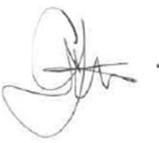


**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO  
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)  
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &  
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
<p><u>Land Transfer to WCC in support of Vicarage Street development and Highway Improvements Version 2</u></p> <p>Agreement by Jonathan White - Assistant Director Economy &amp; Regeneration to exercise his delegate authority for the transfer of ownership of land to Warwickshire County Council (WCC) to support the Vicarage Street development and associated Highway Improvements.</p>	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.)
DO/14/2025 (JW)	<p>Constitution 3E.4 Assistant Director – Economy &amp; Regeneration</p> <p>n) Authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.</p>
<u>DATE OF DECISION</u>	<u>DECISION MAKER (Name and Job Title)</u>
16th July 2025	<p>Jonathan White – Assistant Director – Economy and Regeneration</p> 

## RECORD OF THE DECISION

### a) The issue

The development of the Vicarage Street site, part of the Transforming Nuneaton programme, requires an element of Highways work to provide access to the site. Consequently, Warwickshire County Council (WCC) have requested the transfer of land as a priority to help facilitate these works.

The land requested to be transferred is highlighted green on the attached plans marked Appendix 1 and Appendix 2 and shaded pink on the attached plan marked Appendix 3.

Two of the pockets of land that are shaded pink are derelict waste ground and have no tangible value to NBBC and the third pocket is a planted boarder to a Nuneaton and Bedworth Borough Council (NBBC) car park similarly with no tangible value and will save a cost on ground maintenance when disposed of. Additionally, the land shaded green is adjacent to the already adopted highway and has no tangible value. As such it is proposed to transfer this land to WCC at nil value in support of the delivery of the Transforming Nuneaton Program.

This Delegated Authority (DA) supersedes DA – DO/82/2025(JW)

### b) The Decision

Jonathan White - Assistant Director Economy & Regeneration to hereby exercise his authority to provided delegated authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.

Provide approval for:

- A right of way over the land shaded blue on the attached land dedication plan marked Appendix 3.
- Agreement for full transfer of WK403725 and WK409169 shaded green on the plan marked Appendix 1 and the plan marked Appendix 2.
- Agreement for part transfer of WK414328, WK450184 and WK426642 as shown shaded pink on the plan marked Appendix 3.

## REASON FOR THE DECISION

Due of the urgency of the Highways work to kick start the development programme these pockets of land are being transferred as a priority and at nil value to enable the programme delivery to remain on-schedule.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Include the transfer of these pockets of land in the main land transfer agreement – potential to delay the delivery of the wider scheme.

Refuse the transfer of the land - potential to delay the delivery of the wider scheme. No reason to refuse request as the land has no tangible value to NBBC.

WARD RELEVANCE

Abbey

FINANCIAL AND BUDGET IMPLICATIONS

N/A

This land has no tangible value to NBBC

CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS

Senior Legal Officer  
Strategic Director for Place and Economy  
Chief Executive Officer  
Cabinet Member and Portfolio Holder - Business and Regeneration

ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED

N/A

IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE (Note if the decision is a non-executive decision, no dispensation can be given).

N/A

EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)

