

Decision Record – Developer Funded Scheme Approvals

Lead Member	Deputy Leader (Finance and Property)
Date of decision	March 2020
	Signed

Decision taken
<p>That the Deputy Leader (Finance and Property gives approval to the addition of the following schemes to the Capital Programme for 2020/2021:</p> <ul style="list-style-type: none"> • A46 Alcester Road, Stratford-upon-Avon. Developer – IM Properties (Development) Ltd. Approximate value £50,000 • B4632 Campden Road (Freshfields Nursery), Clifford Chambers. Developer – Cala Homes (Midlands) Ltd. Approximate value £100,000 • C43 Gallows Hill (Strawberry Fields), Warwick. Developer – William Davis Ltd. Approximate value £50,000 • D7069 Glasshouse Lane, Kenilworth. Developer – Kenilworth Multi Academy Trust. Approximate value £50,000

Reasons for decisions
<p>On 21 May 2019 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. The Portfolio Holder for Finance and Property is that nominated body.</p>

Background information
<p>A46 Alcester Road, Stratford-upon-Avon</p> <p>A planning application was submitted to Stratford-on-Avon District Council by IM Properties (Development) Ltd for a development on land to the south of A46 Alcester Road. Planning permission was granted on appeal on 17 December 2019 (ref APP/J3720/W/19/3233061 and 17/03629/OUT). The planning permission requires the construction of a new roundabout on the A46 at D5446 Drayton Manor Drive and amendments to the existing junction at C100 Billesley Road / Temple Grafton Road. Whilst the works are predominately on the strategic road network, the works do affect local roads. It will be necessary for the Council to enter into Highways Act 1980 s4 and s8 agreements with Highways England to facilitate this. The Council will also need to enter into a Highways Act 1980 s278 agreement with the developer for works on Drayton Manor Drive.</p>

B4632 Campden Road (Freshfields Nursery), Clifford Chambers

A planning application was submitted to Stratford-on-Avon District Council by CALA Homes (Midlands) Ltd 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). On 15 October 2019 Council approved that a scheme be added to the capital programme in respect of a roundabout and related highway improvements at the site access. This report is specifically in relation to the off-site highway improvement in Clifford Chambers near the Freshfields Nursery. 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.

C43 Gallows Hill (Strawberry Fields), Warwick

A planning application was submitted to Warwick District Council by William Davis Ltd and Hallam Land Management in respect of a development of up to 180 homes on land to the south of Gallows Hill, Warwick. Planning permission was granted on 22 August 2019 (ref: W/18/1435). The planning permission requires the construction of a traffic signal-controlled junction on Gallows Hill at the western end of D1081 Warwick Technology Park. The implementation of traffic signals is subject to separate statutory notice and consultation procedure and any objections will be reported to the Portfolio Holder for Transport and Planning.

D7069 Glasshouse Lane, Kenilworth

A planning application was submitted to Warwick District Council by Kenilworth Multi Academy Trust in respect of the erection of a secondary school and sixth form building. Planning permission was granted on 19 December 2019 (ref: W/19/0655). The planning permission requires the construction of site entrances, traffic calming features and controlled crossings. The implementation of traffic calming features and controlled crossings are subject to separate statutory notice and consultation procedures and any objections will be reported to the Portfolio Holder for Transport and Planning.

Financial implications

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.

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.

Some preliminary technical review work has already started for each of the named schemes and will continue into 2020/2021. 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.

It has not yet been determined how the construction contracts for these works will be procured. Further reports will become necessary to seek approval to proceed with the procurement and subsequent award of construction contracts, subject to the applicable Section 278 agreements being signed which will provide 100% of the funding.

Environmental implications

The environmental impacts of developer-funded highway schemes are considered through the planning approval process.

The contractors on the Council's Framework Contract for the Provision of Engineering and Construction Works (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.

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Assistant Director	Scott Tompkins
Lead Director	Strategic Director for Communities
Lead Member	Deputy Leader (Finance and Property)

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

Lists of reports considered
Not applicable
List of background papers
None

Members and officers consulted and informed
Portfolio Holder – Councillor Peter Butlin
Corporate Board – N/A
Legal – Ian Marriott
Finance – Virginia Rennie
Equality – Keira Rounsley
Democratic Services – Paul Williams
Councillors –
Local Member(s): <u>A46 Alcester Road, Stratford-upon-Avon</u> – Cllr Fradgley (Stratford West) and Cllr Cargill (Alcester)
<u>B4632 Campden Road, Clifford Chambers</u> – Cllr Brain (Bidford and Welford)
<u>C43 Gallows Hill, Warwick</u> – Cllr Singh Birdi (Warwick South)
<u>D7069 Glasshouse Lane, Kenilworth</u> – Cllr Shilton (Kenilworth Park Hill)