

A10 / A142 BP ROUNDABOUT & A142 / LANCASTER WAY ROUNDABOUT IMPROVEMENTS

To: Highways and Transport Committee

Meeting Date: 16th June 2020

From: Steve Cox, Executive Director, Place & Economy

Electoral division(s): Ely South

Forward Plan ref: 2020/033 **Key decision:** Yes

Outcome: Approval to construct the A10/A142 roundabout and commence consultation on the A142/Lancaster Way roundabout.

Recommendation: The Committee is recommended to;

- a) agree the commencement of a contract to construct the A10/A142 BP roundabout from July 2020.
- b) approve consultation to commence in July 2020 on the design proposals for the A142/Lancaster Way roundabout, with the outcome presented to this Committee in November 2020.

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1. BACKGROUND

- 1.1 The Lancaster Way Business Park has an obligation under a Section 106 agreement to make capacity improvements to the roundabout at the junction of the A10 and A142 to the south west of Ely. The roundabout is often referred to as the BP roundabout, being immediately adjacent to a BP Filling Station. This is required to mitigate the specific transport impacts of the development in line with the National Planning Policy Framework requirement. It is a vital development to support economic growth within East Cambridgeshire and is expected to generate just over 3,000 jobs, 75% of which are expected to be filled from the local area.
- 1.2 Ordinarily, these works would have been delivered by the developer of the business park, Grovemere Property under a Section 278 agreement. However, the County Council agreed to assist in establishing a highway solution to unlock the challenges associated with existing congestion in the local area and enable this economically important development to move forward.
- 1.3 This led to the completion of a feasibility study of potential improvements to the immediate highway network, encompassing the A10/A142 BP roundabout, A142/Lancaster Way roundabout and the A10/A142 Cambridge Rd roundabout, as shown in figure 1 below. This was funded by the developer and the inclusion of the section up to the A10/A142 Cambridge Rd roundabout was funded by the County Council. The additional work was funded by the County Council's scheme development fund to understand the potential benefit of dualling the section of carriageway between the BP roundabout and Angel Drive roundabout. The traffic modelling also considered all known future development in the wider area based on a 2030 model year and the impact on these junctions.

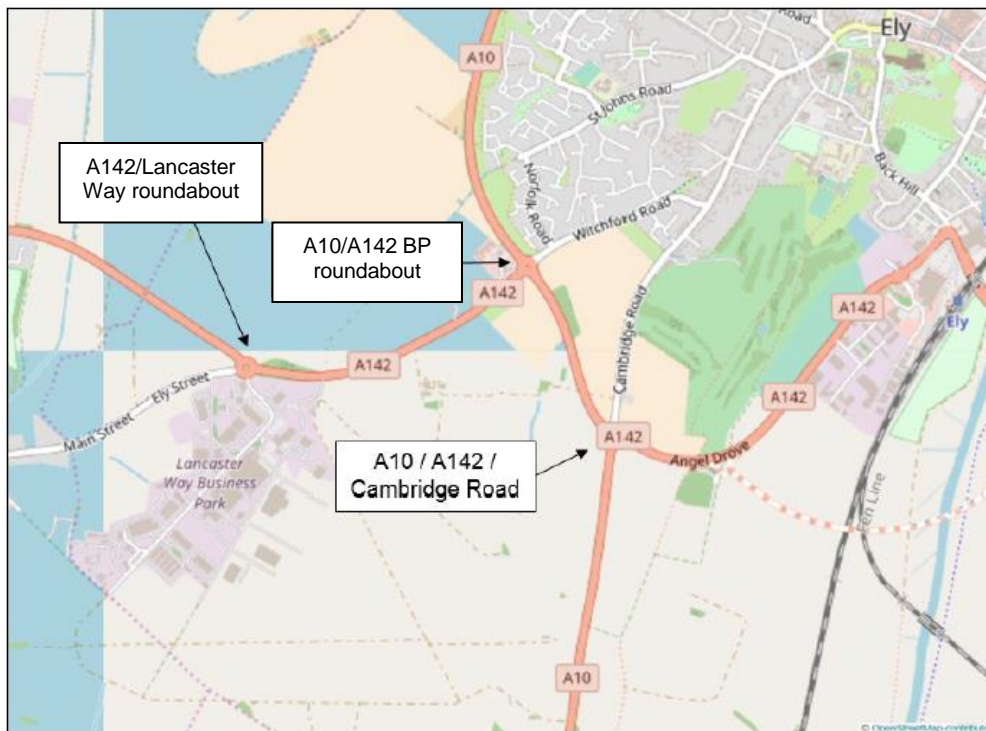


Figure 1; Scope of feasibility study incorporating all three junctions.

