

Proposed Decision to be taken by the Portfolio Holder for Finance and Property on or after 18 November 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.

- A423 Marton Road, Long Itchington - new footway and site access. Developer - Bloor Homes. Approximate cost £100k
- A444 Weddington Road, Nuneaton - new Puffin crossing. Developer - Aldi Stores. Approximate cost £150k
- B4642 Coventry Road, Cawston - new right turn lane. Developer - Redrow Homes. Approximate cost £150k
- C33 Stockton Road and A423 Southam Road, Long Itchington - new footway on Stockton Road and upgrade of zebra crossing to Puffin crossing on Southam Road. Developer - Barratt Homes. Approximate cost £150k
- D1643 Park Road, Bedworth - new car park egress. Developer - Aldi Stores. Approximate cost £125k

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 A423 Marton Road, Long Itchington

- 2.1 A planning application was submitted to Stratford-on-Avon District Council by Bloor Homes Ltd for a development of 58 dwellings. Planning permission was

granted on 16 May 2016 (ref: 14/03065/FUL) and this requires the Developer to provide new sections of footway and a new refuge island. A plan showing the proposed highway improvements is included in **Appendix A**.

- 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 **£100,000** 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 January 2017.

3.0 A444 Weddington Road, Nuneaton

- 3.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Aldi Stores Ltd for the redevelopment of a former industrial unit to become a foodstore. Planning permission was granted on 24 August 2015 (ref: 033009) and this requires the Developer to provide a new Puffin crossing on A444 Weddington Road.
- 3.2 A plan showing the proposed highway improvements is included in **Appendix B**. The installation of the Puffin crossing was subject to a separate statutory notice and consultation procedure and no objections were received.
- 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 an estimated cost of **£150,000** 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 February 2017.

4.0 B4642 Coventry Road, Cawston, Rugby

- 4.1 A planning application was submitted to Rugby Borough Council by Redrow Homes for a development of 113 dwellings. Planning permission was granted on 08 April 2016 (ref: R15/0540) and this requires the Developer to provide a right turn lane and site access. A plan showing the proposed highway improvement is included in **Appendix D**.
- 4.2 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 **£150,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during January 2017 and, subject to the signing of the S278 agreement, works are expected to commence in March 2017.

5.0 C33 Stockton Road and A423 Southam Road, Long Itchington

- 5.1 A planning application was submitted to Stratford-on-Avon District Council by The Rosconn Group for a development of 150 dwellings. Planning permission was granted on appeal on 19 March 2015 (ref: APP/J3720/A/14/2221692 and 13/03307/OUT) and this requires the Developer to provide a footway to the canal towpath on C33 Stockton Road and to upgrade the zebra crossing on

A423 Southam Road to a Puffin crossing. The site has since been transferred to Barratt Homes for development.

- 5.2 A plan showing the proposed highway improvements is included in **Appendix D**. The upgrade of the zebra crossing to 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 upgrade.
- 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. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during January 2017 and, subject to the signing of the S278 agreement, works are expected to commence in March 2017.

6.0 D1643 Park Road, Bedworth

- 6.1 A planning application was submitted to Nuneaton and Bedworth Borough Council by Aldi Stores Ltd for alterations to create a new egress from the existing store car park. Planning permission was granted on 26 January 2016 (ref: 033414). A plan showing the proposed highway improvements is included in **Appendix E**.
- 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 **£125,000** including fees. Under the agreement the costs will be fully funded by the Developer. Tenders are expected to be invited during January 2017 and, subject to the signing of the S278 agreement, works are expected to commence in March 2017.

Background papers

None

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

Local Member(s):

A423 Marton Road, Long Itchington – Cllr Stevens (Feldon)

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

B4642 Coventry Road, Cawston – Cllr Roberts (Dunchurch)

C33 Stockton Road and A423 Southam Road, Long Itchington – Cllr Stevens (Feldon); Cllr Appleton (Southam)

D1643 Park Road, Bedworth – Cllr Chattaway (Bede); Cllr Doughty (Bedworth North)

Other Members:

Cllr N Davies, Cllr Dirveiks, Cllr Morris-Jones, Cllr Western