

1. What is the total bond value for S278 and S38 agreements for
 - a) 2020-21
 - b) 2021-22
 - c) 2022-23

We don't hold this information. However, typical bond values range from £40,000 (for a small site) up to £500,000 (for a large development which is being phased). Occasionally we have received bonds for above £500,000.
2. What is the total number of bonds completed in
 - a) 2020-21
 - b) 2021-22
 - c) 2022-23

Information not held
3. What items of adoptable highway infrastructure currently attract commuted sums, and what are the individual costs?

Bridges, highway retaining features, highway structures, highway drains, culverts, handrails, cycle stands, paving, trees and any specialist / non-standard items. Commuted sums also apply for any elements of over engineering within the adopted or adoptable highway. Any other commuted sums are assessed on a site to site basis and the same applies to individual costs.
4. What is your inspection fee or percentage applicable relevant to the bond provision for S278 and S38 agreements?

Technical Approval and Site Supervision fees are 6% of the estimated construction cost for both, or a minimum of £4,432.00.
5. What was the average time taken from technical submission to technical approval of a S278 agreement in
 - a) 2020-21
 - b) 2021-22
 - c) 2022-23

Information not held
6. What was the average time taken from technical approval to the completion of a Section 278 legal engrossment in
 - a) 2020-21
 - b) 2021-22
 - c) 2022-23

Information not held
7. What was the average time to grant a Streetworks Permit, post execution of Legal Engrossment in
 - a) 2020-21
 - b) 2021-22
 - c) 2022-23?

Information not held

8. What was the average time taken from technical submission to technical approval of a S38 agreement in
- a) 2020-21
 - b) 2021-22
 - c) 2022-23
- Information not held
9. What was the average time taken from technical approval to the completion of a Section 38 legal agreement in
- a) 2020-21
 - b) 2021-22
 - c) 2022-23
- Information not held
10. What was the average total time taken from technical submission to formal adoption of a S38 agreement in
- a) 2020-21
 - b) 2021-22
 - c) 2022-23
- Information not held

Survey questions

1. What is an appropriate timescale for the submission and final execution of a S38/S278 Agreement?
 2. Do you have target timescales for submission to final execution? If yes, what are they?
 3. What improvements do you think could be made to the overall process from submission to engrossment?
 4. What improvements are you already considering/ have already implemented?
 5. Would you consider using the developer obtained tender value for calculating the bond provision for S278 and S38 agreements? What conditions would you need in place to do/consider doing this?
 6. Would you consider completion of a legal agreement before confirmation of Land Title Registration?
 7. What is an appropriate total bond value of a S278/S38 agreement?
 8. Would the planning process benefit from a national standard for a) bond provision values, b) inspection fee percentages and c) statutory timescales for approval?
- This question is seeking an opinion from the Council rather than the provision of recorded information, and is therefore outside the scope of the Freedom of Information Act.