

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton – Team Leader, Strategic Transport
Title:	Land to the south of Peters Road, Locks Heath, Fareham – S278 Agreement [PT33A/2177]
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 278 of the Highways Act 1980 with Taylor Wimpey UK Limited relating to Land to the south of Peters Road, Locks Heath, Fareham.

2. Reason(s) for the decision:

- 2.1. Planning consent for development of the Land to the south of Peters Road, Locks Heath, Fareham was obtained from Fareham Borough Council under planning reference P/12/0717/FP and appeal reference APP/A1720/1/13.
- 2.2. In order to access and mitigate the development, a new vehicular access is The provision of a new shared use cycletrack required and highway improvements are required. The developer has submitted and gained approval to a design for the works consisting of;
 - o The provision of the site access from Lockswood Road with a right turn lane, islands lining, signing and works for a pedestrian crossing of Lockswood Road.
 - o The provision of an emergency access and two verge cross overs from Peters Road.
 - o The provision of a new shared use cycletrack and associated lining, signing and tactile paving from the new site access on Lockswood Road to the bifurcation of the eastern footway on Lockswood Road south of its junction with Centre Way with alterations to the splitter island at the Lockswood Road/Peters Road roundabout.
- 2.3. The completion of the Section 278 Agreement enables the developer to undertake the highway works, in accordance with the terms and conditions that the County Council has stipulated. The works are considered to provide public benefit.
- 2.4. The Agreement also provides for the dedication as public highway of the land necessary for the works, and the County Council has agreed that following completion of the works and a one-year maintenance period to thereafter maintain the works as public highway.
- 2.5. The full cost of the works, including any costs to the County Council in facilitating the works, will be met by the developer under the terms of the Agreement.

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 the applicant has demonstrated that the proposed works can be constructed in a safe manner and to an acceptable standard, that planning consent for the development including access exists, and that the works will provide essential access to the development site.

To agree a different specification of works

- 3.2. This was considered but dismissed. The access works as secured in the Agreement are considered to be satisfactory and appropriate to provide access to the development without unacceptably impacting on the safety of the public highway.

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 legal agreement
- 6.2. Plans showing highway works (drawing numbers 1144-S278 -01 Rev H, 1144-S278-02 Rev F and 1144-S278 Rev C).
- 6.3. Plan showing land dedication (drawing number 1144-S278 -12 Rev E).

Approved by:

Date:

18th January 2017

Ben Clifton – Team Leader, Strategic Transport

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On behalf of the Director of Economy, Transport and Environment