N/A

HUMAN RESOURCES IMPLICATIONS

N/A

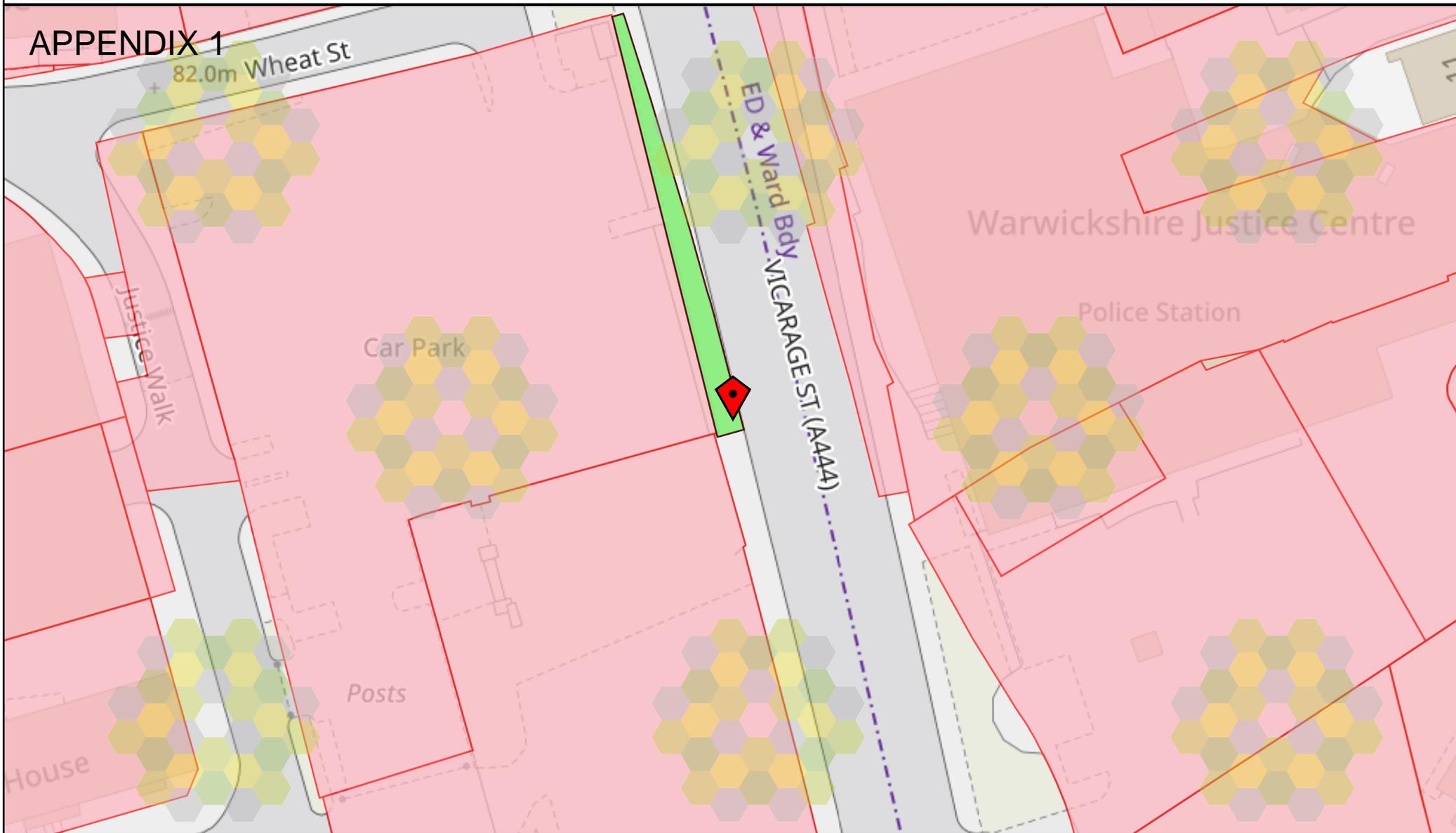
FINANCIAL IMPLICATIONS

N/A

<u>HEALTH EQUALITIES IMPLICATIONS</u>
N/A
<u>SECTION 17 CRIME &amp; DISORDER IMPLICATIONS</u>
N/A
<u>RISK MANAGEMENT IMPLICATIONS</u>
Land transfer agreement to include that WCC will be required to maintain the land transferred and exercise the right of way only for the purpose of completing the works and indemnify NBBC against any damages
<u>SME (SMALL/MEDIUM ENTERPRISES) &amp; LOCAL ECONOMY IMPLICATIONS</u>
N/A
<u>ENVIRONMENTAL IMPLICATIONS</u>
N/A.
<u>LEGAL IMPLICATIONS</u>
Legal documentation to be completed outlining terms of the transfer including all necessary land registry requirements
<u>ANY OTHER COMMENTS</u>

**PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER**

APPENDIX 1



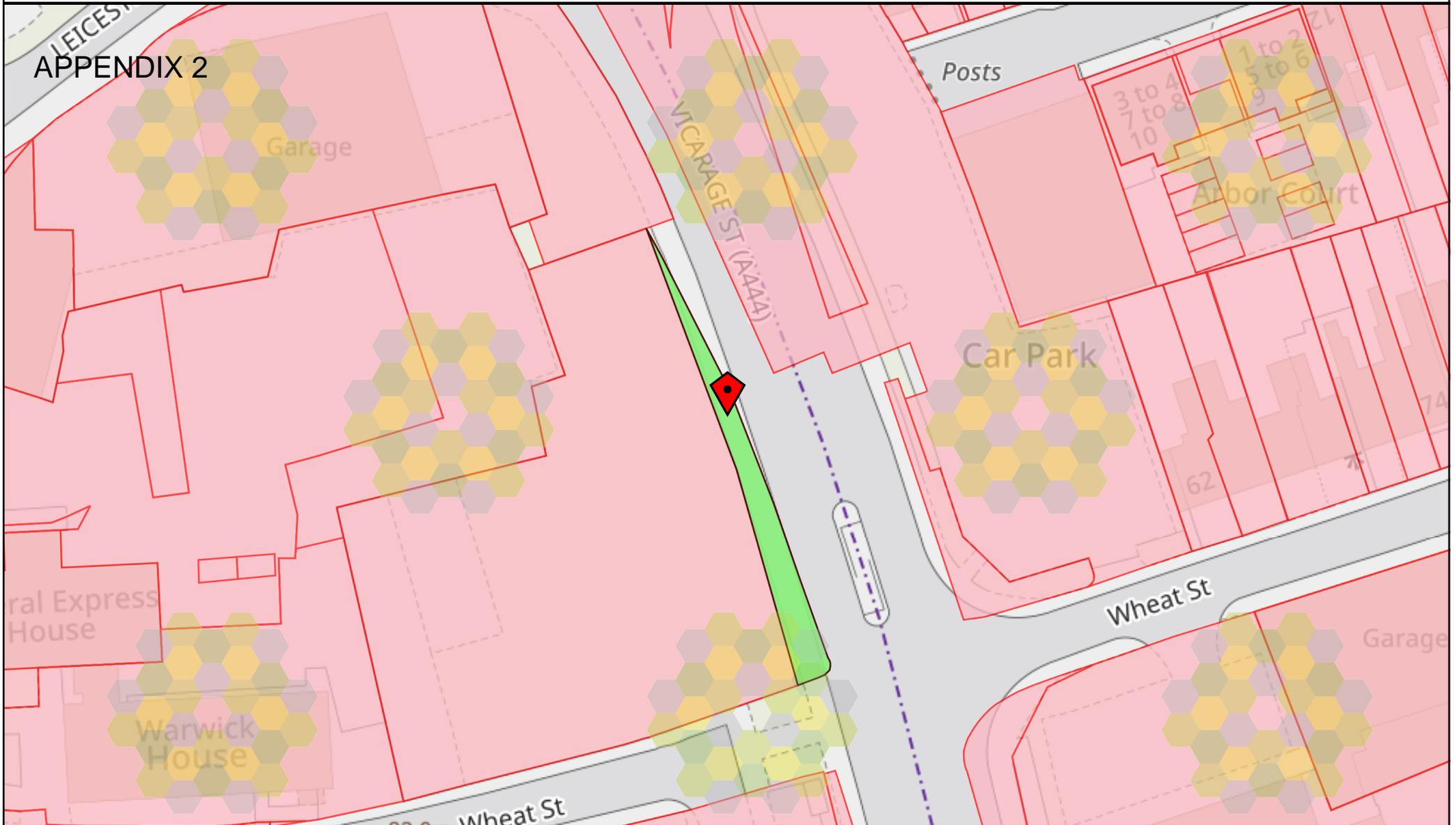
0 2 4 6 8 12 16 20m

Map scale 1:625

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Data last updated 10:00pm 15 JULY, 2025



0 2 4 6 8 12 16 20m

Map scale 1:625

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Data last updated 10:00pm 15 JULY, 2025

DETAILS TO BE CONFIRMED AND AREAS TO BE FINALISED

**Owner :** Nuneaton and Bedworth Borough Council  
 Town Hall  
 Nuneaton  
 Warwickshire  
 CV11 5AA

**Occupier :** Nuneaton and Bedworth Borough Council  
 Town Hall  
 Nuneaton  
 Warwickshire  
 CV11 5AA

**Key**

Estimated land to be dedicated as Highway maintainable at public expense by Nuneaton and Bedworth Borough Council to Warwickshire County Council.

Land over which Rights of Access to Construct are sought from Nuneaton and Bedworth Borough Council to Warwickshire County Council.

