

Woodcroft Farm - Linden Homes South

Condition 25 Phasing Plan for off-site highway works

1.0 Introduction

- 1.1 Full planning permission was granted in May 2015 by Havant Borough Council for 288 residential units on Woodcroft Farm under planning reference APP/13/00804. The description of development was as follows:

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931.

- 1.2 Since the grant of permission, original landowner Derwent Developments Ltd undertook the necessary Phase 1 infrastructure works consisting of bridleway improvements were completed in 2017.

- 1.3 Linden Homes South have recently secured ownership of the original phase 2, as approved under APP/13/00804, consisting of 160 new residential units and the existing farmhouse. Condition 25 attached to the planning permission states:

The development hereby permitted shall not commence until a phasing plan for off-site highway works has been submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be completed in full accordance with such plans, particulars and programme as are thus approved in writing by the Authority.

Reason: To ensure that the required highway improvements are provided and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 1.4 There are two off-site highway works projects to be delivered as set out in the Section 106 agreement that forms part of the planning permission, namely the 'Lovedean Lane / Milton Road roundabout' and the 'Eagle Avenue Works'. The draft plans for these are attached as Appendices 1 & 2 to this note.

- 1.5 This note briefly sets out the current proposed phasing of these off-site highway works that is in accordance with the Section 106 agreement and has also been agreed with Hampshire County Council as highway authority.

2.0 Deed of variation

- 2.1 Appendix 3 to this note is the relevant page from the Deed of Variation dated 27 September 2017 to the S106 agreement that revises the trigger for the Lovedean Lane/Milton Road roundabout highway works to be completed.

- 2.2 Originally these works were to be completed 'pre-commencement' of the construction of the residential units, however in order to enable a more logical and practical delivery of both infrastructure and homes, this has now been changed to 'pre-occupation' of the first unit.

3.0 Proposed phasing of works

- 3.1 The technical team at Linden Homes South are currently engaged in the section 278 design check process with HCC for both elements of the highways works and await Technical approval from HCC.

