

Portfolio Holder Decision

s278 Application Greys Mallory Roundabout Signalisation

Portfolio Holder	Portfolio Holder for Finance and Property
Date of decision	13 October 2023
	Signed 

1. Decision taken

- 1.1 That the Portfolio Holder for Finance and Property gives approval to the addition of the following s278 fully developer-funded highway improvement scheme A452 Warwick By-pass, Europa Way, A425 Banbury Road – Greys Mallory roundabout signalisation scheme – approximate value £950,000 to the Capital Programme for 2023/24.

2. Reasons for decisions

- 2.1 On 14 May 2021 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 £2.0 million, which are fully funded from external grants, developer contributions or from revenue.
- 2.2 Under the Constitution, the power is delegated onwards to the Portfolio Holder for Finance and Property.

3. Background information

- 3.1 A planning application was submitted to Warwick District Council by the developers Taylor Wimpey and Bloor Homes for the construction of up to 900 residential dwellings, a primary school, local centre and Park & Ride facility for up to 500 spaces with vehicular access from Europa Way and Banbury Road. The original planning submission (ref: W/14/0300) was granted following appeal and subsequent permissions were granted for variations of conditions on 25 February 2021 (ref: W/20/1642) which stipulates that for the works to be carried out in the limits of the public highway, the developer is required to enter into a s278 agreement with Warwickshire County Council. The 278 works required is the signalisation of the existing Greys Mallory roundabout and construction of a new layby.

4. Financial implications

- 4.1 As the new highway assets which are being created through these schemes will come on to the Council's balance sheet once completed, the costs incurred by the Council need to be treated as capital expenditure.
- 4.2 Section 278 schemes are fully funded by developer contributions which are ring-fenced for the schemes 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.
- 4.3 The respective Developers have already committed to funding the technical review work by accepting the Council's fee estimates. The Council's fees for technical review are always collected in advance of the s278 agreement being signed.
- 4.4 Procurement and subsequent award of construction contracts will only take place subject to the applicable Section 278 agreements being signed, which will provide 100% of the funding. The s278 agreements will also require the Developer to provide a bond or cash security. The commencement of the works is dependent on the completion of the technical review, procurement, and contractor mobilisation processes. Any slippage or increase in costs due to changes in the scope of the works will be reported in the normal quarterly monitoring process.

5. Environmental implications

- 5.1 The environmental impacts of developer-funded highway schemes are considered through the planning approval process.
- 5.2 The contractors on the Council's Framework Contract for the Provision of Engineering and Construction (WCC 6012) have all demonstrated that they hold a certificate of compliance with BS EN ISO 140001 (or equivalent) or have otherwise satisfactorily demonstrated their policies and arrangements for the management of construction-related environmental issues.

Report Author	Chris Harris chrisharris@warwickshire.gov.uk,
Director	Director for Environment, Planning and Transport
Executive Director	Executive Director for Communities
Portfolio Holder	Portfolio Holder for Finance and Property

Urgent matter?	No
Confidential or exempt?	No
Is the decision contrary to the budget and policy framework?	No

List of background papers

N/A

Members and officers consulted and informed

Portfolio Holder – Councillor Peter Butlin

Corporate Board – Mark Ryder

Legal – Caroline Gutteridge

Finance – Andrew Felton

Equality – n/a

Democratic Services – Amy Bridgewater-Carnall

Councillors – Warwick, Boad, Philipps and W Roberts

Local Member(s): Cllr Jan Matecki (Budbrooke & Bishop's Tachbrook) & Singh Birdi (Warwick South)