Title No. : WK414328

Plot No.	Area of Land
1b	63 sq m / 0.016 Acres or thereabouts

Title No. : WK450184

Plot No.	Area of Land
1a	262 sq m / 0.065 Acres or thereabouts

Title No. : WK414328

Plot No.	Area of Land
2a	129 sq m / 0.032 Acres or thereabouts

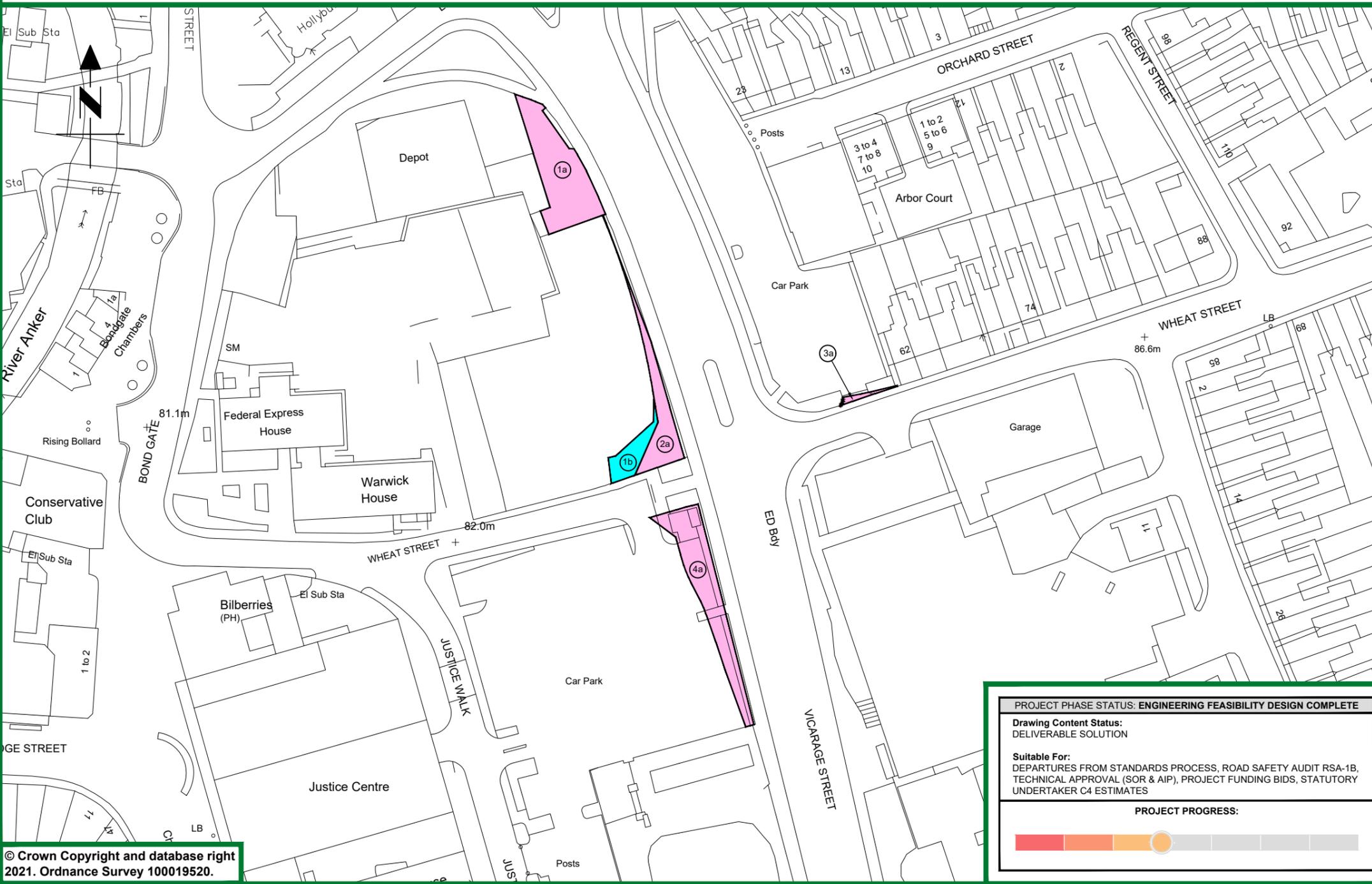
Title No. : WK450184

Plot No.	Area of Land
3a	10 sq m / 0.002 Acres or thereabouts

Title No. : WK426642

Plot No.	Area of Land
4a	240 sq m / 0.059 Acres or thereabouts

REV	DRN	AMENDMENT	DATE
F	DJG	Area 2a updated	10/04/25
E	DJG	Title areas updated	28/2/25
D	SD	Land at Vicarage Street and notes amended.	17/06/24
C	AW	Vested land removed & Drawing title changed.	26/09/23
B	AW	Areas required amended.	20/06/23
A	SD	Proposed layout removed, areas required amended and highway boundary added.	09/09/22



Engineering Design Services  
 Environment Services, Communities  
 Shire Hall Post Room  
 Warwick  
 CV34 4SP  
 Tel : 01926 410410  
 Web : www.warwickshire.gov.uk



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**PROJECT**  
 A444 Wheat Street  
 Junction Improvement

**TITLE**  
 Land Dedication Plan  
 Land Dedication Plan - NBBC Land  
 Purpose of Drawing: Legal Plan

Drm	DJG	Ck'd	SD	App'd	EA
Date	10.04.25	Date	10.04.25	Date	10.04.25

**Status**  
 Approved (Level 3)

**Scale**  
 1 : 1000

**Sheet size**  
 A3

**DRG. NO.**  
 9.2-A444--058-040

**Rev.**  
 F

**PROJECT PHASE STATUS: ENGINEERING FEASIBILITY DESIGN COMPLETE**

**Drawing Content Status:**  
 DELIVERABLE SOLUTION

**Suitable For:**  
 DEPARTURES FROM STANDARDS PROCESS, ROAD SAFETY AUDIT RSA-1B, TECHNICAL APPROVAL (SOR & AIP), PROJECT FUNDING BIDS, STATUTORY UNDERTAKER C4 ESTIMATES

**PROJECT PROGRESS:**

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