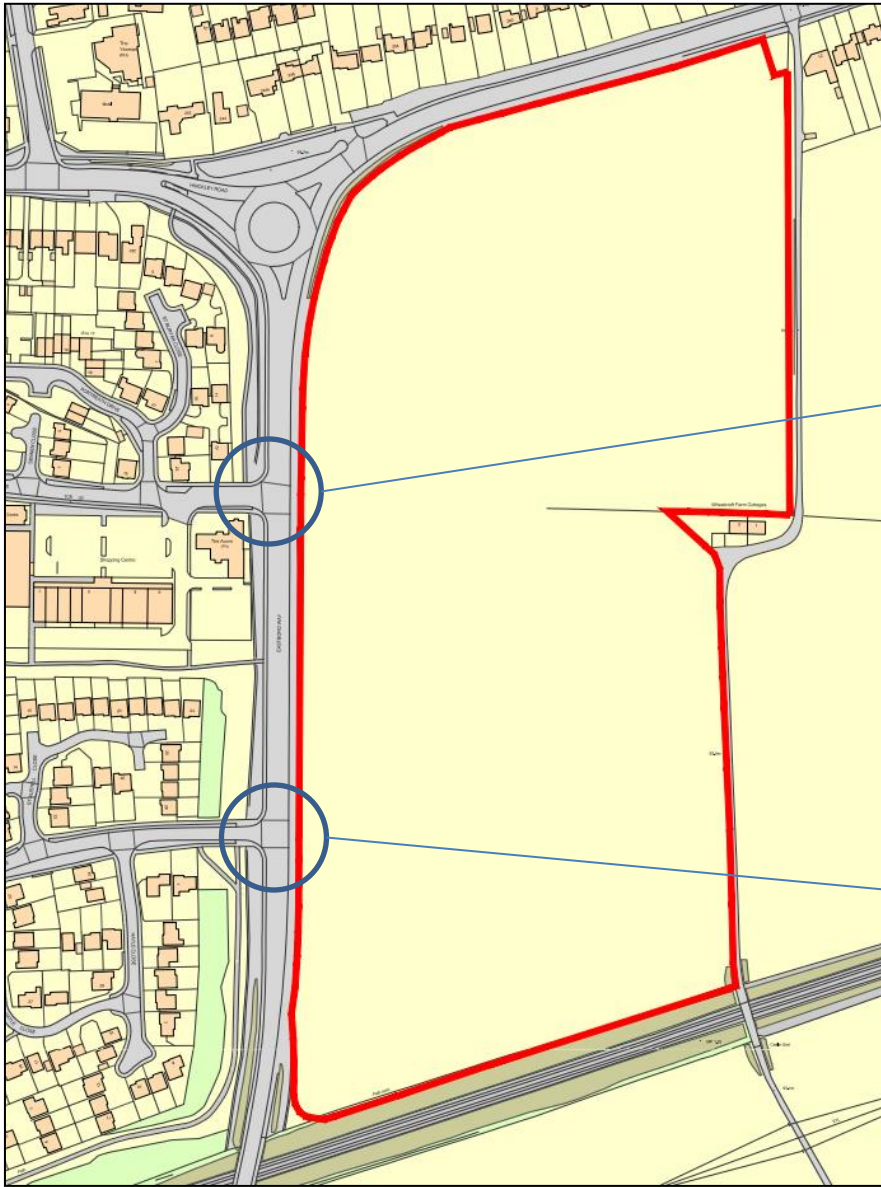
A444 Weddington Road, Nuneaton – Cllr Kondakor (Nuneaton Weddington)

A47 Hinckley Road, Nuneaton – Cllr Clarke (Nuneaton St Nicolas), Cllr Kondakor (Nuneaton Weddington)

D2206 Siskin Drive, Baginton – Cllr Redford (Cubbington)

D3018 Back Lane, Long Lawford – Cllr O'Rourke (Lawford and New Bilton)

