

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton – Team Leader, Strategic Transport
Title:	Land off Winchester Road, Fair Oak, Eastleigh, Hampshire. S106 Agreement - PT33A/2120/CS.
Reference:	

01962 846761

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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 Eastleigh Borough Council, Valerie Jean Newham and Antoinette Lorella Denham-Harding, Anthony Harding and Antoinette Lorella Denham-Harding, Mark Robert Dunford and David Bernard Dunford and John Richard Dunford, J S Bloor (Newbury) LTD, Highwood Land (Winchester Road) Limited and Highwood Group Limited and Bloor Homes LTD relating to Land off Winchester Road, Fair Oak, Eastleigh, Hampshire.

2. Reason(s) for the decision:

2.1. A planning application for development at Land at Land off Winchester Road, Fair Oak, Eastleigh, Hampshire has been submitted under reference PT33A/2120/CS. Eastleigh 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;

- New Bridleway Works to be delivered to complete satisfaction of Hampshire County Council prior to completion of 300 dwellings on the site.
- Highway Works made up of a new right turn lane access on Winchester road and associated footway improvements to be

approved prior to commencement of the development and completed prior to first occupation.

- Improvement scheme to the Winchester Road/Mortimers Lane Junction to be delivered prior to occupation or a contribution of £100,000 to be paid prior to commencement of development to be agreed by the County Council.
- A Sustainable Integrated Transport Contribution to be calculated in accordance with the County Councils Transport Contributions Policy towards local transport and infrastructure improvements including junction improvement works, improvements to the local pedestrian and cycle network and funding of local transport schemes within the Parish Council's administrative area.
- Implementation of a Travel Plan, payment of the Travel Plan approval and monitoring fees (£16,500 total), and provision of a surety of £30,000 to ensure implementation of the Travel Plan.

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:

2nd October 2014

**Ben Clifton – Team Leader, Strategic Transport
On behalf of the Director of Economy, Transport and
Environment**