

Ownership and Status of the Brookers Lane shared footway / cycleway between Newgate Lane East and Bridgemary

This Note has been prepared by Pegasus Group to respond to the issue raised during the conditions and S106 roundtable session with respect to confirming the ownership and status of the Brookers Lane shared footway / cycleway situated between Newgate Lane East and Bridgemary.

It is the appellants' understanding that Brookers Lane between Newgate Lane East and Bridgemary is currently owned by Hampshire County Council. The shared footway / cycleway has been constructed by Hampshire County Council as part of the southern section of the Newgate Lane East highway improvement scheme. However, it is understood that the highway improvement scheme including Brookers Lane is still within its maintenance period and has not yet been fully adopted by the highway authority as publicly maintainable highway, but that it is the highway authority's intention to do so.

The appellant has sought to confirm with Hampshire County Council when it considers Newgate Lane East and Brookers Lane will be adopted. However, we have not received a response at the time of writing.

In any event, it is the appellants view that, should the Inspector consider that any improvement works are required to the section of Brookers Lane shared footway / cycleway between Newgate Lane East and Bridgemary, these works are deliverable under Section 37 of the 1980 Highways Act when the Brookers Lane is fully adopted and publicly maintainable highway.

The evidence to support the above conclusions are set out below.

CDH14 and 14a - Peel Common Roundabout / B3385 Newgate Lane South, TRANSPORT BUSINESS CASE, January 2015

A broad description of the Newgate Lane East highway improvement scheme that is comprised of two separate phases is set out at paragraphs 1.2.1 and 1.2.2 of CDH14. The proposed improvement works to Brookers Lane between Newgate Lane East and Bridgemary was proposed as phase 2 of the wider Newgate Lane / Peel Common Roundabout highway improvement scheme.

A more detailed description of the Newgate Lane East / Peel Common Roundabout highway improvement scheme is set out at Section 2.8 of CDH14. Details of the Phase 2 works are set out at paragraphs 2.8.11 to 2.8.19. This includes for the Brookers Lane link between Newgate Lane East and Bridgemary, which is described at paragraph 2.8.19 as below: -

"2.8.19 Pedestrian and cycle movements in an east-west direction across Newgate Lane, towards the existing properties on the east side of the Newgate Lane (including the Peel Common Church) and beyond towards Brookers Lane, can be retained utilising uncontrolled pedestrian and cycle crossings with pedestrian refuges. The existing track at the east end of Woodcote Lane where it joins Brookers Lane would be retained with an at grade uncontrolled pedestrian crossing utilising a pedestrian refuge, to aid crossing movements."

Paragraph 6.1.7 of CDH14 acknowledges that phase 2 of the Newgate Lane East / Peel Common roundabout highway improvement scheme would be reliant on purchasing third party land, as follows:

"6.1.7 Phase 2 will require the acquisition of land and planning permission. Discussions with the landowners have commenced prior to the submission of the planning application. CPOs will be prepared in parallel in case they are needed, and whilst their use generates the risk of a Public Inquiry, the programme has taken the potential delay into account."

The requirement for third party land and CPOs to deliver phase 2 of the Newgate Lane East improvements is further acknowledged at paragraphs 6.3.8 to 6.3.10:

"6.3.8 Phase 2 will require the acquisition of land and planning permission. It will be necessary to acquire various land interests in order to implement the improvement proposals. Temporary use of additional land throughout the construction period will also be required to enable reduced impact of the construction of the improvements, southwards to the wastewater treatment works at Peel Common. South of the wastewater treatment works further land interests will be required on the east side of the road to construct the new offline alignment southwards to the Peel Common junction."

6.3.9 Discussions with the landowners have commenced prior to the submission of the planning application. CPOs will be prepared in parallel in case they are needed in the event that negotiations to acquire the necessary land by agreement are unsuccessful. The use of CPO's generates the risk of a Public Inquiry, which could cause delay, hence this has been factored into the programme.

6.3.10 A planning application for the Phase 2 works will be submitted to the County Planning Officer under Regulation 3 of the Town and Country Planning Act 1990. The planning application is due to be submitted in May 2015, with determination expected by September 2015."

CDH14 at Table 6-3 at pages 99 and 100 also note the key risks associated with delivery of the Newgate Lane East highway improvement scheme, which includes the acquisition of third party land and potential CPOs.

Newgate Lane Southern Section – Planning Application Reference P/15/0717/CC

The planning application for the southern section of Newgate Lane was submitted to Fareham Borough Council on the 22 July 2015.

The planning application was supported by a Transport Assessment (TA) dated June 2015 (Document Reference 18 of the documents submitted during the Inquiry). The TA states at the second bullet point at the ninth paragraph of Section 1.2 on page 2: -

"The Southern Section – from Tanners Lane southwards to Peel Common roundabout, this section would need land acquisition and therefore planning permission, and is currently programmed to start on site in 2017/18; and"

The TA goes onto to state at the fifth main bullet point at page 49:

"The carriageway of Woodcote Lane and the Brookers Lane path will be resurfaced in order to enable pedestrians, including disabled users, to access the new bus stops safely and to provide a better surface for cyclists to route between Newgate Lane and the Peel Common estate. As noted previously, it is proposed that Woodcote Lane will be made good with a tarmac surface, while the Brookers Lane path will be enhanced with a 2.5m wide tarmac construction as per a standard shared use footway/cycleway. Following construction of the scheme, both Woodcote Lane and the Brookers Lane path would be maintained as public highway (My underlining)."

A detailed scheme drawings of the Newgate Lane southern section including for the shared footway / cycleway between Newgate Lane East and Bridgemary is included at Appendix E of the Newgate Lane Southern Section TA.

The planning application was granted consent on the 22nd November 2015.

Hampshire County Council also submitted a final CPO to obtain the land required for the delivery of the Newgate Lane southern section highway scheme including the proposed Brookers Lane shared footway / cycleway dated 16th February 2016. A copy of the CPO and accompanying map referred to in the CPO is included at **Appendix A**. Unfortunately, the quality of the map available from the planning portal is poor. A clearer copy of the plan is included at **Appendix B**.

