

REPORT TO: Executive Board Sub Committee

DATE: 22 September 2011

REPORTING OFFICER: Strategic Director Children & Enterprise

SUBJECT: 3MG Western Approach Link Road

WARDS: Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 The purpose of the report is to explain the necessity to waive standing orders in relation to a discrete area of construction work on the above project.

2.0 RECOMMENDATION: That the Executive Board Sub Committee agrees to waive standing orders for this discrete area of work.

3.0 SUPPORTING INFORMATION

3.1 The Council adopted the Draft Masterplan in 2004 and authorised the marketing of the Greenfield land owned by the Council, seeking expressions of interest from developers to secure the development of the area. It authorised site investigations, other preparatory work and to seek planning and other regulatory approvals (EXB162).

3.2 The 3MG Executive Sub-Board in June 2011 agreed to enter into an Agreement with Prologis UK Ltd. for the development of HBC Field. Under clause 13.1.4 of the Agreement the Developer is obliged "To complete the Infrastructure Works" which includes the western approach link road (ESB3).

3.3 Development Control Committee in August 2011 resolved that the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, be given delegated authority to approve the application, subject to the awaited confirmation from MEAS regarding the obligations of the Habitat Regulations, and subject to conditions 1-35 contained within the report (DEV20).

3.4 Commencement of the western approach link road is now required to comply with the planning permission granted by KMBC and HBC in September 2008. This is in advance of the completion of the Agreement as referred to in paragraph 3.2 above. The Council therefore intends to let a small contract to undertake advanced drainage works. The Council has not tendered this work directly; instead it has relied upon the tender process managed by Prologis. This tender process has resulted in

Balfour Beatty Civil Engineering Limited (BBCEL) being the preferred contractor for the western approach link road.

- 3.5 Due to the circumstances stated above we must place an order with Prologis' Contractor - BBCEL without competitive tendering and therefore a waiver of SO4.1 is required. The primary reason for the waiver is that *"compliance with Standing Orders would result in the Council having to forego a clear financial or commercial benefit"*. (SO 1.8.2 (d)).

4.0 POLICY IMPLICATIONS

- 4.1 The proposal presented accords with the Core Strategy, 3MG Masterplan, and it helps deliver on both the priorities of SCS and Corporate Plan.

5.0 OTHER IMPLICATIONS

- 5.1 There are no other implications.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

3MG is working with local schools; facilitating visits to 3MG and the Stobart Group are sponsoring the Logistics Event 2011.

6.2 Employment, Learning and Skills in Halton

Over 1000 new jobs will be created at HBC Field, served by the western approach link road. The complete development of 3MG is expected to offer employment to up to 5,000 people and an annual GVA contribution of £170m by 2015. The HEP successfully managed the large scale recruitment project for the new Tesco's chilled food distribution centre in Widnes in 2010 and have offered a bespoke service to the customer for HBC Field. Overall the 3MG programme will assist in providing job opportunities for the local people and will go some way in addressing the level of unemployment in Halton.

6.3 A Healthy Halton

- 6.3.1 The overall 3MG programme provides new walking and cycling routes, which offer safe and affordable means of accessing key services and thereby can overcome many of the barriers often faced by people who do not own their own or have access to a car. Work continues with the Transport Coordination section with a view to expanding public transport services to ensure that all of the deprived wards of the borough are linked by public transport to the 3MG employment

opportunities. By providing much needed employment for local residents, the levels of household income should increase and the access to healthy lifestyles becomes easier.

6.4 A Safer Halton

6.4.1 The 3MG programme will provide much needed environmental improvements to the area. All landscape and fencing works were assessed by the Police Community Liaison Officer before work commenced.

6.5 Halton's Urban Renewal

6.5.1 The 3MG programme is acting as a catalyst to attract developers and new businesses to the area by creating an attractive; well- accessed and serviced area, which provides a safe and attractive environment for employees and visitors.

7.0 RISK ANALYSIS

7.1 There is a risk associated with this course of action. However, this is not deemed to be so significant as to require a full risk assessment: The risks and control measures are outlined below:

- 1) Prologis UK Ltd. could pull out. and the Council would have expended a small amount of expenditure. Prologis UK Ltd. have already invested a significant amount of time into this project and have an appraisal which stacks up financially. However, if ProLogis UK Ltd. were to pull out the Council could retest the market. This would cause delay to the programme and Masterplan.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The Council will work with its partners to develop effective procedures and policies to combat all forms of discrimination and to share good practice. ProLogis UK Ltd. is an equal opportunities employer, as is the identified end user.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
3MG Masterplan	Major Projects	Sally McDonald