Eagle Avenue works

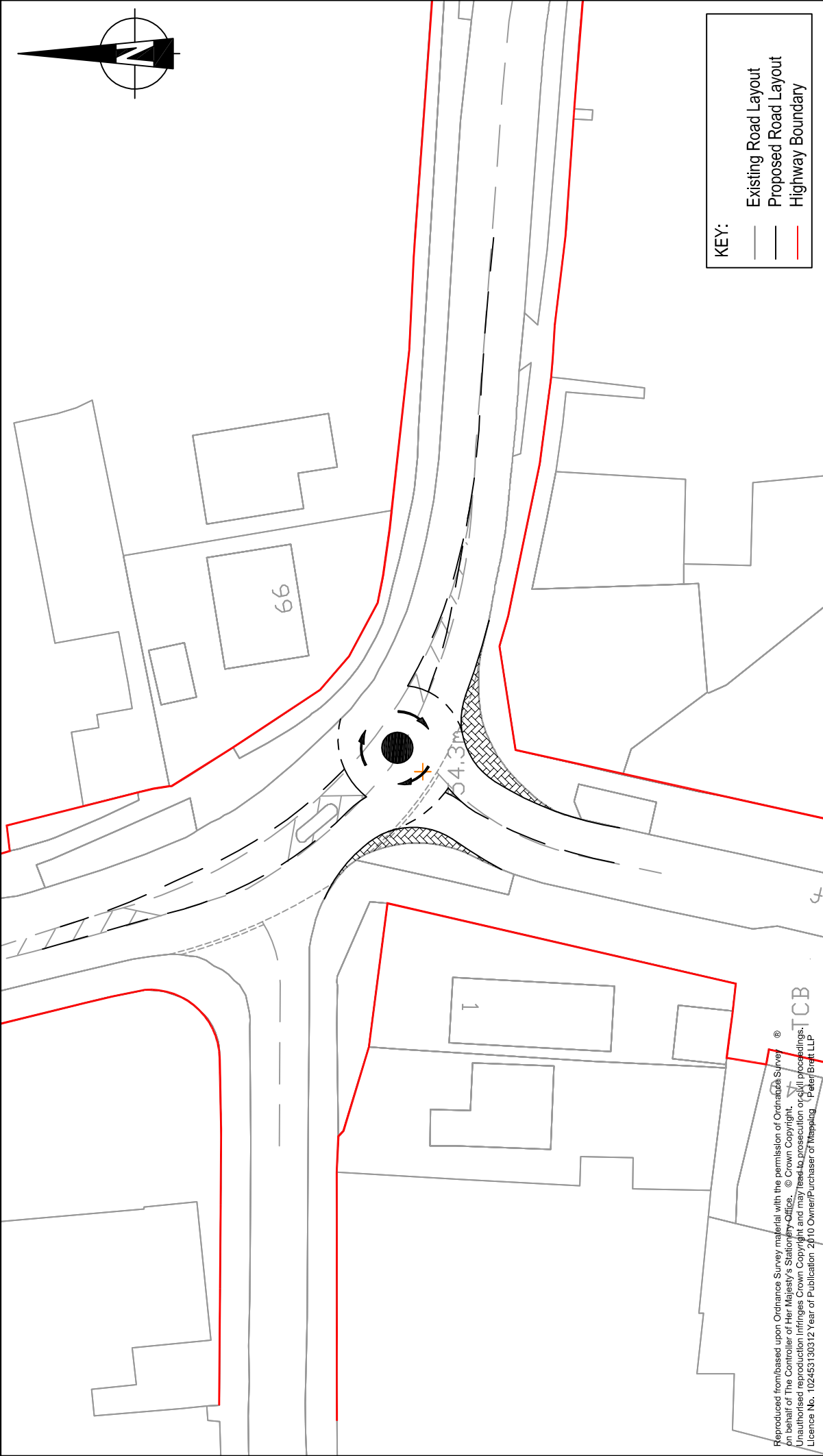
- 3.2 As required by the Section 106 & Deed of Variation, these works must be completed prior to the occupation of the 100th residential units on site.
- 3.3 As these works involve the creation of the main vehicular access into the development site, Linden Homes will be seeking to complete well in advance of the relevant legal trigger so that residents living in the first phase of development on the site are able to utilise the completed access road.
- 3.4 The detailed design process is well advanced with HCC and will include the construction of a temporary haul road into the site to facilitate the commencement of development as soon as all relevant pre-commencement planning conditions have been discharged.
- 3.5 Prior to the mini roundabout being constructed on Eagle Avenue, a temporary bell mouth arrangement will be put in place and an appropriate trigger for the addition of the roundabout will be agreed with HCC (see Section 4 & Appendix 4).

Lovedean Lane/Milton Road roundabout works

- 3.6 As the Deed of Variation states, these works are to be completed prior to the occupation of the first residential unit on site. Work is due to commence on the main site in the summer of 2018 with a completion date of the first unit in early 2019.
- 3.7 It is the intention of Linden Homes to implement the bell mouth into the scheme in April 18 and construct the entrance road in sequence.

4.0 Hampshire County Council (HCC) agreement

- 4.1 Appendix 4 to this note is an email from Holly Drury at HCC confirming that they are content with both the Lovedean Lane/Milton Road roundabout to be completed prior to occupation and the proposed phasing of the Eagle Avenue works to include a temporary bell mouth arrangement to be approved under minor works agreement.
- 4.2 As such, we respectfully request Condition 25 is discharged and any subsequent revisions to this agreed phasing for off-site highway works will be communicated to the local planning authority as soon as they are known.



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Client



SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: No underground utilities are shown on this drawing. The Contractor is to be responsible for the location and depth of all underground utilities. No warranty is given for the accuracy of this information. The Contractor is to be responsible for the location and depth of all underground utilities. No warranty is given for the accuracy of this information. The Contractor is to be responsible for the location and depth of all underground utilities.

WOODCROFT FARM, HAVANT LOVEDEAN LANE - MILTON ROAD MINI- ROUNDABOUT OPTION

Mark

Revision

Drawing Status

DRAFT

Date of 1st Issue

A4 Scale

Drawn by

Checked by

Drawing Number

21834-004-SK001

Revision

A

Junction Layout ammended

Drawn

Date

Chkd

JH

DT

2.8.2 Paragraph 5 of Schedule 3

2.8.3 Paragraph 3 of Schedule 4"

2.14 In paragraphs 2.1-2.4 of Schedule 3 of the Section 106 Agreement, the words "Community Development Contribution" shall be deleted and replaced with "Community Worker Contribution".