Hampshire County Council Newgate Lane – Southern Section – Decision Report – 03rd November 2016

It is understood that the purpose of the Decision Report dated 03rd November 2016 was to seek approval, subject to final approval of the Local Growth Funding from the Solent Local Enterprise Partnership (SLEP) for the implementation of the southern section of Newgate Lane. A copy of the report is included at **Appendix C**.

At paragraph 4.2 of the report with consideration to the acquisition of third party land, it states:

"It is proposed to acquire the necessary land for the scheme by either completing the negotiations with the landowners, or implementing the approved Compulsory Purchase Order in 2017..."

It goes onto to state the following in relation to both Brookers Lane and Woodcote Lane at paragraphs 5.15 and 5.16:

"5.15 Brookers Lane is a former farm access track and has no recorded highway or public right of way status. It is currently a mud/grassed route with hedges and trees on either side, and is used by pedestrians and cyclists to access between the Peel Common housing development at the eastern end, the Brookers playing fields, and Woodcote Lane at the western end. Existing barriers and bollards prevent the use of the lane by motorised vehicles. The track will be upgraded with a new 3.0m wide footway construction and grass verge, and designated as a shared use pedestrian and cycle route. An uncontrolled crossing will be provided on the new road alignment where the route crosses the new road.

5.16. The existing Woodcote Lane is a cul-de-sac with vehicular access from the existing Newgate Lane, and pedestrian access into Brookers Lane at the eastern end. It is a publicly maintained road, but it has never been provided to normal adoptable highway standards and accordingly is in poor condition with a combination of gravel and patchy macadam surfacing. The scheme aims to trim the existing surface and provide a bituminous macadam finish that will improve drainage, ride quality and make the route more suitable for use by pedestrians accessing the replacement bus stops on the new road alignment. The improved surface will also improve conditions for those with mobility impairments."

Paragraphs 9.1 to 9.5 also state in relation to third party land acquisition state:

"9.1 The proposed route traverses land owned by third parties, including the Ministry of Defence (MoD) and Gosport Borough Council. Negotiations for the necessary land are continuing and terms have been provisionally agreed with Gosport Borough Council and the MoD. The required land from the MoD is expected to be secured in early January 2017 through agreement. As Crown land, it cannot be acquired through Compulsory Purchase Order.

9.2. In November 2015, a report was approved by the Executive Member for Economy Transport and Environment to recommend to the Executive Member for Policy and Resources to provide authority to acquire all third party land interests in the land required for the delivery of the scheme. The report was updated in January 2016.

9.3. In December 2015 a report by the Director of Culture Communities and Business Services (CCBS) was approved by the Executive Member for Policy and Resources to purchase all of the necessary land interests required to implement the proposed scheme on detailed terms to be settled by the Director of CCBS. The report was updated in January 2016. The report also confirmed that in the event that negotiations to acquire the land are not concluded by 11 January 2016 then approval be given to the making of a Compulsory Purchase Order (CPO).

9.4. A CPO was subsequently made by the County Council on 16 February 2016 and advertised for any potential objections, however, none were forthcoming so the CPO was confirmed by the Secretary of State for Transport on 18 April 2016.

9.5. In the event that terms are not agreed with the remaining landowners by January 2017, the County Council will need to exercise the confirmed CPO in order to take entry in 2017, which will necessitate the serving of Notices of Entry and Notices to Treat at the appropriate time."

The report goes onto conclude at paragraph 11.4:

"11.4. That the new sections of shared use footway/cycleway as proposed along Brookers Lane be incorporated into the highway network under Section 65 and Section 66 of the Highways Act 1980."

Completion of Newgate Lane Southern Section Physical Works and Current Status

It is understood that the southern section of Newgate Lane opened in April 2018.

It is understood that the Newgate Lane scheme including the Brookers Lane shared footway / cycleway is still within its maintenance period. This is confirmed further to correspondence between the appellants transport planning consultant on another scheme in Fareham and Hampshire County Council dated from 23rd October 2019 to the 02nd October 2020 and is included at **Appendix D**. The email from Hampshire County Council to the appellants other transport planning consultant dated the 04 November 2019 advises:

"The realigned section of Newgate Lane, including Brookers Lane has not yet been adopted by the County Council as a publicly maintainable highway. Although it has been constructed by the County Council I understand that it is still within in its maintenance period.

I am advised that Brookers Lane will be adopted along with the new road, though unfortunately I do not know the timescale. I am also advised that the status adopted status of Brookers lane is yet to be confirmed, though as you know, it has been laid out as a cycleway."

As advised above, the appellants have sought to confirm with Hampshire County Council when it considers Newgate Lane East and Brookers Lane will be adopted further to an issue of an email dated 24th February 2021. However, we have not yet received a response from Hampshire County Council at the time of writing. A copy of the email is included at **Appendix E**.

Conclusion

In any event, it is considered that Brookers Lane further to the 2016 CPO is under the ownership of Hampshire County Council and that the Brookers Lane shared footway / cycleway between Newgate Lane East and Bridgemary should ultimately become a fully adopted and publicly maintainable highway.

When the Brookers Lane shared footway / cycleway between Newgate Lane East and Bridgemary is adopted, any works that may be required by the Inspector to mitigate any impact associated with the appeal schemes are considered to be deliverable by the appellant under Section 37 of the 1980 Highways Act.

APPENDIX A

CPO AND ACCOMPANYING MAP

THE HAMPSHIRE COUNTY COUNCIL NEWGATE LANE (Tanners Lane to Peel Common Roundabout) COMPULSORY PURCHASE ORDER 2016

THE HIGHWAYS ACT 1980
THE ACQUISITION OF LAND ACT 1981

The Hampshire County Council (in this Order called "the acquiring authority") makes the following Order:-

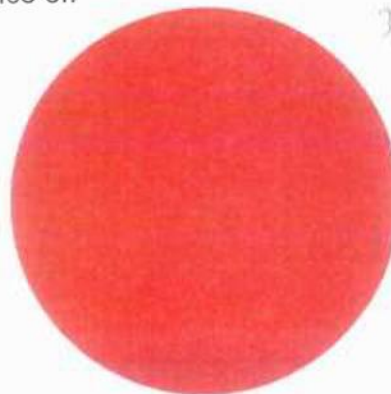
1. Subject to the provisions of this Order, the acquiring authority is, under sections 239 and 240 of the Highways Act 1980 and under section 2 of the Acquisition of Land Act 1981, hereby authorised to purchase compulsorily the land described in paragraph 2 for the purposes of –
 - (a) The construction of a new 1.5 kilometre section of single carriageway road between Tanners Lane and Peel Common roundabout including the link road to the existing alignment through predominantly undeveloped farmland which lies within the Meon Strategic Gap.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Hampshire County Council Newgate Lane (Tanners Lane to Peel Common Roundabout) Compulsory Purchase Order 2016."
3. Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981 are hereby incorporated in this Order, subject to the modifications that references in the said Parts 2 and 3 to the undertaking shall be construed as references to the buildings or works constructed on the land authorised to be purchased.

