

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Ben Clifton – Transport Team Leader, Strategic Transport
Title:	The White Hart, 20 College Road, Petersfield GU31 4AD – S278 Agreement (PT32/A/371)
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 Hampshire County Council and Countrywide Designs (Petersfield) Limited and Tilestone Property Lending Limited relating to Land at The White Hart, 20 College Road, Petersfield GU31 4AD.

2. Reason(s) for the decision:

- 2.1. Planning consent for development of the Land at The White Hart, 20 College Road, Petersfield was obtained from South Downs National Park Authority under reference SDNP/12/03385/FUL (granted on 12th June 2013).
- 2.2. In order to provide pedestrian access to that part of the development that fronts onto College Road, the existing footway and vehicular forecourt requires alteration. The developer has submitted and gained approval to a design for the works consisting of;
 - The provision of alterations within the existing footway and forecourt to provide a footway, cycle way and soft and hard landscaping as shown in principle on Drawing Number 831/024 Rev. 04.
- 2.3. The completion of the Section 278 Agreement enables the developer to undertake the highway and landscape 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 County Council has agreed that following completion of the highway and landscape 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.
- 2.6 A commuted sum of £5,619 will be provided by the developer to cover the maintenance cost of the landscaping works in respect of shrub planting and any new trees that may be required in the future.

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 Plan showing highway works – Drawing Number 831/024 Rev. 04.

Approved by:

Date:

10th November 2014

**Ben Clifton – Transport Team Leader, Strategic
Transport**

**On behalf of the Director of Economy, Transport and
Environment**