

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton – Team Leader, Strategic Transport
Title:	Land North of Marnel Park, Basingstoke – S106 Deed of Variation - PT/33A/2237
Reference:	

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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 Basingstoke and Deane Borough Council and BDW Trading Limited relating to Land North of Marnel Park, Basingstoke.

2. Reason(s) for the decision:

2.1. An agreement under Section 106 of the Town and Country Planning Act was entered into between Basingstoke and Deane Borough Council, David Wilson Homes Limited, Charles Samuel Horton, Elizabeth Temple and BDW Trading Limited on the 10th May 2013. This agreement secured a package of transport mitigation measures comprising;

- A transport contribution of £792,614 towards the provision and improvement of pedestrian and cycle facilities and highway improvements and public transport infrastructure improvements in the vicinity of the Development which may include but are not limited to the following:
 1. A33 Reading Road/Carpenters Down/Crockford Lane Roundabout Improvements
 2. A33/Great Binfields Road Roundabout Improvements
 3. A339 Ringway North/A340 Aldermaston Road/Popley Way/Oakridge Road Roundabout Improvements
 4. A339 Ringway E/A339 Ringway N/A33 Reading Road Roundabout Improvements
 5. Popley Way/Chineham Lane Signal Junction Improvements
 6. Improved pedestrian and cycle facilities on Crockford Lane into Chineham Business Park including a crossing point of Crockford Lane with associated links to Hanmore Road

7. New off-road facilities for cyclists along Shakespeare Road and on-road facilities along Oakridge Road including enhancements to the environment of Shakespeare Road subway
8. Improvements to the A339 footbridge and approaches
9. Improvements to Hospital footpath, Priestley Road subway, Abbey Road subway, Abbey Road footpath, Kingsclere Road subway
10. Basingstoke Bus Station access improvements
11. Alencon Link Interchange improvements
12. Improvements to bus stop infrastructure in the vicinity of the Development.

- A full travel plan with a Bond of £36,850, £3000 per annum for monitoring of the travel plan and a £1500 approval fee.

- 2.2 These measures were considered sufficient to mitigate the transport impact of the development permitted under BDB/75762.
- 2.3. A further application for the land has been submitted under reference 14/02502/FUL, which seeks to vary the permitted development by altering the layout positions of 6 no. plots (142-147), house type substitutions to plots 142 and 147 and garage substitution of neighbouring garage to plot 142. This application will be determined by Basingstoke and Deane Borough Council.
- 2.4. The new planning application, if permitted, will constitute a new planning consent in its own right, and as such it is necessary to enter into the Deed of Variation to the Section 106 Agreement to secure that the original package of mitigation measures apply to the new consent, and to ensure that development is supported by adequate associated infrastructure.
- 2.5 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:

December 2014

Ben Clifton – Team Leader, Strategic Transport

On behalf of the Director of Economy, Transport and
Environment