Date 16 February 2016

THE COMMON SEAL OF HAMPSHIRE COUNTY
COUNCIL was affixed in the presence of:



Authorised Officer

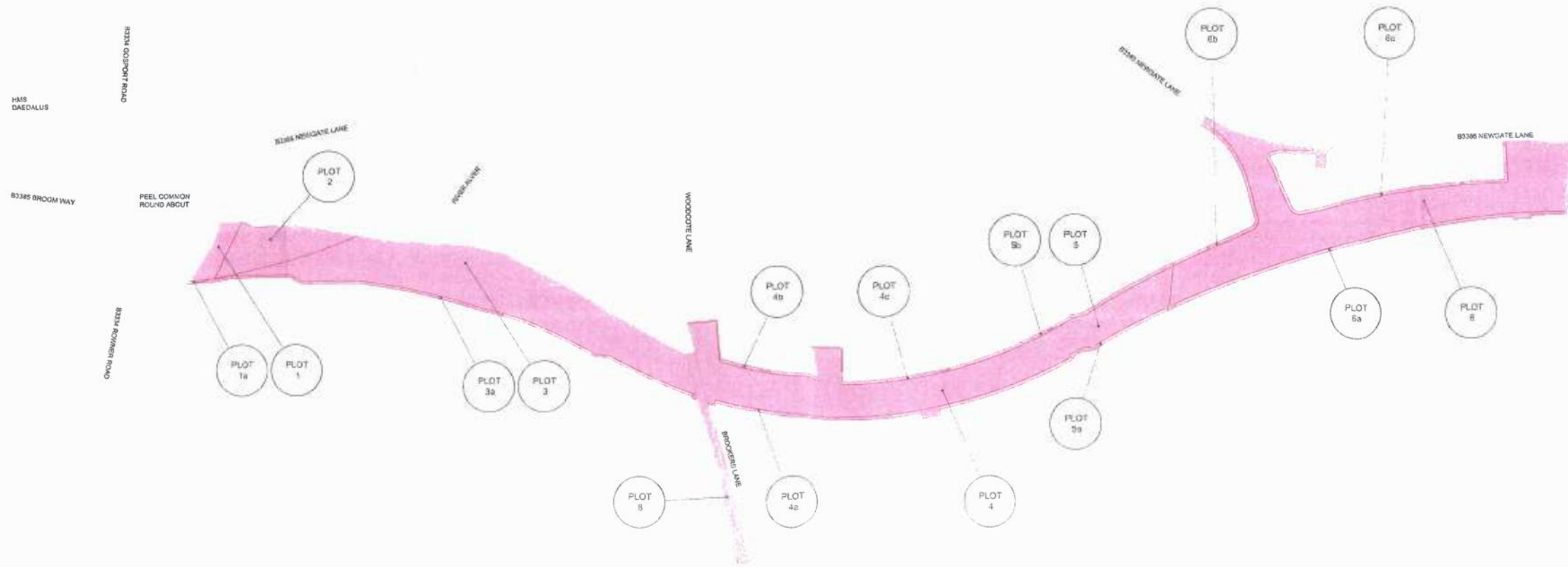


Map referred to in The Hampshire County Council Newgate Lane (Tanners Lane to Peel Common Roundabout) Compulsory Purchase Order 2016



**Hampshire
County Council**

HAMPSHIRE COUNTY COUNCIL
ECONOMY, TRANSPORT AND ENVIRONMENT DEPARTMENT
STRATEGIC TRANSPORT



J. Kitley

MADE as an ORDER by affixing the COMMON SEAL
of HAMPSHIRE COUNTY COUNCIL
this 16 day of February 2016
in the presence of:-
J. Kitley
Authorised Signatory



SCHEDULE

TABLE 1

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	704 square metres Area of amenity scrub land adjoining and situated to the north of Peel Common Roundabout	Hampshire County Council of The castle winchester SO23 8UJ			
1a	21 square metres Area of amenity scrub land adjoining and situated to the north of Peel Common Roundabout	Hampshire County Council of The castle winchester SO23 8UJ			
2	2422 square metres Amenity scrub land situated to the west of Brookers Field Recreation Ground	Unknown (unregistered freehold) M.H.N. House of Warner goodman solicitors - FAO: Bill Pollinger c/o Messrs Warner, Goodman and Streat, Portland Chambers, 66 West Street, Fareham PO16 0JR- trustees are Ian Curtis - Warner Goodman Solicitors, Portland Chambers, 66 West Street, Fareham, Hampshire, PO16 0JR William Reginald Richard Ware - Warner Goodman Solicitors, Portland Chambers, 66 West Street, Fareham, Hampshire, PO16 0JR David Maxwell- DPK Management Ltd, 78 Buckingham Gate, London, SW1E6PE			
3	11551 square metres Amenity scrub / playing field verge adjoining, and situated to west of Brookers Field Recreation Ground	Gosport Borough Council of Town Hall High Street Gosport Hampshire PO12 1EB			
3a	809 square metres Amenity scrub / playing field verge adjoining, and situated to west of Brookers Field Recreation Ground	Gosport Borough Council of Town Hall High Street Gosport Hampshire PO12 1EB			

