

**Report to the Cabinet Member for Highways and Transport**  
**Report submitted by: Head of Service, Policy, Information and Commissioning**  
**(Live Well)**  
**Date: 6 January 2016**

**Part I**

Electoral Divisions affected:  
Preston City & Preston  
South East

**Addition of Proposed Changes to Highway Layout Associated with Developments at New Hall Lane, Adelaide Street and Witton Street, Preston (Section 278 funded) to the Highways Block of the 2015/16 Capital Programme**

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**Executive Summary**

On 18 June 2015, planning approval was granted by Preston City Council for change in use of office accommodation located on London Road, Preston to a state funded school. As a condition of planning consent, it is proposed to add a signal controlled pedestrian crossing on New Hall Lane as well as coloured surfacing on the side roads either side of the crossing to highlight carriageway crossing points. A new footway is also to be constructed on Witton St and a new footway with loading bay is to be constructed on Adelaide St, as well as changes to existing waiting restrictions. These works are necessary to improve the route schoolchildren will be using to access the new school.

These works will be funded by a Section 278 Highways Act 1980 payment by the developer, and in order to commence statutory advertisement and implementation, it is necessary to add the scheme to the County Council's Capital Programme.

This is deemed to be a Key Decision and the provisions of Standing Order 25 have been complied with.

**Recommendation**

The Cabinet Member for Highways and Transport is asked to approve the addition of this scheme, as shown on the plan attached at Appendix 'A', to the highways block of the County Council's 2015/16 capital programme at an estimated total cost of £300,000, fully funded by a s278 agreement.

## **Background and Advice**

The District Planning Authority has imposed conditions on the development on Adelaide Street that require modification to the highway network to meet increased pedestrian traffic flows. The scheme would be solely funded by a Section 278 payment from the developer.

## **Consultations**

Preston City Council, as the Planning Authority, have imposed these conditions on the development as part of granting planning consent and are therefore fully aware of the scope and extent of these works.

## **Implications:**

This item has the following implications, as indicated:

## **Financial**

The estimated cost of the County Council's design element is £13,443. The advance payment of the design fee estimate has been received from the promoter. The County Council may have to commission advance design work by utility companies to enable the diversion or protection of their services during the construction phase, but this will only become clear as design proposals are developed. Any payment required for this work will be received from the developer before the County Council authorises third party design.

The site supervision fee estimate is £1,451 and the construction phase estimate is £250,000 including contingencies. The construction phase is currently scheduled for quarter 1 in 2016. All work will be fully funded by the developer, initially by advance payments and ultimately through the Section 278 Agreement. Once the design phase is complete the construction phase costs will be obtained from the works tendering process. The terms of the Section 278 Agreement means that the developer pays all actual costs associated with the work. These costs are monitored and additional payment requested to safeguard the County Council from financial risk. The total estimated cost is £300, 000.

## **Risk management**

The advance payment of design fees and the Section 278 Agreement provides a robust mechanism for the County Council to ensure it is at no financial risk from carrying out the design, construction and supervision of these works.

## **List of Background Papers**

Paper	Date	Contact/Tel
Planning number: 06/2015/0331	18 June 2015	Preston City Council

Reason for inclusion in Part II, if appropriate

N/A