Other members: Cllr N Davies, Cllr Dirveiks, Cllr Morris-Jones, Cllr Western



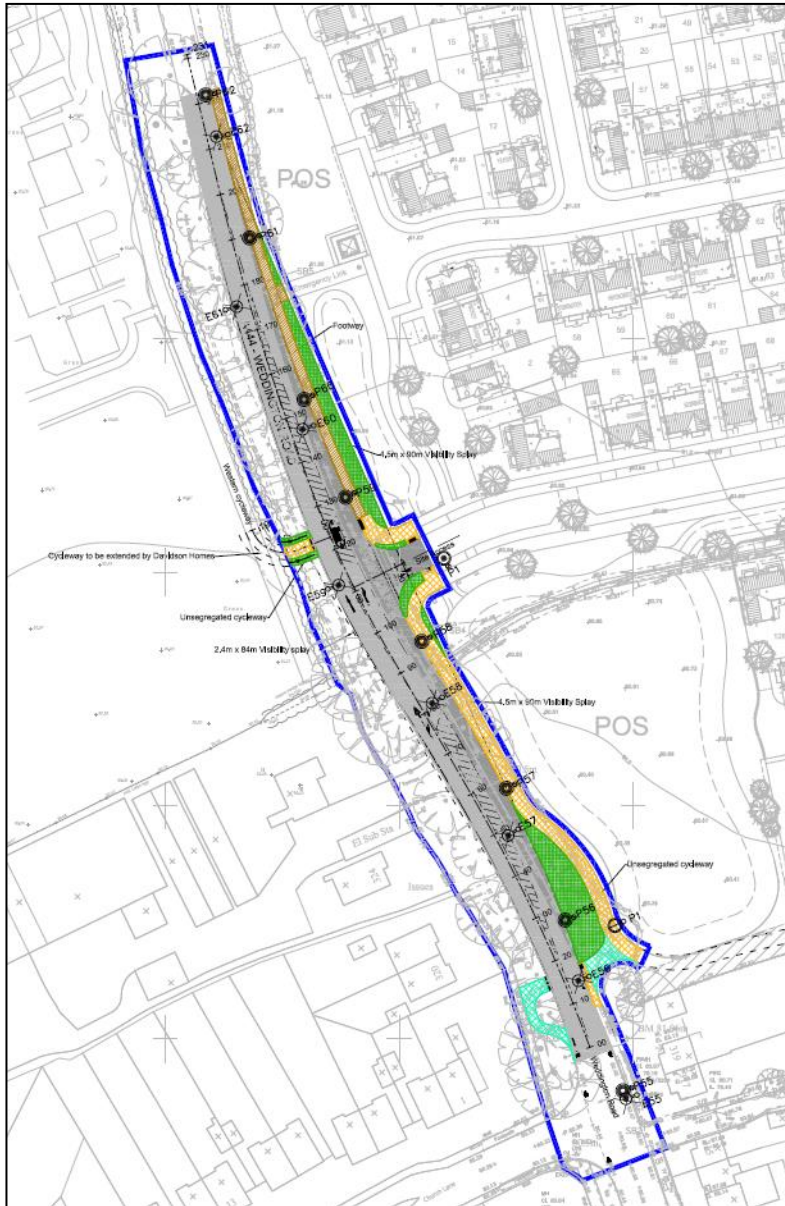
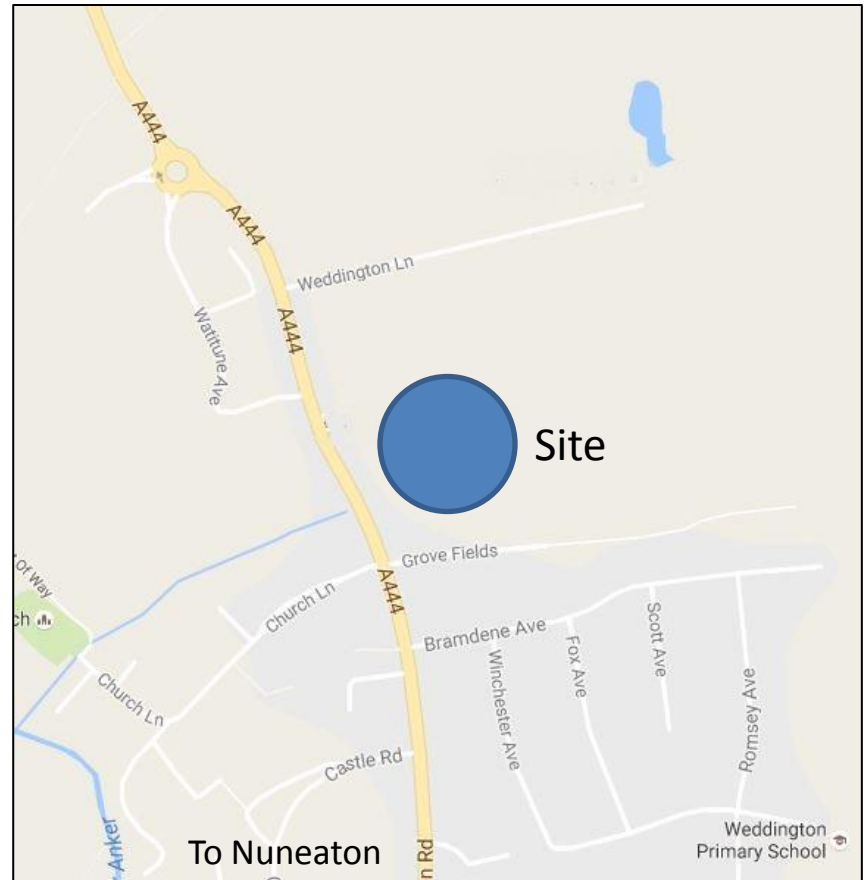
Location plan