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				
4	8584 square metres Arable land situated to the east of Newgate Lane	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU Juliet Blanche Smith of Lambert Farm, Langtree Torrington Devon EX38 8NU (50% share) and Gordon Stratton Quinton Smith of 136 Coppice Road Highfields Doncaster South Yorkshire DN6 7JB and Richard Brian Quentin Smith of Dragonfly Hill Lane Colden Common Winchester SO21 1RZ	-	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
4a	790 square metres Arable land situated to the east of Newgate Lane	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU Juliet Blanche Smith of Lambert Farm, Langtree Torrington Devon EX38 8NU (50% share) and Gordon Stratton Quinton Smith of 136 Coppice Road Highfields Doncaster South Yorkshire DN6 7JB and Richard Brian Quentin Smith of Dragonfly Hill Lane Colden Common Winchester SO21 1RZ	-	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
4b	790 square metres Arable land situated to the east of Newgate Lane	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU Juliet Blanche Smith of Lambert Farm, Langtree Torrington Devon EX38 8NU (50% share) and Gordon Stratton Quinton Smith of 136 Coppice Road Highfields Doncaster South Yorkshire DN6 7JB and Richard Brian Quentin Smith of Dragonfly Hill Lane Colden Common Winchester SO21 1RZ			
4C	414 square metres Arable land situated to the east of Newgate Lane	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU Juliet Blanche Smith of Lambert Farm, Langtree Torrington Devon EX38 8NU (50% share) and Gordon Stratton Quinton Smith of 136 Coppice Road Highfields Doncaster South Yorkshire DN6 7JB and Richard Brian Quentin Smith of Dragonfly Hill Lane Colden Common Winchester SO21 1RZ			
5	2724 square metres Arable land situated to the east of Newgate Lane	Fareham Land of 4b Market House, Market Place, Wokingham, RG40 1AP		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
5a	216 square metres Arable land situated to the east of Newgate Lane	Fareham Land of 4b Market House, Market Place, Wokingham, RG40 1AP		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
5b	331 square metres Arable land situated to the east of Newgate Lane	Fareham Land of 4b Market House, Market Place, Wokingham, RG40 1AP		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
6	12493 square metres Arable / pasture land situated to the east of Newgate Lane	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the- solent PO13 8LY		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
6a	837 square metres Arable / pasture land situated to the east of Newgate Lane	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the- solent PO13 8LY		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
6b	452 square metres Arable / pasture land situated to the east of Newgate Lane	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the- solent PO13 8LY		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN
6c	853 square metres Arable / pasture land situated to the east of Newgate Lane	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the- solent PO13 8LY		Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN	Mr Derek J Ball of C/O Dumpford Park Farm, Trotton, PETERSFIELD, Hampshire. GU31 5JW B. Southlands LTD, The Old Stable, Coombe Farm, Coombe Lane Awbridge Hants SO51 0HN

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
8	1210 square metres of adopted track at Brookers Lane	Unknown (unregistered freehold)	-	-	-
			-	-	-
			-	-	-

TABLE 2

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1	British Gas PLC (rights deed dated 30 July 1990)	right of way with or without vehicles	Successors in title to Frederick Owen Goodman and Edward Charles Augustus Willis Fleming	(1) Restrictive Covenant, No tin iron asbestos or wood dwelling shall be erected on the property hereby conveyed or any railway carriage caravan or house-on-wheels shall be used as a permanent dwelling thereon. (conveyance dated 14 October 1940)
	Southern Water Services Limited (deed of exchange dated 21 november 1989)	right of way with or without vehicles	Southern Water Services Limited (deed of exchange dated 21 november 1989)	restrictive covenant (conveyance dated 22 March 1989) not to put any building or structure nor in any way obstruct the paved area shown on the plans
	The Portsmouth and Gosport Water Company	rights and restrictive covenants granted by a deed dated 12 September 1956 right of access to maintain, repair and relay water pipes		
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 17 April 1970 right of access and right to maintain, repair and relay pipes		
1a	British Gas PLC (rights deed dated 30 July 1990)	right of way with or without vehicles	Successors in title to Frederick Owen Goodman and Edward Charles Augustus Willis Fleming	Restrictive Covenant, No tin iron asbestos or wood dwelling shall be erected on the property hereby conveyed or any railway carriage caravan or house-on-wheels shall be used as a permanent dwelling thereon. (conveyance dated 14 October 1940)
	Southern Water Services Limited (deed of exchange dated 21 november 1989)	right of way with or without vehicles	Southern Water Services Limited (deed of exchange dated 21 november 1989)	restrictive covenant (conveyance dated 22 March 1989) not to put any building or structure nor in any way obstruct the paved area shown on the plans
	The Portsmouth and Gosport Water Company	rights and restrictive covenants granted by a deed dated 12 September 1956 right of access to maintain, repair and relay water pipes		
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 17 April 1970 right of access and right to maintain, repair and relay pipes		
2	Southern Gas Board	rights and restrictive covenants granted by a deed dated 17 April 1970 right of access and right to maintain, repair and relay pipes	Successors in title to M.H.N. House	Restrictive Covenant, No tin iron asbestos or wood dwelling shall be erected on the property hereby conveyed or any railway carriage caravan or house-on-wheels shall be used as a permanent dwelling thereon.
3	Hampshire County Council as highways authority at The Castle, Winchester Hampshire SO23 8UJ	deed of dedication at the southwest corner of the land dated 13 october 1989	Successors in title to Frederick Owen Goodman and Edward Charles Augustus Willis Fleming	Restrictive Covenant, No tin iron asbestos or wood dwelling shall be erected on the property hereby conveyed or any railway carriage caravan or house-on-wheels shall be used as a permanent dwelling thereon. (conveyance dated 14 October 1940)

