

## Decision Record – Addition of Three Developer Funded Highway Improvement Schemes to the Capital Programme

<b>Cabinet Portfolio Holder taking the decision</b>	Cllr Alan Cockburn Deputy Leader
<b>Date of Decision</b> (not before: 21 <sup>st</sup> Feb 2014)	27/02/2014

### Decision Taken

That the Deputy Leader gives approval to add the three proposed schemes to the 2014/15 capital programme at a total estimated cost of £1,050,000, subject to the applicable Section 278 Agreements with the relevant Developers that provides for 100% funding of each project being signed. These are:

- 1) A new roundabout on the A444 Weddington Road Nuneaton for Davidsons Developments Ltd;
- 2) A new roundabout at Friday Furlong/ Waterloo Road junction Bidford-on-Avon for Taylor Wimpey West Midlands; and
- 3) A new footway/cycleway on Welsh Road East Southam to connect the town to Insight Park (developer Tompkins Construction).

### Reasons for Decisions

#### **New Roundabout for Residential Development off A444 Weddington Road, Nuneaton**

A planning application was submitted by Davidsons Developments Ltd to Nuneaton and Bedworth Borough Council for a residential development (326 dwellings). Planning permission was granted on 20 February 2012 (ref: APP/W3710/A11/2160148). The conditions relating to the development require the Developer to provide a new site entrance via a roundabout. In order to pursue this, the Developer is required to enter into a Section 278 Agreement with the Highway Authority.

A map showing the proposed new four arm roundabout on the A444 Weddington Road is included at Appendix A to the proposed decision report. Note that the roundabout will be designed so that a fifth arm can be added at a later date when further development is brought forward.

Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developer Davidsons Developments Ltd to undertake the works at an estimated cost of £550,000 including fees. Under the agreement, the works will be fully funded by the developer. Tenders are expected to be invited in February 2014 and, subject to the signing of the S278 agreement, works are expected to commence at the beginning of May 2014.

#### **New Roundabout for Residential Development off Friday Furlong, Waterloo Road, Bidford-on-Avon**

A planning application was submitted by Taylor Wimpey West Midlands Ltd to Stratford-upon-Avon District Council for a residential development (108 dwellings) and doctors surgery. Planning permission was granted on 5 April 2013 (ref: 09/00247/OUT & 13/00251/REM).

The roadworks that are required to be carried out via the Section 278 Agreement include construction of a four arm new roundabout on Waterloo Road to provide a safe access to the various elements of the development. A map showing the site referred to is included at Appendix B to the proposed decision report.

Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developer Taylor Wimpey West Midlands Ltd to undertake the works at an estimated cost of £390,000 including fees. Under the agreement, the works will be fully funded by the developer. Tenders are expected to be invited in February 2014 and, subject to the signing of the S278 agreement, works are expected to commence at the beginning of April 2014.

**New Footway/ Cycleway to Connect Insight Park to Southam along Welsh Road East**

A planning application was submitted on 21<sup>st</sup> January 2011 by Tompkins Construction Ltd to Stratford on Avon District Council for a mixed-use development. Planning permission was granted on 23 March 2012 (ref: 10/02780/FUL).

The roadworks that are required to be carried out via the Section 278 Agreement include construction of approximately 250m of new shared-use footway/cycleway from the urban fringe of Southam to the new access junction to Insight Park. A map showing the site referred to is included at Appendix C to the proposed decision report.

Subject to the recommendation being agreed, the County Council can enter into a Section 278 agreement with the developer Tompkins Construction Ltd to undertake the works at an estimated cost of £110,000 including fees. Under the agreement the works will be fully funded by the developer. Tenders are expected to be invited in February 2014 and, subject to the signing of the S278 agreement, works are expected to commence in April 2014.

**Background Information**

As outlined in the report.

**Financial Implications**

As outlined in the report.

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<b>Strategic Director</b>	Monica Fogarty
<b>Portfolio Holder</b>	Councillor Alan Cockburn

## Checklist

<b>Urgent matter?</b>	No
<b>Confidential or Exempt?</b> (State the category of exempt information)	No
<b>Is the decision contrary to the budget and policy framework?</b>	No

**List of Reports considered** - please include link to report

Link to published proposed decision report:

<https://democratic.warwickshire.gov.uk/cmis5/CalendarofMeetings/tabid/128/ctl/ViewMeetingPublic/mid/645/Meeting/2841/Committee/551/Default.aspx>

**List of Background Papers** - please include a contact for access to background papers

None.

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

Portfolio Holder – Councillor Alan Cockburn and Councillor Peter Butlin  
 All Strategic Directors  
 Legal – Alison Hallworth, Vicky Newbold, Jane Pollard  
 Finance – Liz Firmstone  
 Equality – Minakshee Patel  
 Democratic Services – Georgina Atkinson

Corporate Services OSC – party spokes:

Councillors Nicola Davies, Martin Heatley, June Tandy and Alan Webb