Extracts from Node drawing GLAD-2104-LS-DF and Jubb drawing C16178-700-P3

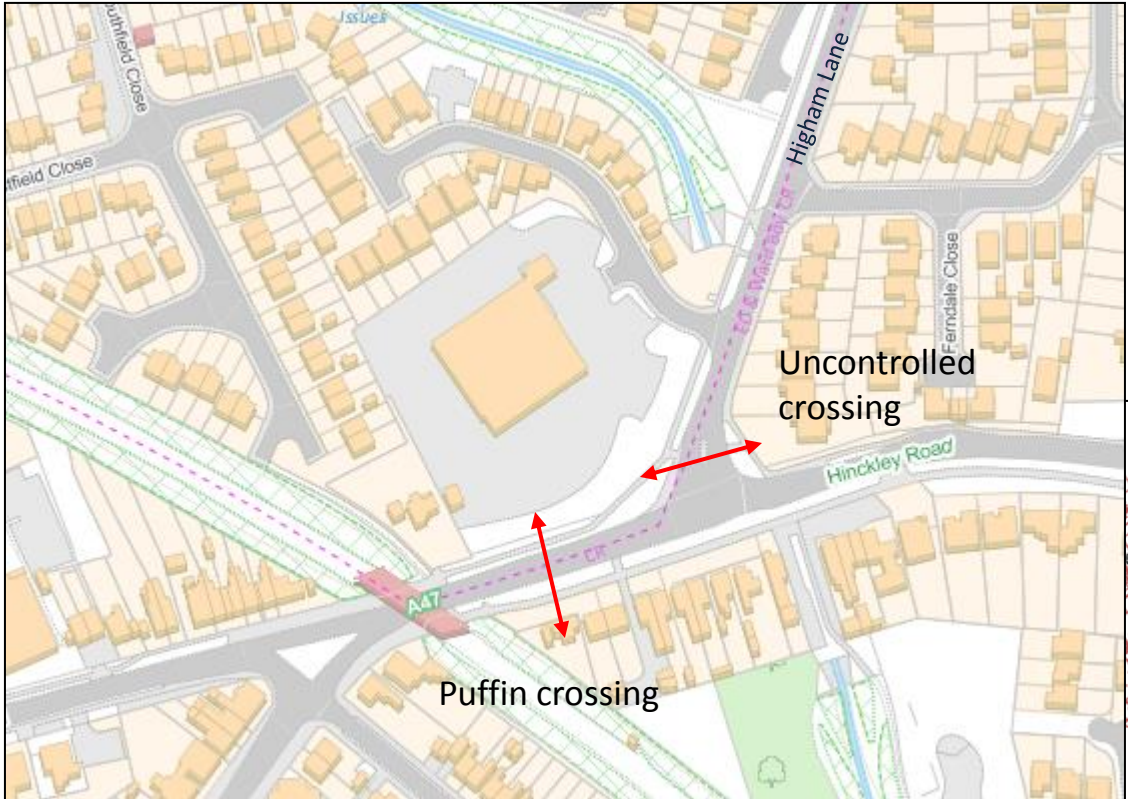
S278 scheme:
A4254 Eastboro Way, Nuneaton