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	The Southern Electricity Board (The Board)	full right and liberty to erect use maintain repair renew replace rearrect and remove electric lines and works and associated works	The Southern Electricity Board (The Board)	restrictive covenants from a deed dated 16 March 1990 not to (a) that no part of any dwelling house building or other erection which may at any time be upon the Land shall be so constructed or placed as to be within four metres (4m) of the conductors are at maximum temperature and/or maximum swing and no tree shrub or underwood which may at any time be planted upon the Land shall be allowed to grow so as to be or come when falling within four metres (4m) of the conductors when the same are at maximum temperature and/or maximum swing (b) that the level of the ground will not be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor of the electric lines at any point of the span less than six point one metres (6.1m) at a temperature of 50oc (c) not at any time hereafter to do or permit or suffer to be done upon the Land any act or thing which may cause damage to the electric lines or interfere with or obstruct the free access thereto by the Board
	Portsmouth Water Plc (Company)	rights of entry and maintenance to water mains as referred to in the title regisiter HP308784	Portsmouth Water Plc (Company)	Deed dated 10 May 1993- restrictive covenants (a) not to erect or permit to be erected on the Easement Land any building or structure boundary wall or fence nor plant any trees or shrubs within the width thereof without the previous consent in writing of the Company (b) except in the course of ordinary agricultural cultivation not to use the Land for any purpose which may endanger injure or damage the water main or interfere with the free flow and passage or water soil or other materials (c) not to withdraw the natural right of support hitherto enjoyed by the Easement Land (d) not to do or cause or permit to be done anything on the Easement Land which may endanger or damage the water main or render access thereto more difficult or expensive (e) not to allow any piling operations or the raising of the level of the Easement Land or to allow tipping
3a	Hampshire County Council as highways authority at The Castle, Winchester Hampshire SO23 8UJ	deed of dedication at the southwest corner of the land dated 13 october 1989	Successors in title to Frederick Owen Goodman and Edward Charles Augustus Willis Fleming	Restrictive Covenant, No tin iron asbestos or wood dwelling shall be erected on the property hereby conveyed or any railway carriage caravan or house-on-wheels shall be used as a permanent dwelling thereon. (conveyance dated 14 October 1940) and as above
	The Southern Electricity Board (The Board)	full right and liberty to erect use maintain repair renew replace rearrect and remove electric lines and works and associated works	The Southern Electricity Board (The Board)	restrictive covenants from a deed dated 16 March 1990 not to (a) that no part of any dwelling house building or other erection which may at any time be upon the Land shall be so constructed or placed as to be within four metres (4m) of the conductors are at maximum temperature and/or maximum swing and no tree shrub or underwood which may at any time be planted upon the Land shall be allowed to grow so as to be or come when falling within four metres (4m) of the conductors when the same are at maximum temperature and/or maximum swing (b) that the level of the ground will not be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor of the electric lines at any point of the span less than six point one metres (6.1m) at a temperature of 50oc (c) not at any time hereafter to do or permit or suffer to be done upon the Land any act or thing which may cause damage to the electric lines or interfere with or obstruct the free access thereto by the Board

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	Portsmouth Water Plc (Company)	rights of entry and maintenance to water mains as referred to in the title regisiter HP308784	Portsmouth Water Plc (Company)	Deed dated 10 May 1993- restrictive covenants (a) not to erect or permit to be erected on the Easement Land any building or structure boundary wall or fence nor plant any trees or shrubs within the width thereof without the previous consent in writing of the Company (b) except in the course of ordinary agricultural cultivation not to use the Land for any purpose which may endanger injure or damage the water main or interfere with the free flow and passage or water soil or other materials (c) not to withdraw the natural right of support hitherto enjoyed by the Easement Land (d) not to do or cause or permit to be done anything on the Easement Land which may endanger or damage the water main or render access thereto more difficult or expensive (e) not to allow any piling operations or the raising of the level of the Easement Land or to allow tipping
4	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
	Portsmouth Water PLC	right to enter upon and pass across the land at all times to lay construct operate inspect cleanse repair alter renew remove or render unusable and at all times maintain a water main		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
4a	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
	Portsmouth Water PLC	right to enter upon and pass across the land at all times to lay construct operate inspect cleanse repair alter renew remove or render unusable and at all times maintain a water main		

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
4b	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
	Portsmouth Water PLC	right to enter upon and pass across the land at all times to lay construct operate inspect cleanse repair alter renew remove or render unusable and at all times maintain a water main		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
4c	John Henry Quentin Smith of 207 Newgate Lane Fareham Hampshire PO14 1AU and Juliet Blanche Smith of Lamberts Farm Langtree Torrington Devon EX38 8NU	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
	Portsmouth Water PLC	right to enter upon and pass across the land at all times to lay construct operate inspect cleanse repair alter renew remove or render unusable and at all times maintain a water main		
	Southern Gas Board	right with or without vehicles to lay construct inspect maintain use replace remove or render a main or pipe for gas use		

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
5	Fareham Properties Limited of Kingsway House, Haviland Street St peter Port Guernsey GY1 2QE	no disposition without certificate signed by Fareham Properties Limited of Kingsway House, Haviland Street, St Peter Port, Guernsey GY1 2QE that the provisions of clause 4 of the Overage Deed dated 17 September 2010 made between (1) Sustainable Land Plc and (2) The Fiduciary Corporation (Properties 6) Limited have been complied with.	Successors in title to (1) Philip James House	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Portsmouth and Gosport Water Company	right of access to maintain, repair renew and relay water pipes	unknown	restrictive covenants contained within transfer of land dated 17 September 2010
	Southern Gas Board dated 15 May 1957	right to construct lay down and maintain a gas main. Right to maintain inspect repair and renew gas main.		
	Southern Gas Board (deed dated 27 november 1969)	right to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
5a	Fareham Properties Limited of Kingsway House, Haviland Street St peter Port Guernsey GY1 2QE	no disposition without certificate signed by Fareham Properties Limited of Kingsway House, Haviland Street, St Peter Port, Guernsey GY1 2QE that the provisions of clause 4 of the Overage Deed dated 17 September 2010 have been complied with.	Successors in title to (1) Philip James House	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Portsmouth and Gosport Water Company	right of access to maintain, repair renew and relay water pipes	unknown	restrictive covenants contained within transfer of land dated 17 September 2010
	Southern Gas Board dated 15 May 1957	right to construct lay down and maintain a gas main. Right to maintain inspect repair and renew gas main.		
	Southern Gas Board (deed dated 27 november 1969)	right to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
5b	Fareham Properties Limited of Kingsway House, Haviland Street St peter Port Guernsey GY1 2QE	no disposition without certificate signed by Fareham Properties Limited of Kingsway House, Haviland Street, St Peter Port, Guernsey GY1 2QE that the provisions of clause 4 of the Overage Deed dated 17 September 2010 have been complied with.	Successors in title to (1) Philip James House	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Portsmouth and Gosport Water Company	right of access to maintain, repair renew and relay water pipes	unknown	restrictive covenants contained within transfer of land dated 17 September 2010
	Southern Gas Board dated 15 May 1957	right to construct lay down and maintain a gas main. Right to maintain inspect repair and renew gas main.		

