

# HAMPSHIRE COUNTY COUNCIL

## Officer Decision Record

<b>Decision Maker:</b>	Ben Clifton – Team Leader, Strategic Transport
<b>Title:</b>	Land at Cadnam Farm, Alton – S106 Agreement PT33A/2306
<b>Reference:</b>	

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### 1. The decision:

1.1. That authority be given to the Chief Executive's Department in accordance with Paragraph 1.23 of the Economy, Transport and Environment Department's Scheme of Delegation to enter into an agreement under Section 106 of the Town and Country Planning (General Development) Order 1995 with Martin Grant Homes Limited and Charles Church Holdings PLC, Capel House Property Trust Limited, East Hampshire District Council and Hampshire County Council relating to Land at Cadnam Farm, Upper Anstey Lane, Shalden, Alton

### 2. Reason(s) for the decision:

2.1. A planning application for development at Land at Cadnam Farm, Upper Anstey Lane, Shalden, Alton has been submitted under reference 55428/001. East Hampshire District Council has resolved to grant consent to the development subject to the completion of the Section 106 Agreement to secure necessary planning obligations.

2.2 The County Council as Local Highway Authority was consulted on the planning application and responded to the statutory consultation raising no objection to the application on transport grounds, subject to a package of transport mitigation measures being secured as below;

- Site access arrangements and improvement scheme, as shown indicatively on drawing ITB8352-GA-016-A and ITB8352-GA-010-C and traffic calming on Gilbert White Way
- The sum of £1,081,136 (Index-Linked) less the Junction Study Contribution and the TRO Contribution and less the cost reasonably incurred by the Owner or its contractors in undertaking the Integrated Transportation Measures (Outlined as the closure of Upper Anstey Lane; and The provision of a roundabout at Anstey Lane/Anstey Road) payable to the County Council in the provision, improvement and maintenance of :

- Traffic calming at Greenfields Avenue;
  - Cycle parking at Alton Railway Station;
  - Environmental enhancements at Alton town centre;  
and
  - measures identified in the Alton Transport Study to mitigate the impact of the development on the network
- Full travel plan required at occupation, along with a travel plan approval fee of £1,500, a travel plan monitoring fee of £15,000 (5 years at £3,000 p.a.) and a travel plan bond of £25,400.

2.3 The legal agreement secures the above planning obligations in order that adequate transport mitigation is secured against the development.

### **3. Other options considered and rejected:**

Not to agree to enter into the agreement

3.1. This option was considered but dismissed on the basis that this would result in development which was not supported by adequate transport infrastructure and does not sufficiently promote sustainable transport.

### **4. Conflicts of interest:**

4.1. Conflict of interest declared by an Executive Member who is consulted by the officer which relates to the decision: None

### **5. Dispensation granted by the Head of Paid Service:**

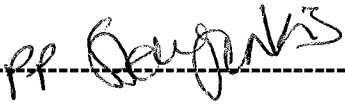
5.1. None

### **6. Supporting information:**

6.1. Final draft legal agreement

Approved by:

Date:

  
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07/05/2015

**Ben Clifton – Team Leader, Strategic Transport**

**On behalf of the Director of Economy, Transport and Environment**