



Hampshire County Council

24th FEBRUARY 2021

Highway Authority note addressing queries relating to the southern site Unilateral Undertaking.

The Inspector requested further clarification and information in relation to the highway related obligations included in the document 'UU Newgate Lane South Final Unsigned' in the form of:

- Confirmation that the Highway Authority (HA) are satisfied with a contribution of £90,789 towards the provision of a Toucan crossing of Newgate Lane East at Woodcote Lane and Brookers Lane should the southern site come forward in isolation.
- Provision of a breakdown of the agreed cost estimate and a works plan for the improvements to school routes.
- Evidence regarding how the southern Travel Plan security payment (bond or cash deposit) was calculated.

Toucan Crossing

I can confirm the HA are satisfied that a contribution value of £90,789 is sufficient to mitigate the impact of the development in relation to the southern site in isolation. Additional funding may be available in the future to make up the shortfall required to implement a toucan crossing at this location. Should this not be forthcoming, the HA are satisfied adequate alternative pedestrian and cycle improvement measures to mitigate the impact of the southern site in isolation can be implemented at the Woodcote Lane/ Brookers Lane crossing of Newgate Lane East; such possibly measures include additional signage, high friction surfacing, lighting and increasing the width of the existing refuge island.

In order to cover the eventuality that the southern site is progressed in isolation and that alternative pedestrian and cycle improvement measure are required, the wording of the obligation should be amended to remove the specific requirement for a Toucan crossing. The HA is willing to agree alternative wording of this contribution with the appellants.

Improvements to School Routes

The following cost estimate, totalling £347,462 was produced by the HA and agreed by the Appellant.

Gosport Road Section:

- Enlarged Pedestrian refuge – £4,000 (replacing existing)
- Footway widening (to form 3m wide shared route) - £32,000 (160m replace verge with footway construction)
- Footway widening (to form 2.5m wide shared route) - £42,000 (140m widening existing footway into c/way & reducing size of bus stop)
- Footway Resurfacing (existing areas) - £20,000
- Lighting Column relocation - £2,500 (assuming 2No. re-use and service OK)
- Signs & road markings - £2,000
- Traffic Management (20% of works cost £102,500) - £20,500
- TOTAL (Excludes fees & SU Costs) - £123,000
- Design and supervision fees (19.5%)
- SU Costs (30%)
- TOTAL (Including fees & SU Costs) - £183,885
- TOTAL COST (including optimism bias at 44%) - £264,794

Bells Lane/Stubbington Lane/Eric Road Junction:

- Enlarged Pedestrian refuge - £12,000 (replacing existing 3No.)
- Footway widening (to form 3m wide shared route) - £14,000 (70m replace verge with footway construction)
- Footway Resurfacing (existing areas) - £5,000
- Signs & road markings - £1,000
- Traffic Management (20% of works cost £32,000) - £6,400
- TOTAL (Excludes fees & SU Costs) - £38,400
- Design and supervision fees (19.5%)
- SU Costs (30%)
- TOTAL (Including fees & SU Costs) - £57,408
- TOTAL COST (including optimism bias at 44%) - £82,668

The HA accept there is a wider benefit to these improvements and as such a total contribution of 50% of the full cost estimate was considered adequate mitigation, giving a contribution for both proposed developments in combination of £173,731. This was then split by the proposed number of dwellings for the southern site in isolation, giving an agreed contribution of £105,153.

A plan of the proposed improvement works is attached.

Southern Travel Plan Security Payment

The costed Travel Plan measures for the southern site are shown in table 5.1 below, extracted from the agreed Framework Travel Plan.

Table 5.1 – Measures and Initiatives

Promotional Measures		Timescale	Approximate Cost²³
1	The provision of a 'Welcome information Pack' for residents, which will contain details of how trips to local leisure and employment facilities can be achieved by other means to the private car. It will give information on bus routes and frequency, local cycle routes and details and offers with local cycle shops and the location of local schools and amenities. An example is provided at Appendix 4 .	On commencement of development and for 5 years from occupation.	£2,000
2	Promotion of National and Local Travel Awareness Events (e.g. walk to work week, and Bike to Work Week). Also promotion of encouraging school trips by walking and cycling.		£5,000 - £15,000 – general publicity and promotion budget.
3	The inclusion of sustainable travel information within the sales and marketing office.		£5,000 - £15,000 – general publicity and promotion budget.
4	Internet access in all homes giving residents easy access to local home delivery services and making it easier for residents to work from home.		NA