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	Southern Gas Board (deed dated 27 november 1969)	right to lay construct inspect maintain use replace remove or render a main or pipe for gas use		
6	Portsmouth and Gosport Water Company	rights to maintain inspect cleanising repairing renewing and enlarging such water pipes	Succesors in title to Henry Smith	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the-solent PO13 8LY	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	successors in title of Lavinia Blanche Hammond	rights of way		
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 9 October 1969 as identified in entry 4 of the charges register to title number HP761518		
	The Southern Electricity Board	rights to repair inspect maintain lay and use electric pipes		
6a	Portsmouth and Gosport Water Company	rights to maintain inspect cleanising repairing renewing and enlarging such water pipes	Succesors in title to Henry Smith	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the-solent PO13 8LY	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	successors in title of Lavinia Blanche Hammond	right of way		

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 9 October 1969 as identified in entry 4 of the charges register to title number HP761518		
	The Southern Electricity Board	rights to repair inspect maintain lay and use electric pipes		
6b	Portsmouth and Gosport Water Company	rights and restrictive covenants in deed dated 25 September 1956 as identified in entry 2 of the charges register to title number HP761518	Successors in title to Henry Smith	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the-solent PO13 8LY	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		
	successors in title of Lavinia Blanche Hammond	right of way		
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 9 October 1969 as identified in entry 4 of the charges register to title number HP761518		
	The Southern Electricity Board	rights to repair inspect maintain lay and use electric pipes		
6c	Portsmouth and Gosport Water Company	rights and restrictive covenants in deed dated 25 September 1956 as identified in entry 2 of the charges register to title number HP761518	Successors in title to Henry Smith	Restrictive Covenants not to (a) remove sand gravel brick or earth except in the way of excavating for the foundation of any building or in preparing or laying out gardens and no bricks tiles clay or lime shall be at any time manufactured or burnt upon the land (b) Not to use land for sale of any spirits wines beer or other intoxicating liquors and no buildings or building which may be erected on the land shall be used as a licensed house for sale of wines spirits beer or other intoxicating liquors. (Conveyance dated 12 October 1926)
	Steven Hammond (1) of true north house, parkstone road, Ropley Alresford SO24 0EW Joanna Mary Hammond (2) of 2d Claremount Road Teddington TW11 8DG Nigel Frank Hammond (3) of 16 Poundgate Drive Titchfield common Fareham PO14 4AT and Julie Victoria Tucker (4) of 67 Fitsroy Drive Lee-on-the-solent PO13 8LY	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.		

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	successors in title of Lavinia Blanche Hammond	right of way		
	Southern Gas Board	rights and restrictive covenants granted by a deed dated 9 October 1969 as identified in entry 4 of the charges register to title number HP761518		
	The Southern Electricity Board	rights to repair inspect maintain lay and use electric pipes		
8				

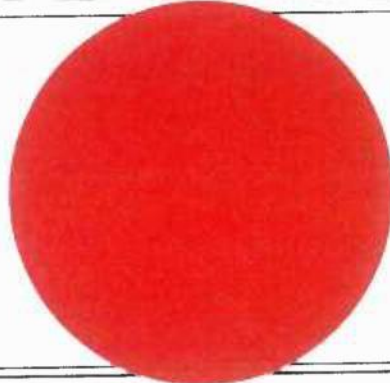
THE COMMON SEAL OF HAMPSHIRE COUNTY COUNCIL

was hereunto affixed this 16 day of February 2016

in the presence of :-



Authorised Officer



36/6698

APPENDIX B

CPO MAP

APPENDIX C

DECISION REPORT DATED 3RD NOVEMBER 2016

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Environment and Transport
Date:	3 November 2016
Title:	Project Appraisal: Newgate Lane – Southern Section
Reference:	7802
Report From:	Director of Economy, Transport and Environment

Contact name: Jon Ryder

Tel: 01962 826987

Email: jonathan.ryder@hants.gov.uk

1. Executive Summary

- 1.1. The purpose of this paper is to seek approval, subject to the final approval of the Local Growth Funding from the Solent Local Enterprise Partnership (SLEP), for the implementation of the scheme to provide a new alignment for the southern section of Newgate Lane at an estimated cost of £9.515million. The scheme forms the third phase of planned improvement works to the Newgate Lane corridor that aim to improve strategic access to Gosport and support the development of the Solent Enterprise Zone at Daedalus.
- 1.2. The proposals provide a 1.5 km long, 7.3m wide road on a new alignment for the southern section of Newgate Lane to the east of the existing route, and builds on two earlier stages of improvements to the Newgate Lane corridor; these being the northern section of Newgate Lane which was completed in 2015, and the improvements to the Peel Common roundabout which was completed earlier in 2016. The new alignment for the southern section of Newgate Lane leaves the existing alignment near the junction with Tanners Lane and passes through a combination of playing fields and open farmland before joining the Peel Common roundabout via a new arm of the roundabout.
- 1.3. The new road alignment will effectively remove through traffic from the existing alignment of Newgate Lane, which is semi rural in nature but includes a significant number of residential and business properties located both on Newgate Lane and the adjacent side roads. With the through traffic removed, the existing road will become a local access road serving the existing local properties, which will also enable the route to become suitable for promotion as a cycle route between the northern section of Newgate Lane and the Peel Common roundabout where existing cycle links provide routes to Fareham, Gosport, Lee-on-the-Solent, and Stubbington.

- 1.4. Alternative options considered in the development stage of the scheme included a combination of improvement to the existing alignment of Newgate Lane with a new alignment only at the southern end as the road approaches the Peel Common roundabout. This would have provided a service road to access the properties at the southern end of Newgate Lane and was known as Option A in a public consultation that was undertaken in 2014. The proposed alignment that is the subject of this report was known as Option B in the public consultation and is the preferred alignment both in terms of the outcome of the public consultation and in terms of the scheme outcomes.
- 1.5. The scheme aims to improve journey time reliability over this section of Newgate Lane by increasing capacity for motorised road users and by providing improved opportunities for modal shift to non-motorised users through the provision of an important link in the cycle network. The combination of the improvements to the Newgate Lane corridor form part of the wider strategy to Improve Access to Fareham and Gosport, and improve access to the Solent Enterprise Zone at Daedalus.

