

Subject: RE: Colt - Sustainable Access Works

NOTE: Email originated outside of Vistry Group.

Hi Charlie

Is there any update here please, I note the road space booking information hasn't been submitted as of today.

Kind Regards

Holly

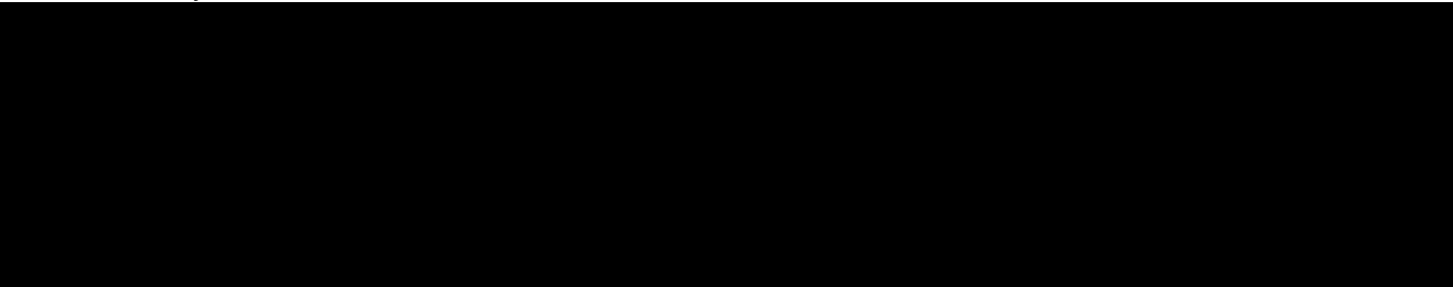
Holly Drury BSc (Hons) MSc MCIHT

Principal Transport Planner – Highways Development Planning

Tel: 0370 779 3193

From: Drury, Holly

Sent: 19 January 2023 15:16



Subject: RE: Colt - Sustainable Access Works

Hi Charlie

Apologies in the delay in coming back to you, I have needed to ensure that this is an agreed position across a number of parties and engage with our County Member on the matter.

I have considered with others the meeting on two matters, the s106 obligation triggers regarding future occupations and the height of the boundary treatment railings.

S106 Triggers

On the S106 triggers the Highway Authority remain of a view that it would be inappropriate to let all occupations go ahead without any works being on site. We are mindful of the affordable nature of the

site however and any pre occupations triggers in the absence of the Highway works being completed is a significant relaxation for us.

We are therefore minded to suggest the following:

1. No more than 24 occupations permitted to be occupied in the absence of agreement for the booking of the road space for the Prospect Lane works (which meets the 20th Feb deadline on your proposed programme.
2. To occupy no more than a further 40 dwellings (total of 64 dwellings) prior to the entering of a s278 agreement along with providing appropriate surety for the Prospect Lane works and the Sustainable Access works.
3. To occupy no more than a further 30 dwellings (total 94 dwellings) prior to the commencement on site of the Prospect Lane works to an agreed programme with the Highway Authority.

There would then need to be a trigger for the delivery of the Sustainable access works which I suggest is 6 months post final occupation. This should be sufficient time to ensure the works are delivered given the other works required by 3rd parties on Bartons Road.

I also suggest on consideration that a separate S278 agreement is entered in to for the Sustainable Access works with a separate bond and if needs be we can vary the existing S278 to reflect the agreed Prospect Lane works at the same time.

Based on the above and in accordance with your programme I think this would give you occupation dates of around 24 in Feb, 40 at the end of March and the final phase 3 in early April at a worst case. It should be noted however that there does need to be an agreement on the subsidence matter on the southern side, and these dates are based on meeting the programme timeframes which have no margin for slipping. It should be noted that the proposed wording of the agreement is deliberately absent of specific dates as meeting the programme dates is considered a matter for commercial control not for the S106. Happy to consider more formal obligation wording that fits with these parameters within the DoV application.

Boundary Treatment

There seems to be some confusion over what has been approved for the boundary treatment as the approved plan attached refers to a 1.6m high fence. Whilst the Highway Authority do not object to the 1.2m provided at this stage there is a risk that issues arise during the safety audit process, especially where it runs next to the shared use path which will require a minimum height of 1.4m. The 1.2m is in accordance with what would be expected for a bridge parapet with a footway.

Kind Regards

Holly

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Hi Holly,

As presented in today's meeting please find attached Sustainable Access Works delivery programme.
As requested, I have also attached our s106 DoV wording that supported this programme to facilitate occupations.

Regards

Charlie Allchurch
Technical Manager

Mobile: 07874863563

Countryside Partnerships Southern
Drew Smith House, Mill Court, The Sawmills, Durley, Southampton SO32 2EJ

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