Appendix B

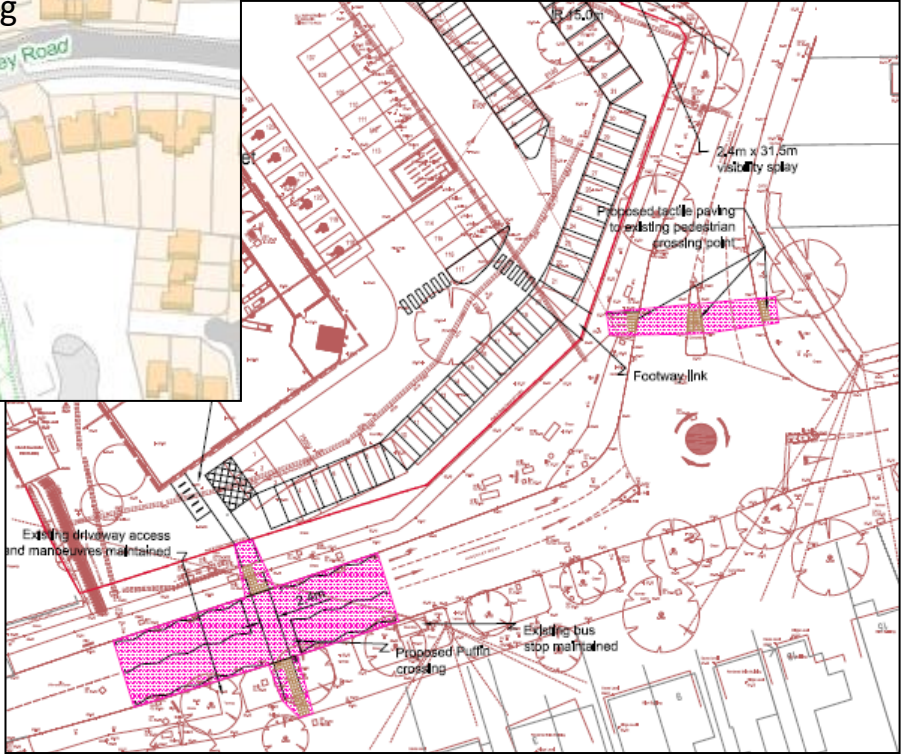
Location plan



**S278 scheme:
A444 Weddington Road, Nuneaton**

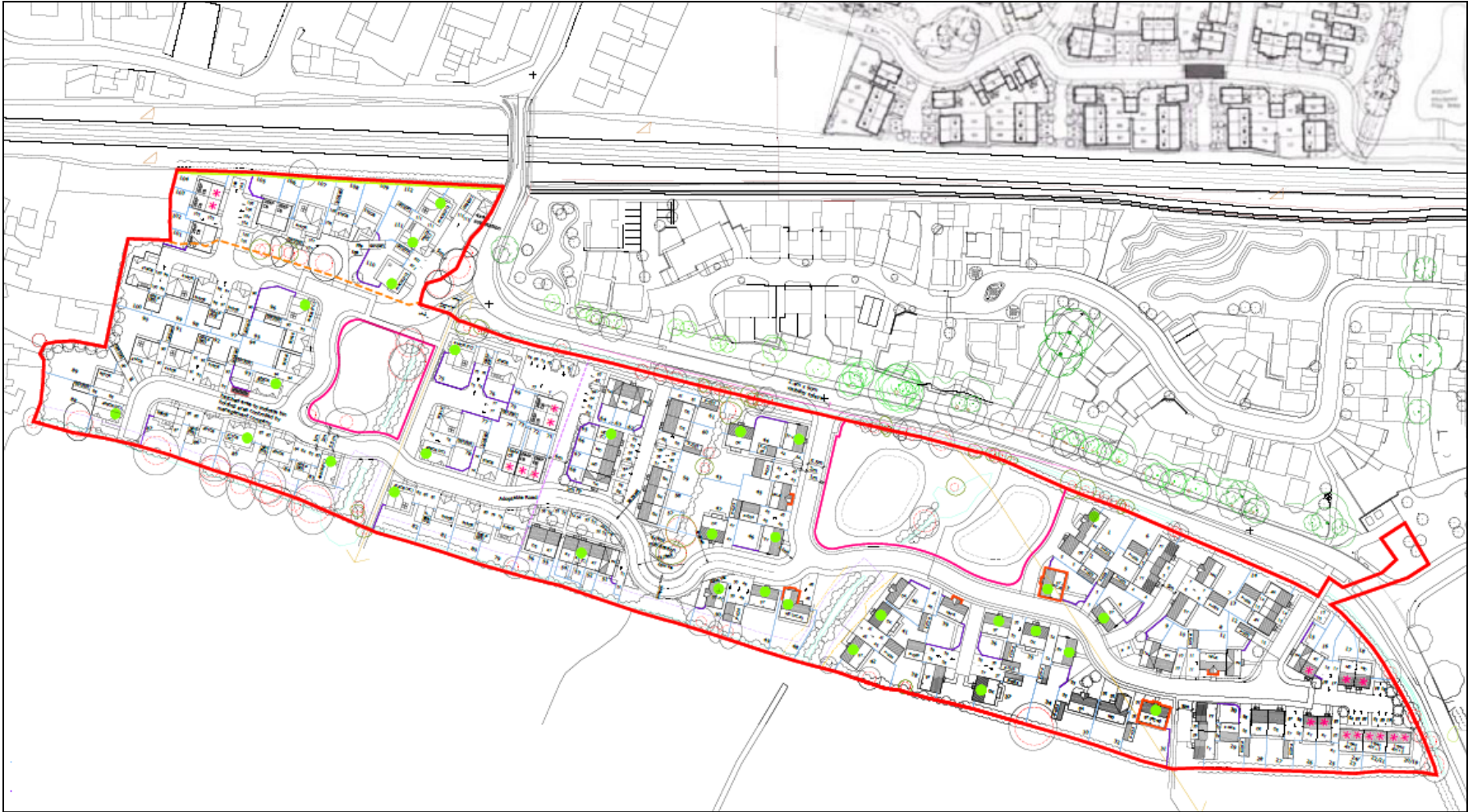


Location plan



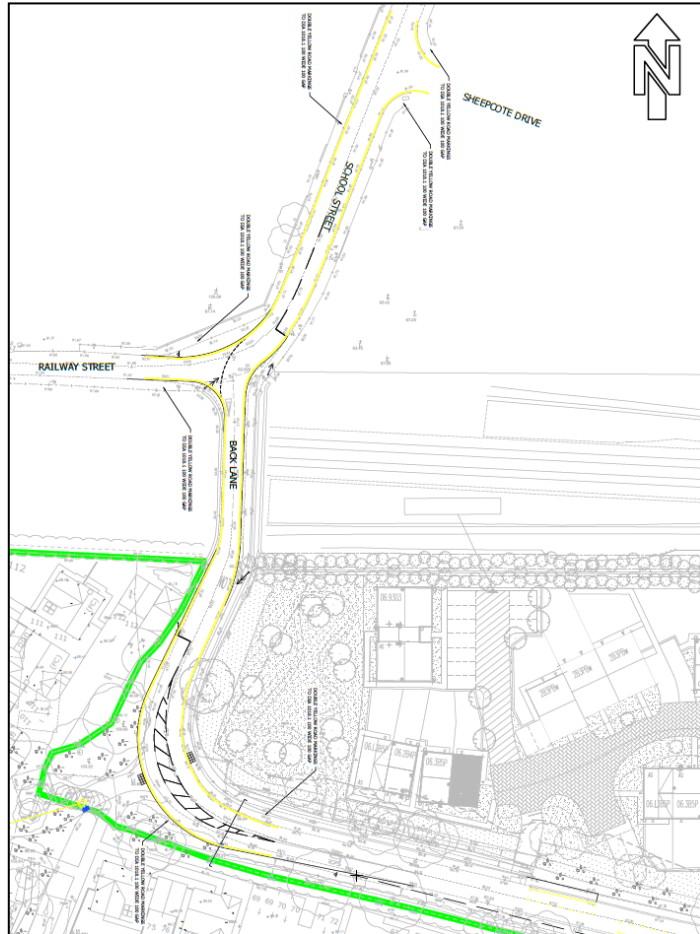
