

Report to the Cabinet Member for Highways and Transport
Report submitted by: Director of Programmes and Project Management
Date: 14 September 2015

Part I

Electoral Divisions affected:
Farington, and Bamber
Bridge and Walton-le-Dale

**Proposed Changes to Highway Layout Associated with Developments at B&Q,
Craven Drive, Bamber Bridge (Section 278 funded)**

(Appendix 'A' refers)

Contact for further information:

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Executive Summary

It is proposed to modify the highway alignment in the vicinity of the traffic signal junction on the A6 Lostock Lane where the U22318 Cuerden Way and the U50950 Craven Drive join it. These works are necessary to support planning conditions established for development at B&Q, South Rings Business Park, Craven Drive, Bamber Bridge.

These works would be funded by Section 278 payments by the developer.

This is deemed to be a Key Decision and the provisions of Standing Order No. 25 have been complied with.

Recommendation

The Cabinet Member for Highways and Transport is asked to approve the addition of this scheme at a value of £282,500 to the Highways block of the County Council's 2015/16 Capital Programme, and as shown on the plan attached at Appendix 'A'.

Background and Advice

The District Planning Authority has imposed conditions on the development at Brook Wood that require modification to the highway network to meet increased traffic flows. The scheme would be solely funded by Section 278 payments from the developer.

Consultations

South Ribble Borough Council, as the Planning Authority, have imposed these conditions on the development 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 £20,000. This work will be carried out once 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. It is envisaged that this may amount to £6,000 but this will only become clear as design proposals are developed. Payment for this work will be received from the developer before the County Council authorises third party design. The site supervision fee estimate is £6,500 and the construction phase estimate is £250,000 including contingencies. The construction phase is currently scheduled for quarter 4 in 2015/16, but this will be dependent on market conditions and the developer's business model. 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 mean 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.

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.

Legal

All of these works will take place within the boundary of the adopted highway. The works have been promoted through conditions imposed by the planning system.

List of Background Papers

Paper	Date	Contact/Directorate/Tel
None		
Reason for inclusion in Part II, if appropriate		
N/A		