


Decision Record – Various Developer-funded Scheme Approvals

Cabinet Portfolio Holder taking the decision	Councillor Peter Butlin Deputy Leader (Finance & Property)
Date of Decision (not before 18 October 2019)	14 NOV 2019
	

Decision Taken

That the Deputy Leader (Finance and Property) gives approval to the addition of the following two schemes to the Capital Programme for 2019/2020 and authorises the Strategic Director for Communities to procure the construction contracts for the schemes and to enter into such contracts on terms and conditions acceptable to the Strategic Director for Resources subject to the applicable Section 278 Agreements with the Developers being signed which will provide for 100% of the funding:

- A4177 Birmingham Road, Hatton. Developer – Taylor Wimpey. Approximate value £600k
- A423 Southam By-pass, Southam. Developer – Taylor Wimpey. Approximate value £1.8m

Reasons for Decisions

Additions to the Capital Programme of less than £2m must be approved by the Portfolio Holder for Finance.

Background Information

A4177 Birmingham Road, Hatton

A planning application was submitted to Warwick District Council by Taylor Wimpey in respect of a residential development on land at Birmingham Road, Hatton. Planning permission is pending (ref: W/19/0933). The planning application includes a proposed ghost right turn lane to create an access to the site.

With this agreement to add this scheme to the Capital Programme being agreed at an estimated cost of **£600,000** (to include fees and works), the technical review of the scheme design is expected to commence within the 2019/2020 financial year and the works will be procured in a future financial year once the technical review is complete to the County Council's satisfaction. The County Council will enter into a Section 278 agreement with the Developer to undertake the works and under the agreement all the costs and fees will be fully funded by the Developer.

A423 Southam By-pass, Southam

A planning application was submitted to Stratford-on-Avon District Council by Orbit Homes for the erection of up to 535 dwellings on land between Daventry Road and Welsh Road East, Southam. Planning permission was granted on appeal on 16 December 2016 (ref: 15/04473/OUT) and this required the Developer to construct an access from Daventry Road prior to first occupation and to have submitted plans for improvement works at A423 Southam Road / A425 Daventry Road and at A423 Southam Road / A425 Leamington Road, both of which need to be implemented before 50% of the dwellings are occupied. The Daventry Road access works have now been completed.

The implementation of 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.

With this approval to add this scheme to the Capital Programme being agreed at an estimated cost of **£1,800,000** the technical review of the scheme design is expected to commence within the 2019/2020 financial year and the works will be procured in a future financial year once the technical review is complete to the County Council's satisfaction. The County Council will enter into a Section 278 agreement with the Developer to undertake the works and under the agreement all the costs and fees will be fully funded by the Developer.

With this approval to add this scheme to the capital programme, further approval is sought to procure the major contract for the scheme and to enter into such contract subject to the applicable Section 278 Agreement with the Developer being signed which will provide for 100% of the funding.

Financial Implications

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.

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.

Report Author	Tamalyn Goodwin
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Strategic Director	Mark Ryder
Portfolio Holder	Councillor Peter Butlin

Checklist

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

List of Reports considered

Link to published proposed decision report:

<https://democratic.warwickshire.gov.uk/cm5/Calendarofmeetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/4673/Committee/586/Default.aspx>

List of Background Papers

None

Members and officers consulted or informed

Portfolio Holder – Councillor Peter Butlin

Corporate Board

Legal – Jane Pollard

Finance – Virginia Rennie

Equality – Keira Rounsley

Democratic Services – Paul Williams

Local Member(s): Cllr Jo Barker (Shipston)
Cllr Corinne Davis (Camp Hill)

Other members: Councillors Roodhouse, Singh Birdi, Warwick, O'Rourke, Butlin, Chattaway and Boad.