- 1.4 The outcome of the study established that the main cause of capacity issues was the A10/A142 BP roundabout, however the A142/Lancaster Way roundabout outside the Lancaster Way development itself also impacted on the performance of the A10/A142 BP roundabout and led to further congestion.
- 1.5 The study work, which was completed in October 2018, was also broadened to establish options for a 'do minimum' as well as a more major strategic capacity improvement based on the impact of wider development. This work has also fed into the strategic transport study commissioned by the Cambridgeshire and Peterborough Combined Authority (CPCA) on the A10 transport corridor between Ely and Cambridge. The A10/A142 BP roundabout is the northern extent of the study.
- 1.6 Delivery of any major strategic improvements to this junction and potential improvements to the A10 itself were therefore best dealt with as part of this CPCA priority scheme. The provision of cycling and walking improvements across the A10 at and in proximity to the A10/A142 BP roundabout are also linked to this project, given the significant investment in the infrastructure required to achieve this improvement, such as a foot and cycle bridge. There are also potential changes to the layout of the highway network that may result from the strategic A10 scheme.
- 1.7 This is however a longer term strategic major project and therefore an interim scheme is required to allow the development of the Lancaster Way Business Park to proceed. The feasibility study identified that the 'do minimum' option provided a highway solution that mitigates the impact of the development on the A10/A142 BP roundabout, but also highlighted the need for improvements to the A142/Lancaster Way roundabout outside the Lancaster Way Business Park itself. There are however no requirements in the S106 for the developer to fund and deliver improvements to this roundabout.
- 1.8 A Project Board was set up for all parties involved to oversee and give direction to the development of the project. Membership of the Board includes representatives from Grovemere Property the developers of the Business Park, the Divisional County Councillor, East Cambridgeshire District Council, the CPCA, Skanska the design and build contractor and is led by County Council officers.
- 1.9 There was unanimous support from all parties involved in the project, particularly East Cambridgeshire District Council and the CPCA, for further development of the designs to take place for both roundabouts in parallel, despite the lack of identified funding to deliver the A142/Lancaster Way roundabout. This was on the basis that both organisations would consider funding the additional work to the roundabout once more certainty of the budget required was established.
- 1.10 The County Council subsequently agreed through its Economy and Environment Committee to contribute £60k for the development of the design for improvements to the unfunded A142/Lancaster Way roundabout, to provide better cost certainty of the budget required for its delivery. This was provided by the County Council's scheme development budget, funded from prudential borrowing on the basis it is repaid once the full scheme funding has been secured.
- 1.11 The developer remained responsible for funding the development and delivery of the A10/A142 BP roundabout in accordance with the S106 agreement and in October 2016, had secured from the then Greater Cambridge and Greater Peterborough Local Enterprise

Partnership (GCGP) a £1,445,000 growth fund grant. This included, among other items, provision to fund the S106 obligation at the A142/A10 BP roundabout, although at that stage no specific project had been identified.

2 Design Development Stage

- 2.1 The development of the design for both roundabouts commenced in March 2019 and the scheme worked through challenges with identifying the below ground utility equipment that would be impacted by the construction of the proposed design. Initial investigations highlighted challenges with electric and telecoms equipment, but also the existence of a high pressure gas main. The outline estimates received from the utility companies of the likely costs associated with diverting this equipment led to the need for a much more significant budget to construct the schemes, particularly the A10/A142 BP roundabout.
- 2.2 These utility company estimates are often higher at the earlier stages of design and as the more detailed design stage commenced in November 2019, it led to a reduction in the estimated budget required for these diversions, particularly with regard to the high pressure gas main. The potential impact was finally understood from the gas utility company in March 2020, which removed the risk of a potentially very significant cost implication that may have rendered the scheme undeliverable.
- 2.3 At that stage the scheme remained on programme for construction to commence in July 2020, however it was becoming clear in January 2020 that the total budget required to deliver the A10/A142 BP roundabout was much higher than had been budgeted for by the developer of the business park.
- 2.4 The CPCA therefore indicated that it may consider contributing funding to the A10/A142 BP roundabout in addition to the unfunded A142/Lancaster Way roundabout. This was on the basis that the viability of the Business Park development would become challenging and be at risk of not continuing without further investment support.
- 2.5 On 23rd April 2020 an initial draft target price estimate for construction was received for both roundabouts from the County Council's Term Services Contractor, Skanska. This was ahead of programme and provided some cost certainty over the budget required to deliver both roundabouts.
- 2.6 The outbreak of the Covid-19 pandemic in late March had, however, by that time impacted on construction site activities and Skanska was asked to reconsider the estimates based on the nationally recognised site operating procedures for social distancing and their likely effect of reducing productivity and additional site operative welfare provision.
- 2.7 Whilst Covid-19 is the greatest risk to the project, a costed risk register has been produced to inform the general risk contingency budget. These are identified risks that are not the responsibility of the construction contractor and the key risks are listed below;
- Unforeseen adverse ground conditions
 - Contaminated ground increasing disposal costs
 - Unchartered or unexpected location of underground utility equipment
 - Delays to the diversionary work required by utility companies impacting on construction activity
 - Significant adverse weather conditions

