



Gloucestershire
COUNTY COUNCIL

CORPORATE OVERVIEW AND SCRUTINY COMMITTEE

SUPPLEMENTARY INFORMATION

DATE: Wednesday 13 October 2021

VENUE: Council Chamber - Shire Hall, Gloucester

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Agenda Item 3

Answers to written questions submitted by members ahead of the Corporate Overview and Scrutiny Committee on 13 October 2021

1 Can officers please confirm that the S106 contributions from the three developments (totalling £3,926,761) are in GCC's possession?

Yes all contributions have been received.

2 Can officers please confirm in what schemes the £3,926,761 has been distributed into?

Planning Agreement	£	Scheme Description
Wingmoor Farm East Landfill, Stoke Orchard Rd, Bishops Cleeve	60,000	A435 Bishops Cl' to Racecourse Capacity
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	1,854,714	Revenue -local bus service improvements
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	27,291	Bishops Cleeve Centre & Schs Cycle Park
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	56,709	Cleeve School Safer Routes School & Xing
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	40,000	RTPi Bishops Cleeve Centre Bus Shelters
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	20,000	Signals - Bishops Cleeve Bus Priority
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	635,000	Cheltenham to Bishops Cleeve Cycle Track
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	200,000	A435 Bishops Cl' to Racecourse Capacity
10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve	574	Currently unallocated
10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)	9,520	Bishops Cleeve to Tewks Cycle Route Sign
10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)	48,869	Cheltenham to Bishops Cleeve Cycle Track
10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)	974,084	A435 Bishops Cl' to Racecourse Capacity
	3,926,761	

3 Can officers please confirm the full make-up of these capital schemes (i.e. how much of these schemes are made up from these specific S106 contributions and how much are made up from other capital funds?)

Revenue		Examined Contributions	Other Contributions	Other funding	
local bus service improvements		1,854,714			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
Currently unallocated		574			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
Capital	Overall Budget				
Bishops Cleeve Centre & Schs Cycle Park	27,291	27,291			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
Cleeve School Safer Routes School & Xing	106,709	56,709			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
			50,000		Land at Homelands Farm, Gotherington Lane (Phase 1)
RTPi Bishops Cleeve Centre Bus Shelters	40,000	40,000			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
Signals - Bishops Cleeve Bus Priority	20,000	20,000			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
Bishops Cleeve to Tewks Cycle Route Sign	14,853	9,520			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
				5,333	DfT Block Grant Funding etc
Cheltenham to Bishops Cleeve Cycle Track	1,027,587	635,000			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
		48,869			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
			11,000		(29) Planet Building Design New Barn Lane
			98,541		10/01243/OUT Starvehall Farm, Prestbury, Cheltenham
			218,485		10/01243/OUT Starvehall Farm, Prestbury, Cheltenham
				15,692	DfT Block Grant Funding
A435 Bishops Cl' to Racecourse Capacity	1,234,084	200,000			10/01216/OUT Land at Cleevelands, Dean Farm, Bishop's Cleeve
		974,084			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
		60,000			Wingmoor Farm East Landfill, Stoke Orchard Rd, Bishops Cleeve
		3,926,761			

4 Can officers please confirm what the revised totals of these schemes would be if the transfer is accepted?

The transfer recommended in the Financial Monitoring Report that went to Cabinet on 22 September 2021 would have the following impact on the Capital budgets – see highlighted figures below.

Revenue		Examined Contributions	Other Contributions	Other funding	
Local bus service improvements		1,854,714			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
Currently unallocated		574			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
Capital	Overall Budget				
Bishops Cleeve Centre & Schs Cycle Park	27,291	27,291			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
Cleeve School Safer Routes School & Xing	106,709	56,709			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
			50,000		Land at Homelands Farm, Gotherington Lane (Phase 1)
RTP Bishops Cleeve Centre Bus Shelters	40,000	40,000			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
Signals - Bishops Cleeve Bus Priority	20,000	20,000			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
Bishops Cleeve to Tew ks Cycle Route Sign	14,853	9,520			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
				5,333	DfT Block Grant Funding etc
Cheltenham to Bishops Cleeve Cycle Track	592,587	200,000			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
		48,869			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
			11,000		(29) Planet Building Design New Barn Lane
			98,541		10/01243/OUT Starvehall Farm, Prestbury, Cheltenham
			218,485		10/01243/OUT Starvehall Farm, Prestbury, Cheltenham
				15,692	DfT Block Grant Funding
A435 Bishops Cl' to Racecourse Capacity	1,669,084	635,000			10/01216/OUT Land at Cleavelands, Dean Farm, Bishop's Cleeve
		974,084			10/1005/OUT Land at Homelands Farm, Gotherington Lane (Phase 2)
		60,000			Wingmoor Farm East Landfill, Stoke Orchard Rd, Bishops Cleeve
		3,926,761			