2. Background

- 2.1. The B3385 Newgate Lane corridor is one of three main arterial routes that provide road access between Fareham and Gosport and the strategic road network at M27 junction 11. A broad access improvement strategy has been developed in response to development proposals at the Solent Enterprise Zone at Daedalus, and the wider traffic congestion on the Gosport peninsula. The strategy is entitled 'Improving Access to Fareham and Gosport' and the improvements to the B3385 Newgate Lane aim to improve this road corridor and improve the direct road link between the Solent Enterprise Zone and the strategic road network at M27 Junction 11.
- 2.2. The proposal to provide the southern section of the B3385 Newgate Lane builds on two earlier stages of improvements to the Newgate Lane corridor; these being the northern section of Newgate Lane that were completed in 2015, and the improvements to the Peel Common roundabout that were completed earlier in 2016. The two earlier stages of improvement total almost £10 million, and providing the final stage of improvement to the southern section of the Newgate Lane corridor will help to better realise the benefits of the earlier investments.
- 2.3. The existing southern section of Newgate Lane is a single two way road in a semi-rural setting that includes both open farmland and a number of residential and business properties. The route currently carries about 25,000 vehicles a day and given its narrow and in places winding alignment, journey times are generally unreliable especially at peak flow times. This is exacerbated by the number of side roads and vehicular accesses to residential and business properties that hinder the current traffic flows and prove difficult to use. The narrow route also creates delays when cyclists are travelling on road and there is insufficient width to safely pass them.

- 2.4. The proposals aim to provide a 1.5km long, 7.3m wide single two way road on a new alignment for the southern section of Newgate Lane that leaves the existing alignment near the junction with Tanners Lane and passes through a combination of playing fields and open farmland before crossing Brookers Lane near the eastern end of Woodcote Lane and joining the Peel Common roundabout via a new arm. The number of side roads and accesses will be reduced to one junction and a number of field access points. The new alignment will be provided to a higher standard than the existing provision, which together with additional traffic lanes on the approach to the Peel Common roundabout, will significantly improve capacity on the route, and thus improve journey times and journey time reliability.
- 2.5. The existing Newgate Lane is unattractive to cyclists and is currently a missing link in the local cycle network between those available at the northern section of Newgate Lane and those that exist at the Peel Common roundabout. Some cyclists chose to ride on the existing narrow footway on the west side of the road that has not been designated for shared use. However, they do so in order to access the existing routes at the northern section of Newgate Lane that provides routes towards Fareham, as well as those that exist at the Peel common roundabout providing access to cycle routes that lead towards Gosport, Lee-on-the-Solent and Stubbington. As part of the proposals the traffic flows on the existing Newgate Lane will be substantially reduced as it will be closed to vehicular traffic (except cycles) near the junction with Tanners Lane, and at the Peel common roundabout. The removal of through traffic will help to make the route suitable for on-road cycling in a low speed, low flow environment.

3. Finance

- 3.1. The Solent LEP has allocated Local Growth Funding (LGF) to this project of £0.373 million in the current 2016/17 financial year, £5.7 million in 2017/18, £2.627 million in 2018/19 and £0.3 million in 2019/20. This makes a total of £9 million of LGF funding being provided by the Solent LEP. Whilst a funding agreement is in place with the Solent LEP for the current year, the release of the funding in the subsequent years is subject to the making of formal annual funding agreements with the Solent LEP. Current indications are that the funding agreement will be made for the 2017/18 expenditure but will not include the 2018/19 and 2019/20 expenditures, which are expected to be agreed ahead of each of the following financial years.
- 3.2. Excluding the planned advance preparation works, the proposed scheme has an estimated construction period of about 12 months which, if commenced in May 2017, will transcend the two financial years 2017/18 and 2018/19. A single contract for the scheme is required as it will bring economies of scale and provide continuity of delivery that will help to achieve the required spend of the Solent LEP funding within the agreed timescales. A single contract will also enable the whole scheme to be completed and enable construction

activity to be better coordinated, rather than if the main works contract was divided to reflect the pattern of funding provision.

- 3.3. The alternative would be to divide the scheme into two phases. However, this will increase the costs of procurement and provide insufficient construction time within each financial year to achieve the necessary expenditure required to recoup the contributions from the Solent LEP. This in turn could increase the County Council's financial liability for the scheme.
- 3.4. In the event of the third and fourth year funding from the Solent LEP not coming forward (£2.927million), and as there is only very limited potential to reduce the scope of the scheme, given the planning conditions and a need to provide a fully completed road scheme, there is a resulting need for the Economy Transport and Environment (ETE) department to underwrite £2.627million in 2018/19 and £0.3million in 2019/20, which can be identified from existing ETE capital resources, by reprioritising the Capital Programme. This will, however, reduce the ability of the ETE department to provide match funding for other local schemes across Hampshire, and delay or potentially cancel other schemes in the next two years.

3.5	<u>Estimates</u>	<u>£'000</u>	<u>% of total</u>	<u>Funds Available</u>	<u>£'000</u>
	Design Fee	1101	11	Local Growth Fund	9000
	Client Fee	265	3	Local Transport Plan	215
	Supervision	340	4	Developer Contribution	300
	Construction	7809	82		
	Land	Inc	Inc		
	Total	<u>9515</u>	<u>100</u>	Total	<u>9515</u>

3.6	<u>Revenue Implications</u>	<u>£'000</u>	<u>% Variation to Committee's budget</u>
	Net increase in current expenditure	21	0.019%
	Capital Charge	630	0.377%

4. Programme

- 4.1. The proposals for the new southern section of Newgate Lane in Fareham form part of the County Council's Capital Programme for 2017/18.
- 4.2. It is proposed to acquire the necessary land for the scheme by either completing the negotiations with the landowners, or implementing the approved Compulsory Purchase Order in January 2017. This will enable advance site clearance and localised fencing work to take place ahead of the bird nesting season, and enable the main contract to commence in early

summer 2017, with a duration of about 12 months. Given the existing ground conditions the earthworks for the scheme are best undertaken during the summer months when the local ground water table is lower than in the winter.

