
Introduction

1. This Technical Note summarises the agreement reached on various outstanding matters over the course of detailed discussions with the highway authority, Hampshire County Council.

Confirmation of Agreement with regard to pedestrian/cyclist connections into the site

2. The application is in outline. It is agreed that S278 off-site highways works to connect the internal pedestrian/cycle provision to the public highway will be made subject to reserved matters application and the proposed internal layout with delivery of any agreed works through S278 Agreement prior to occupation.
3. Included within this, as it pertains to cycle connectivity to the north of the site, suggested condition wording as follows has been agreed with HCC and:

"Prior to commencement of development, details of the means of cycle access direct to Hambledon Road in the vicinity of the existing footpath link from within the site shall be provided for approval. The access shall be constructed and made available prior to the occupation of the first unit."

4. This is reflective of HCC's acknowledgement that there is an inability to widen the footway on the Lidl corner at the vehicular entrance to the site for cycle access.

Confirmation of Agreement with regard to servicing access

5. In similar fashion to the above, service arrangements to the site would be dealt with via suitably worded conditions, and addressed at the Reserved Matters stage.

Confirmation of Agreement with regard to Travel Plan

6. A Site Wide Travel Plan Co-Ordinator (SWTPC) will be employed by the developer to oversee all individual travel plans on the site. A Framework Travel Plan will be agreed with HCC prior to occupation. HCC helpfully put forward an either/or outcome with regard to the size of prospective businesses, whereby:

“Only units that reach 20+ staff triggers the requirement for an individual travel plan, which in each case would be required prior to individual unit occupation. The SWTPC will collate the individual reports, analyse and submit to HCC with annual monitoring reports. Agreed text is to be included within the Framework Travel Plan which states (where an estimate for units/staff occupation is given) should the Council deem too few units on the development contain 20+ staff, then the situation would revert to the SWTPC looking after the entire site, including units with less than 20 staff, providing a full site-wide travel plan which every unit on the site will follow.”

7. The SWTPC will be in place at least three months prior to first occupation of the first unit and then in place until 5 years post 50% floorspace occupation.
8. At the end of the 5 year period, responsibility reverts to the individual businesses on site who meet the Travel Plan preparation criteria.

Confirmation of agreement regarding Hambledon Road/Elettra Avenue roundabout improvements

9. An agreed obligation within the S106 Agreement to provide the sum of £60,000 towards improvements at the roundabout prior to the commencement of development. Those improvements are to provide similar or greater operational junction capacity to that detailed in DTA Drawing No. 19235/02 Revision I, a copy of which is attached at **Appendix A**.

Confirmation of agreement regarding Hambledon Road toucan crossing

10. An agreed obligation within the S106 Agreement to provide two tranches of contribution payment towards the implementation of a new toucan crossing adjacent to the site on Hambledon Road:
 - The sum of £75,000 upon commencement of the development;
 - At completion and opening to the public of the toucan crossing, a further sum of £75,000.
11. Upon opening of the toucan crossing, HCC will provide an itemised total works cost to the developer. Should there be any underspend from the current estimate of £401,000



this will be calculated and deducted from the second contribution payment. Any reduction will be on a pro-rata basis of the total contributions secured from all funding sources towards the works.



Appendix A

