

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton – Team Leader, Strategic Transport
Title:	Land at Minchens Lane, Bramley, Hampshire – S106 Agreement 18463903.3
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 Dean Borough Council, Hampshire County Council, Diana Helen Kenshole and Nigel Jerome Fisher, Bramley Parash Council, Elizabeth Anne Moynihan and Walter Richard Stiles and Westbury Homes (Holdings) Limited relating to Land at Minchens Lane, Bramley, Hampshire.

2. Reason(s) for the decision:

2.1. A planning application for development at Land at Minchens Lane, Bramley, Hampshire has been submitted under references 14/01075/OUT, 14/01457/FUL and 14/01458/FUL. Basingstoke and Deane Borough 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;

- Highway Works Secured
 - Not to Occupy any Dwellings until a Certificate of Completion has been issued by the County Council in respect of the Works shown on drawing number SK09-1E and SK09-2G attached to this Deed at Appendix 8 or any variations to those drawings agreed with the Council and the County Council.

- Not to Occupy any Dwellings until a Certificate of Completion has been issued by the County Council in respect of the Works shown in drawing number SK023-B attached to this Deed at Appendix 8 or any variation to that drawing (including any addition works required to reduce 85% of the vehicular traffic's speed on that part of Minchens Lane to 37.5 miles per hour) agreed with the Council and the County Council.
 - Not to Occupy any more than 30 Dwellings until a Certificate of Completion has been issued by the County Council in respect of the works shown on drawing numbers SK16-A and SK15-F attached to this Deed as Appendix 8 or any variation to those drawings agreed by the Council and the County Council.
- Transport Contribution of £550,000 towards the following
- £150,000 (one hundred and fifty thousand pounds) for the provision of the A33/Bramley Road Roundabout;
 - £200,000 (two hundred thousand pounds) to facilitate the safe pedestrian crossing of the railway at the level crossing or in the vicinity of the level crossing (which may or may not include a footbridge);
 - £100,000 (one hundred thousand pounds) for the provision of the shared use pedestrian/cycleway to the Street/Silchester Road (east/west);
 - £100,000 (one hundred thousand pounds) towards improvement measures to highways that serve and/or are local to the Development and/or Site; and
 - other highway improvement measures to sustainable modes of transport and any other measure which shall in all cases be required as a result of the Development.
- Travel Plan Requirements
- To use reasonable endeavours to achieve the objectives of the targets set out in the Travel Plan and without prejudice to the generality of that obligation to comply with the requirements of the Travel Plan and not to Occupy any Dwelling until such time as the Travel Plan Co-ordinator (as described in the Travel

Plan) has been appointed and the contact details of that Travel Plan Co-Ordinator sent to the County Council addressed to the Travel Plan Officer.

- Travel Plan approval fee of £1,500 and monitoring fee of £15,000.

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:

16th April 2015

Ben Clifton – Team Leader, Strategic Transport

On behalf of the Director of Economy, Transport and Environment