2.15 Paragraphs 1 and 2 of Schedule 4 of the Section 106 Agreement shall be deleted and replaced with the following wording:

"Highway Works

Positive Covenants

- 1.1 To enter into a Highways Agreement for the Lovedean Lane/Milton Road Roundabout Works prior to first occupation of any Residential Unit
- 1.2 To carry out the Lovedean Lane/Milton Road Roundabout Works to the written satisfaction of the County Council as evidenced by the issue of a Completion Certificate prior to the Occupation of any Residential Units.
- 1.3 To enter into a Highways Agreement for the Eagle Avenue Works prior to first occupation of any Residential Unit.
- 1.4 To carry out the Eagle Avenue Works to the written satisfaction of the County Council as evidenced by the issue of a Completion Certificate prior to the Occupation of 100 Residential Units unless the County Council agrees a later trigger in writing
- 1.5 To enter into a Highways Agreement and carry out to the written satisfaction of the County Council works for the temporary bellmouth construction access prior to Commencement of Development as evidenced by the issue of a Completion Certificate

Negative Covenants

- 2.1 Not to Occupy any Residential Unit unless the Landowners have entered into a Highways Agreement with the County Council for the Lovedean Lane/Milton Road Roundabout Works and carried out the Lovedean Lane/Milton Road Roundabout Works to the written satisfaction of the County Council as evidenced by the issue of a Completion Certificate.
- 2.2 Not to Occupy any Residential Unit unless the Landowners have entered into a Highways Agreement with the County Council for the Eagle Avenue Works and not to Occupy more than 100 Residential Units (unless the County Council agrees a later trigger in writing) unless it has carried out the Eagle Avenue Works to the written satisfaction of the County Council as evidenced by the issue of a Completion Certificate
- 2.3 Not to Commence construction of any Residential Unit unless the Landowners have entered into a Highways Agreement with the County Council for the temporary bellmouth construction access and completed the temporary bellmouth construction access to written satisfaction of the County Council as evidenced by the issue of a Completion Certificate"

James Brewer

From: Drury, Holly <holly.drury@hants.gov.uk>
Sent: 14 September 2017 2:09 PM
To: 'Ryan Saul'; Murphy, Jo
Cc: Highways Development Control; Lance Else (Linden Homes); Hirst, Chris; Luke Hart
Subject: RE: Woodcroft Farm, Lovedean, Hampshire
Attachments: SCAN-j24zvgyvmk_(HF000006333737).pdf

Morning Ryan

Apologies for not coming back sooner.

I believe my actions were as follows:

- Confirm the trigger points for works
- Confirm how the access arrangement should be delivered including construction access
- Send a copy of the concept design check report
- Obtain thoughts on bus stop relocation.

Regarding the trigger points I have discussed these with others and I believe the triggers have been confused in the legal agreement. I suggest when we have an agreed way forward and a variation to the s106 agreement is made if deemed necessary.

I am content that the Lovedean/Milton Road can be undertaken prior to occupation.

The site access is a little more complex. Whilst a mini roundabout is the approved scheme there is as discussed a danger that if this is implemented from the start that traffic on Eagle Avenue will get used to having very little opposing movements. Therefore I would like to work with you to review the traffic data and agree a suitable trigger for mini roundabout alongside the design check being undertaken.

In the interim I appreciate that you have a need to get onsite to start building the development. Given that it is likely that any temporary access will be in place for some time we would not support approving a s171. Therefore under a minor works agreement and minor works design check I would suggest that a bellmouth temporary arrangement is put forward that hopefully can be put through the process fairly quickly. This should minimise delays in you getting on site and allow the access road and development to be built out.

Regarding the concept design check this is attached.

Bus stop relocation I have to admit I have forgotten to action. I shall do that now and let you know as soon as I can.

Hope that's everything but please do shout if I have missed anything.

Kind Regards

Holly

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