S278 scheme:
A47 Hinckley Road, Nuneaton

Location plan

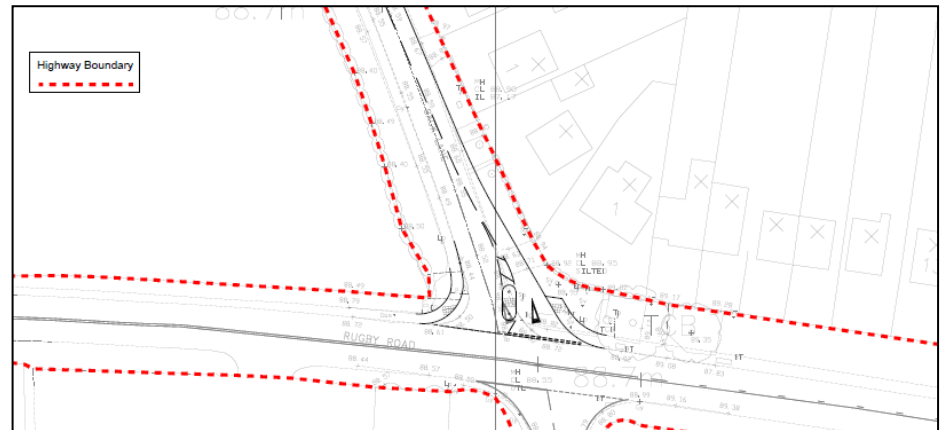


S278 scheme:
D3018 Back Lane, Long Lawford

Traffic Signals



A428 Rugby Road junction



S278 scheme:
D3018 Back Lane, Long Lawford