2.8 A final construction contract price for the A10/A142 BP roundabout and estimate of the budget required including for the Covid-19 risk, for the A142/Lancaster Way roundabout was received as planned on 18th May and has informed the budgets that have now been set for both roundabouts. The draft proposed designs for both roundabouts can be found in appendix A of this report.

2.9 The breakdown of the required budgets for both schemes is shown below;

Project Breakdown		Budget Breakdown £
A10/A142 BP Rbt	Design	58,355
	Construction Target Price	1,285,164
	Advanced Tree Work	19,683
	Tree Planting & Landscaping	7,500
	Utility Diversion Works	101,500
	Management & Supervision	50,000
	Misc e.g. Traffic Orders, Safety Audits	5,000
	Risk Contingency (excluding Covid-19)	240,000
	Sub-Total	1,767,202
A142 L.Way Rbt	Design	53,882
	Finalise Design following consultation	5,000
	Construction Target Price	581,841
	Utility Works (supervision only)	3,200
	Management & Supervision	30,000
	Misc e.g. Traffic Orders, Safety Audits, Consultation Materials	8,000
	Risk Contingency (excluding Covid-19)	80,000
	Sub-total	761,923
	TOTAL	2,529,125

3 Funding Approval

3.1 The CPCA has now agreed to fund the necessary shortfall in funding for the A10/A142 BP roundabout scheme on behalf of the developer and provide funding for the additional A142/Lancaster Way roundabout scheme, following the recent confirmation of budgets required for each scheme. This totals £1.39 million and was agreed at a meeting of the CPCA Transport and Infrastructure Committee on 15th May 2020.

3.2 East Cambridgeshire District Council will consider approval of its proposed allocation of £150k in Community Infrastructure Levy (CIL) funding to the A142/Lancaster Way roundabout, at its Finance and Assets Committee on 18th June 2020.

3.3 The CPCA has also proposed a specific additional risk allowance of £500k for the current and future impact that Covid-19 may have on the project. At this stage the current impact has been estimated at £420k, should the current social distancing restrictions remain in place for the duration of both schemes. This risk contingency is specifically for Covid-19 impacts only.

- 3.4 The S106 agreement with Grovemere Property will also now be amended to reflect that the Business Park development will be required to provide only a contribution to the budget required to deliver the A10/A142 BP roundabout of £988,355. The remainder of the budget will be provided directly by the CPCA through a grant funding agreement with the County Council.
- 3.5 A breakdown of the approved funding allocations are shown below for the two schemes;

APPROVED FUNDING ALLOCATIONS	
<u>A10/A142 Roundabout</u>	
S106 Grovemere Property	£930,000
S106 Grovemere Property - Design Development	£58,355
<u>Lancaster Way Rbt</u>	
East Cambridgeshire CIL Funding	£150,000
<u>General contribution to both projects</u>	
CPCA Single Pot	£1,390,770
CPCA Covid-19 Risk Contingency	£500,000
TOTAL APPROVED BUDGET	£3,029,125

