

Council

15 October 2019

Addition of two Developer-Funded Schemes to the 2019/2020 Capital Programme

Recommendation

That Council gives approval to the addition of the following two schemes to the Capital Programme for 2019/2020:

- A425 Banbury Road and A452 Europa Way, Warwick. Developer – Barwood Land. Approximate value £3.5 million
- B4632 Campden Road, Long Marston. Developer – CALA Homes. Approximate value £2.5 million

1.0 Key Issues

- 1.1 These schemes will be fully funded by developer contributions ring-fenced for the works specified. In the case of Section 278 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.
- 1.2 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.
- 1.3 Where the proposed highway improvements include certain forms of traffic calming, a traffic signal controlled pedestrian or cycle crossing or there is a need for a traffic regulation order in respect of a speed limit or waiting restrictions, then it will be necessary to carry out a separate statutory notice and consultation procedure which will be reported to the relevant Portfolio Holder if objections are received.
- 1.4 Where a highway scheme is considered and approved as part of the planning process, the courts have made it clear that the highway / traffic authority is expected to co-operate in its implementation unless some exceptional or changed circumstances call for a different approach.

2.0 A425 Banbury Road and A452 Europa Way, Warwick

- 2.1 A planning application was submitted to Warwick District Council by Barwood Strategic Land in respect of a development on land at The Asps, Warwick. Planning permission was granted on appeal on 14 January 2016 (ref:

W/14/0300 and APP/T3725/A/14/2221613). The planning permission requires the Developer to undertake a number of highway mitigation measures on A425 Banbury Road and A452 Europa Way. This report specifically relates to the scheme at the Banbury Road access to the site.

- 2.2 Plans showing the current design of the proposed highway improvement is included in **Appendix A**, however this may be subject to change as the detailed designs evolve. The implementation of the new traffic signals with pedestrian crossing facilities as part of this scheme is subject to separate statutory notice and consultation procedure and any representations will be reported to the Portfolio Holder for Transport and Planning.
- 2.3 Subject to the recommendation to add this scheme to the Capital Programme being agreed, the County Council will eventually enter into a Section 278 agreement with the Developer to undertake the works, once technical approval has been completed, at an estimated cost of **£3,500,000** to include fees and under the agreement the costs will be fully funded by the Developer. Technical review of the submitted designs will commence within the 2019/2020 financial year and, subject to the signing of the Section 278 agreement, the works will be commenced in a future financial year.

3.0 B4632 Campden Road, Long Marston

- 3.1 A planning application was submitted to Stratford-on-Avon District Council by CALA Homes in respect of a development of 400 homes on land at Long Marston Airfield. Planning permission was granted on 28 February 2017 (ref: 14/03579/OUT). The planning permission requires the Developer to construct a roundabout at the site access and undertake other off-site highway improvements. A further planning application is being considered in respect of a larger development on the airfield site, but this report specifically relates to the 400 home development.
- 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. The implementation of the new pedestrian crossing facilities as part of this scheme is subject to separate statutory notice and consultation procedure and any representations will be reported to the Portfolio Holder for Transport and Planning.
- 3.3 Subject to the recommendation to add this scheme to the Capital Programme being agreed, the County Council will eventually enter into a Section 278 agreement with the Developer to undertake the works, once technical approval has been completed, at an estimated cost of **£2,500,000** to include fees and under the agreement the costs will be fully funded by the Developer. Technical review of the submitted designs will commence within the 2019/2020 financial year and, subject to the signing of the Section 278 agreement, the works will be commenced in a future financial year.

4.0 Financial implications

- 4.1 Section 278 schemes are fully funded by developer contributions which are ring-fenced for the works described in the sections above. There are no

alternative uses for the contributions and the addition of these schemes will not affect the overall level of available capital resources.

- 4.2 The financial years within which the technical review and works are expected to start are included in the sections above. However, the commencement of the works is dependent on the completion of the technical review, procurement and contractor mobilisation processes and may slip. Any slippage will be reported in the normal quarterly monitoring process.

Background papers

Appendix A – A425 Banbury Road, Warwick

Appendix B – B4632 Campden Road, Long Marston

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

Local Members:

Cllr Caborn – Budbrooke and Bishops Tachbrook

Cllr Brain – Bidford and Welford

Cllr Seccombe – Stour and The Vale