

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton - Team Leader, Strategic Transport
Title:	Land at St Vincent Road, Gosport – S278 Agreement [Legal reference - 77337]
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 Drew Smith Group and Gosport Borough Council relating to Land at St Vincent Road, Gosport.

2. Reason(s) for the decision:

- 2.1. Planning consent for development of the Land at St Vincent Road, Gosport was obtained from Gosport Borough Council under reference 15/00035/GR3
- 2.2. In order to access and mitigate the development, a new vehicular access along with additional on street parking provision are required]. The developer has submitted and gained approval to a design for the works consisting of;
 - The new access to private off-street car park of the central units
 - The stopping up of all redundant vehicular accesses
 - The construction of the following on street car parking provision;
 1. 7 spaces in lay-by to the west of the suite;
 2. 3 spaces in a new lay-by to be constructed adjacent to former units 79 and 81, and;
 3. 1 space by extending the existing lay-by adjacent to Agnew House
- 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 draft legal agreement
6.2. Plan showing highway works - 11377 500 Rev G.
6.3. Plan showing land dedication - 11377 502 Rev D.

Approved by:

Date:



13th October 2016

Ben Clifton – Team Leader, Strategic Transport

On behalf of the Director of Economy, Transport and Environment