- 3.6 The County Council has now signed a grant funding agreement (GFA) with the CPCA for the additional funding. This formalises the provision of funding and covers the full construction cost, project risk and contingencies cost and the Covid-19 risk.
- 4 A142/Lancaster Way Consultation**
- 4.1 The proposals for this roundabout are not directly linked to the S106 agreement and are additional proposals funded by the CPCA and East Cambridgeshire District Council. They aim to maximise the benefit of the improvements to the A10/A142 BP roundabout by further improving capacity and minimising congestion.
- 4.2 A consultation on the proposed measures for the roundabout is therefore proposed to allow local stakeholders and residents the opportunity to comment on the final layout of the roundabout. This will also provide the opportunity for the design to be explained and the basis for options that have been considered and discounted, including the consideration of cycling and walking facilities at the roundabout.
- 4.3 This consultation will take place from late July and run for an extended period of 8 weeks, given the summer holidays. Consideration is currently underway into how this consultation can be conducted virtually without face to face events, due to the social distancing restrictions associated with Covid-19, whilst ensuring equal opportunity for all to be able to engage in the process.
- 4.4 The outcome of the consultation will be presented to this Committee in November to agree the final proposed design for the roundabout and approve construction to commence in early January 2021 for completion by April 2021.

5 Forward Programme

- 5.1 The A10/A142 BP roundabout is currently mobilising and subject to approval of this Committee will commence construction from July 2020 with completion estimated by the end of November 2020.
- 5.2 Following consultation on the A142/Lancaster Way roundabout and approval of this Committee in November 2020, the contractor will mobilise for construction to commence in early January 2021 with completion estimated by the end of April 2021.

6. ALIGNMENT WITH CORPORATE PRIORITIES

6.1 A good quality of life for everyone

There are no significant implications for this priority.

6.2 Thriving places for people to live

The following bullet points set out details on implications identified by officers;

- The two schemes support the need in East Cambridgeshire to support the growth of the enterprise park and see its ongoing expansion through to the next phase.
- This allows for the benefits identified within the local plan to be realised.
- The proposed improvements will enable the delivery of the enterprise zone at Lancaster Way business park second phase extension:
 - (a) generating between 2,518 Full Time Equivalent (FTE) jobs and 3,194 FTE jobs during the operational phase, once the full extent of the development is built out.
 - (b) Of the 2,518 to 3,194 FTE jobs 1,888 and 2,395 FTE jobs would be created within East Cambridgeshire.

6.3 The best start for Cambridgeshire's children

There are no significant implications for this priority.

6.4 Net zero carbon emissions for Cambridgeshire by 2050

There are no significant implications for this priority.

7. SIGNIFICANT IMPLICATIONS

7.1 Resource Implications

The project is entirely funded by the CPCA, East Cambridgeshire District Council and Grovemere Property. A S106 agreement and grant funding agreement are in place to formalise these funding arrangements.

7.2 Procurement/Contractual/Council Contract Procedure Rules Implications

The design and construction of the project has been procured and will be delivered in accordance with the County Council's Terms Services Contract with Skanska.

7.3 Statutory, Legal and Risk Implications

A grant funding agreement has been signed with the CPCA. The S106 agreement with Grovemere Property is also being finalised and will be amended to reflect the revised contribution to the A10/A142 BP roundabout.

The impact of Covid-19 on the project remains the greatest risk to its delivery, given the uncertain nature of the pandemic and unknown impact on the project in the longer term.

7.4 Equality and Diversity Implications

An EQIA will be completed on the A142/Lancaster Way scheme prior and any implications reported to Committee in November 2020.

7.5 Engagement and Communications Implications

Local information on the proposals and arrangements for the construction of the A10/A142 roundabout will be provided to local directly affected residents and businesses in proximity of the roundabout 2 week prior to construction commencing.

Further consultation on the A142/Lancaster Way proposals will take place from July as outlined in section 4 of this report.

7.6 Localism and Local Member Involvement

The local divisional County Councillor, Cllr Anna Bailey, has been a member of the Project Board and directly involved in overseeing development of the project. The adjacent divisional County Councillor, Cllr Lorna Dupre, has also been kept informed of progress with the project and plans for consultation, alongside Witchford Parish Council.

7.7 Public Health Implications

There are no significant implications within this category.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Sarah Haywood
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes Name of Officer: Gus de Silva
Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or LGSS Law?	Yes Name of Legal Officer: Fiona McMillan

Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: Elsa Evans
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Sarah Silk
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Name of Officer: Andy Preston
Have any Public Health implications been cleared by Public Health	Yes Name of Officer: Kate Parker

Source Documents	Location
Feasibility Study	Electronic Issue