Walking and Cycling Measures			
5	The provision of walking and cycling maps (contained within the Welcome Information Packs) promotion of walking and cycling based websites.	On commencement of development and for 5 years from occupation.	Included within 'Welcome Pack' budget.
6	Bicycle user group (BUG) to be set up for the new development to gain information on safety, routes and maintenance. BUG to also offer cycle training (including inclusive cycles for disabled people) and		Included in cost of TPC

	for people who have not cycled for a while. BUG to offer GPS tracking chips to those who attend.		
7	Cycle parking will be provided within the development as part of reserved matters providing secure storage for bicycles in accordance with Fareham Borough Council Residential Car and Cycle Parking Standards SPD.		NA

8	A contribution of £150,000 towards Newgate Lane crossing improvements at Woodcote Lane/ Brookers Lane (to be split proportionally between P/18/1118/OA and P/19/0460/OA).	NA	NA
9	A contribution of £173,731 towards improvements to routes to school (to be split proportionally between P/18/1118/OA and P/19/0460/OA).	NA	NA
10	Pedestrian and cyclist connections maintained between P/18/1118/OA and P/19/0460/OA.	NA	NA

Public Transport Measures

11	The provision of up to date public transport information through leaflets and also via public transport websites https://www.hants.gov.uk/transport/trafficandtravel and www.travelinesw.org.uk and available mobile smart-phone applications.	On commencement of development and for 5 years from occupation.	£5,000 - £15,000 - general publicity and promotion budget.
12	The provision of central notice boards within the development. This will provide information on and promote sustainable modes of transport. The notice boards will be located in prominent locations within the development.		£5,000 - £15,000 - general publicity and promotion budget.
13	Sustainable Travel Voucher for £50 per dwelling will be provided from the outset of the scheme as follows: Contribution towards the provision of public transport season tickets; and Contribution towards the purchase of bicycles.		£5,750
14	A contribution of £241,920 to support bus services and associated infrastructure in the vicinity of the site (to be split proportionally between P/18/1118/OA and P/19/0460/OA)	NA	NA

Low and Ultra Low Emission Vehicles

15	Provision of electric vehicle parking on site.	NA	NA
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Car Sharing			
16	The promotion of liftshare.com/uk and any other applicable car share portals that operate in the area. These will be displayed within the Welcome Pack and on notice boards and contribute towards the cost of car club membership;	On commencement of development and for 5 years from occupation.	£5,000 - £15,000 – general publicity and promotion budget.
17	Investigation of discounted fares with local taxi firms for residents.		NA
Personalised Travel Planning and Travel Plan Coordinator			
18	Appointment of Travel Plan Coordinator	On commencement of development and for 5 years from occupation.	
19	Commitment to the delivery of Personalised Travel Planning within the site to ensure residents are aware of travel options available to them.		£25,000

The Travel Plan delivery costs are summarised as follows:

- The provision of ‘Welcome Information Packs’: £2000
- The general publicity and promotion budget: £5,000 – 15,000
- Sustainable Travel Vouchers: £5,750
- Travel Plan coordinator costs: £25,000

For the purposes of calculating the required surety (bond or security deposit) value, the maximum forecast general publicity and promotion budget (£15,000) was used to give certainty sufficient funds would be available should the HA be required to deliver the Travel Plan.

Summing the above costs gives a total value of £47,750 as agreed with the appellant and set out within the ‘Travel Plan Bond’ and ‘Travel Plan Security Deposit’ definitions of the southern application UU.



PEDESTRIAN/CYCLE
CROSSING



SHARED USE FOOTWAY
FROM ERIC ROAD TO
EXISTING PROVISION
(CROFTON SCHOOL)

CROFTON SCHOOL

ERIC ROAD

HAROLD ROAD

EAST HOUSE AVENUE

GOSPORT ROAD

SOUTHWAYS



EXISTING SHARED
USE PROVISION

WIDEN TO
SHARED USE

BELLS LANE

STUBBINGTON LANE

PROVIDE SUITABLE CROSSING
FACILITIES FOR PEDESTRIANS
AND CYCLES, INCLUDING
REFUGE WIDENING.

ERIC ROAD

SHELL PETROL
STATION