The total funding available for the Cheltenham to Bishops Cleeve Cycle Track will be £592,587 after the recommended transfer. The scheme has been redesigned as a result of revised design standards issued by the Department for Transport. The available funding remains a small proportion of the overall projected scheme cost. The Council is currently pursuing additional funding from the DfT Active Travel Fund, Levelling Up Fund and Sustrans as well as through the Council's MTFS process. This funding situation is not unusual for major highway schemes and as with many other similar schemes a phased delivery is likely as the remaining funding is secured.

The transfer of £435,000 to the A435 Capacity Scheme is necessary to undertake vital works in preparation for the full scheme (including the cycle track) to be implemented.

- 5 Can officers please provide the planning reference numbers and decision notices for the planning applications for Homelands 2, Wingmoor Farm and Cleevelands

S106/Land at Homelands Farm, Gotherington Lane (Phase 2)

Planning reference - 10/01005/OUT and appeal decision letter dated 16 July 2012 see link below - note this also relates to Deans Farm, Cleevelands10/01216/OUT

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?keyVal=LBPYX9QD0CX00&activeTab=summary>

S106/Starvehall Farm, Prestbury, Cheltenham

Planning reference - 10/01243/OUT. Decision dated 12/01/2015 see link below:

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?keyVal=L67WVPEL08300&activeTab=summary>

Section 278 agreement WINGMOOR FARM EAST LANDFILL, STOKE ORCHARD ROAD, BISHOPS CLEEVE

Planning reference – 18/00249/OUT approved on 11/11/2019

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?keyVal=P5HI2VQD0IA00&activeTab=summary>

- 6 Can officers please confirm when each of the above planning applications were approved

All planning applications approved as follows (subject to revisions) -

Homelands Farm, Gotherington Lane (Phase 2) – decision dated 24^h August 2012

Starvehall Farm, Prestbury, Cheltenham – decision dated 12 January 2015

Wingmoor Farm, Stoke Orchard Road, Bishops Cleeve – decision dated 11 November 2019

- 7 Can officers please confirm when each of the above S106 agreements were signed

All developer agreements signed -

Homelands Farm, Gotherington Lane (Phase 2) – Original S106 Agreement dated 13 December 2011, Deed of Variation and supplemental agreement dated 10 June 2016.

Starvehall Farm, Prestbury, Cheltenham - agreement dated 12 April 2015

Wingmoor Farm, Stoke Orchard Road, Bishops Cleeve – agreement dated 5 November 2019

8 Can officers please provide the director report and/or plans of the Cycle Track scheme

It would be premature to release the report until this decision (on which it is contingent) is resolved. It will be published and taken in line with the legal requirements for key decisions and the Council's rules on Access to Information.

9 Can officers please itemise the costs for each of the separate elements of the capacity scheme as listed in the report titled "The procurement of highway works in connection with the delivery of the A435 Bishops Cleeve to Cheltenham Capacity Improvements"

The capacity project costings have been produced by work activity rather than by the separate elements described in the procurement paper. The description of works elements has been provided to enable a better understanding of what we are aiming to deliver. To align the project costings as requested will require an extensive reworking of the project costings and considerable time and cost.

10 Can officers please confirm the phrase "condition on completing capacity scheme before any occupation can occur" in relation to the Cleavelands S106 funds, and what that might actually mean for expiry dates?

The phrase 'condition on completing capacity scheme before any occupation can occur' refers broadly to the phasing of the development, and means that none of the residential units can be occupied by new residents until such time as the capacity improvement scheme has been completed and is open to traffic. This will not effect the expiry date of the funds, which remains August 31 as per the table supplied in the call in report.

12 October 2021