

**28 July 2021**

**Agenda Item: 4**

## **REPORT OF THE CORPORATE DIRECTOR, PLACE**

### **TOTON & CHETWYND LINK ROAD PHASE 1 PRE-CONSTRUCTION DESIGN WORK**

#### **Purpose of the Report**

1. To set out the current position on the proposed Toton & Chetwynd Link Road which is a key deliverable in the emerging Toton and Chetwynd Strategic Masterplan (The Strategic Masterplan), and,
2. To progress the Phase 1 design work for the Toton & Chetwynd Link Road.

#### **Information**

3. This report provides the detail around the County Council's plans to develop the "Toton and Chetwynd Link Road" which will provide essential infrastructure, and forms an integral part of the County Council's ambitious plans for the HS2 Growth Strategy as well as the establishment of a locally led urban development corporation.
4. The County Council received a report at its March Committee that demonstrated the need to pursue additional investment opportunities and drive growth within the County and the wider East Midlands. It is especially important that the Council puts itself in the best position possible to capitalise from new Government initiatives and funding opportunities that are being announced, to protect its economy from the impact of the Covid -19 pandemic.
5. The work as highlighted in this report will be necessary for any future funding bids, and the initiative has also been part of a previous bid submission in March 2019. Whilst we were unsuccessful with this, strong encouragement has been received from Government to continue with the scheme building upon positive feedback.
6. Furthermore, this work is a key deliverable in the emerging Toton and Chetwynd Strategic Masterplan (The Strategic Masterplan), that will unlock residential development in the area. The Strategic Masterplan underpins the requirement to progress work in respect of the new Link Road to the east of Bardills Island, connecting the A52 with Toton Lane. This will provide homes, jobs, and skills for a super connected Garden of Innovation, ultimately providing the opportunity for up to 4500 additional homes, including 1500 homes at Chetwynd Barracks.
7. The Strategic Masterplan will be subject to formal consultation undertaken through Broxtowe Borough Council in late summer/early Autumn with the intention it will be adopted as a Supplementary Planning Document (SPD).

8. In order to strengthen the proposals for any future bids Arc Partnership working with their supply chain will look in more detail at the practicalities of development and construction of The Link Road. It is this next phase of work which this report looks to progress and which will put the County Council in the best position to bid for future funds.

## **Proposal**

9. In accordance with the collaborative model and the Memorandum of Understanding (MOU) agreed between Arc Partnership and Via East Midlands and noted by Policy Committee on the 30 September 2020, to work collaboratively, the proposal is to undertake the Phase 1: Preconstruction Works for The Link Road, as recommended in a Feasibility Report for the Link Road undertaken by Arc Partnership / Balfour Beatty in November 2019.

10. The approach will be facilitated by Arc Regeneration, an evolving business unit within Arc Partnership, within this relationship, Arc Partnership acts as both a direct deliverer and enabler, drawing on the wider resources of its supply chain as 'virtual teams' handpicked to suit the needs of each individual project. It is intended to utilise this resource to expediently commission the work.

11. There are no barriers to procurement as Via and ARC are TECKAL Companies for Nottinghamshire County Council, under regulation 12 of the Public Contracts Regulations 2015. This enables the contract to be directly awarded.

## **Governance**

12. A Client Steering Group has been convened that is chaired by the Service Director, Investment and Growth and representatives from the EM Dev Co Programme Team, ARC Regeneration, Via East Midlands and Nottinghamshire County Council Highways Planning Function.

## **Programme**

13. Delivery of Stage 1: Preconstruction Works is programmed to take around five months as set out in the original Balfour Beatty Feasibility Study. Undertaking this work now will:

- (i) enable a significant head start on the formal design process with the ability to move forward the design to the planning application stage at a much quicker pace, once full funding is secured.
- (ii) enable the Business Case to be updated in accordance with a more advanced stage of design that will be informed by a contractor and updated market costs.

14. Alongside the work County Highways and EM Dev Co are undertaking further traffic modelling that will support discussions with the Highway Agency and an updated Business case.

## **Other Options Considered**

15. An options assessment was undertaken as part of the Local Access Route Options Assessment Report (OAR) undertaken for the HIF bid, in which the preferred option is being advanced through the Phase 1 pre-Construction Design Work.

## **Reason for Recommendations**

16. To facilitate the preparation of funding bids for the Link Road that forms a key element of the Councils aspirations for advancing the East Midlands HS2 Growth Strategy and the aspirations set out in the Strategic Masterplan and forming part of the wider proposals for the establishment of a locally led urban development corporation.

## **Statutory and Policy Implications**

17. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **Financial Implications**

18. The work is being commissioned through Arc Partnership will be up to the sum of £100,000 for Stage 1: Preconstruction Costs. The full cost of the Link Road is estimated at circa £30m including acquisition costs. The expenditure proposed whilst modest in terms of the full cost required will give a significant benefit in progressing delivery at pace once full funding is available. The costs of the work will be funded by Arc and no funding from the County Council will be required.

## **Implications for Service Users**

19. The Council will help enable the delivery of major infrastructure in the Strategic Masterplan working alongside EM Dev Co, to the satisfaction of local residents, in which it can harness key benefits through unlocking major infrastructure and serving the needs and interests of Nottinghamshire residents.

## **RECOMMENDATIONS**

- 1) Note the current position on the proposed Toton & Chetwynd Link Road
- 2) Confirm the commissioning of Arc Partnership to undertake the Stage 1: Preconstruction Works undertaking Project Management and Cost Management, and securing the appointment of the professional teams in liaison with Via East Midlands, and to;
- 3) establish the requirements for the remaining preconstruction activities, construction programme and associated budget for subsequent consideration and approval by the appropriate committee; and
- 4) and to consider whether there are any action they require in relation to the issues contained within the report.

**Adrian Smith**  
**Corporate Director, Place**

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### **Constitutional Comments (SJE – 02/07/2021)**

20. This decision falls within the Terms of Reference of the Economic Development & Asset Management Committee to whom responsibility for the exercise of the Authority's functions relating to the development and delivery of major infrastructure and physical development programmes, including highways schemes, has been delegated. If Committee resolves that any actions are required it must be satisfied that such actions are within the Committee's Terms of Reference.

### **Financial Comments [RWK 05/07/2021]**

21. The report proposes Arc be commissioned to undertake pre-construction works on a Toton and Chetwynd link road at a cost of up to £100,000. These costs will be funded by Arc and there is no requirement for funding from the County Council.

### **Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- Arc and VIA: A Collaboration to Deliver Economic Growth Report – Policy Committee – 30 September 2020.
- Delivering Major Programmes of Work and Bids for Funding – Place Department Report – Policy Committee – 17 March 2021.

### **Electoral Division(s) and Member(s) Affected**

- All