- 4.3. The necessary modifications to the playing fields at HMS Collingwood, which form part of the planning conditions for the scheme will be undertaken and completed in March 2017 ahead of the main construction works contract.
- 4.4. Some of the landscape planting, such as in the vicinity of Woodcote Lane is expected to be undertaken during the main construction phase. However, some will be completed in the following planting season after completion of the main contract. The earlier phase of landscape planting work is to enable the planting to become established as soon as possible in order to help reduce the impact of the scheme on neighbouring properties.
- 4.5. The minor works to the existing Newgate Lane, which will include cycle route signing and works to support the prohibition of driving on the existing sections of Newgate Lane to the north of the junction with Tanners Lane, and at the entry and exit from the Peel Common roundabout, will be undertaken once the new road alignment is open to through traffic.

5. Scheme Details

- 5.1. This scheme forms the third of three phases of improvement to the Newgate Lane corridor, the previous being the northern section of Newgate Lane located to the north of the junction with Tanners Lane, which was completed in 2015, and the improvements to the Peel Common roundabout which were completed earlier in 2016.
- 5.2. The proposals provide a 1.5km long, 7.3m wide single two way road on a new alignment to the east of the existing route that leaves the existing alignment to the north of the junction with Tanners Lane and passes southwards through a combination of playing fields and open farmland before joining the Peel Common roundabout via a new arm at the roundabout.
- 5.3. The new road will have 2.0m of grass verges to either side, with drainage swales and balancing ponds, landscaping and fencing. Footways and pedestrian refuges will be provided only in the vicinity of the proposed bus stops on the new road alignment.
- 5.4. At the northern end of the scheme the road passes along the edge and through part of the HMS Collingwood sports fields. Accommodation work to replace the existing boundary fencing on a new alignment will be undertaken and new landscape planting provided on the sports field side of the fence, which will become the responsibility of the owners at the end of the landscape contract maintenance period.
- 5.5. As a result of the scheme the existing layout of the sports pitches will be modified to accommodate the new road. The existing number of pitches will be retained but marked in a revised configuration, and minor works will be

undertaken to improve the condition of the existing pitches through scarification, sand top dressing, over-seeding and selective weed control. A replacement cricket wicket will also be provided in a new position to suit the new configuration of the sports pitches.

- 5.6. At a point approximately 450m south of the junction with Tanners Lane a new side road junction and short link road will connect the existing and new alignments for Newgate Lane. The junction will be priority controlled with priority for north/south traffic moving along the new alignment. A right turn lane will be provided for traffic wishing to enter the existing Newgate Lane, which will be wide enough to enable traffic turning right from the side road (to head south) to do so in two movements if the main road flows are heavy.
- 5.7. The new road crosses Brookers Lane near Woodcote Lane and continues along the western side of the existing Brookers playing fields before joining the Peel Common roundabout. The Brookers playing fields are owned and managed by Gosport Borough Council and the area traversed by the new road has not been developed into useable playing fields in anticipation of this road improvement. New fencing, including high level sports netting, and landscaping will be provided between the new road and the existing sports pitches. The ownership of the new fencing will remain with the highway authority for maintenance, however. The landscaping will pass to Gosport Borough Council upon completion of the five year landscape planting contract.
- 5.8. The approach to the Peel Common roundabout will be flared to provide more traffic capacity at the signals than currently exists on Newgate Lane, with approximately 100m of two lane southbound approach, widening into a further 100m of three lane approach to the new traffic signals at the Peel Common roundabout. Similarly, providing the new arm of the roundabout and closing the existing entry and exit to Newgate Lane will effectively move the entry and exit for the new road further around the roundabout, thereby creating more capacity on the roundabout and enabling traffic to leave the roundabout in two lanes before merging back into one lane to continue northwards along the new road.
- 5.9. The improvements that were completed earlier this year at the Peel Common roundabout made provision for the new arm of the junction to be added, and the revised traffic lane arrangements to support the designations on the approach from the new road, without the need for extensive physical alterations to the roundabout junction. To achieve the revised road layouts it will be necessary to complete some minor alterations to the traffic signs and road marking layout of the roundabout. Some minor work will also be required at the entry and exit to the existing Newgate Lane to support the prohibition of driving there and encourage use of the new road.
- 5.10. The new traffic signals where the existing Newgate Lane joins the roundabout will be relocated to the new arm of the junction and the existing controlled pedestrian and cycle crossing facilities removed and replaced with a

continuous route around the roundabout with a link into Newgate Lane. A turning head will also be provided within the existing Newgate Lane.

- 5.11. Traffic speeds on the new alignment will be restricted by a proposed 40mph speed limit, and the existing 40mph speed limit on the existing Newgate Lane will be reduced to 30mph, to support its predominantly residential nature and future on-road cycling use. The necessary traffic regulation orders for the speed limits will be developed separately for implementation at the appropriate time in the construction programme.
- 5.12. Given the rural nature of the area, the new road alignment will not be lit over its central section, with street lighting only provided from where it joins the existing northern section of Newgate Lane to a point immediately south of the new road junction that links the new alignment with the existing, and on the approach to the Peel Common roundabout, where it joins the existing system of street lighting. The street lighting on the existing Newgate Lane has recently been refurbished, and will not be changed as part of these proposals, other than to reduce the lighting output to reflect the subsequent residential status of the road.
- 5.13. The proposed drainage system for the scheme incorporates sustainable drainage systems that include open ditches, piped ditches, swales, and balancing ponds that aim to ensure the road does not result in an increase in surface water flood risk, or that the discharge rates into existing local watercourses including the River Alver do not exceed the existing situation, and that the water quality in the receiving water courses is not adversely affected.
- 5.14. The existing bus services that use Newgate Lane will be diverted onto the new road alignment, and new bus stops with shelters will be provided at key points along the new route, including near the Tudor Lodge Nursing home and close to the Woodcote Lane/Brookers Lane pedestrian access points. A new bus stop will also be provided on Gosport Road close to the Peel Common roundabout, and as a package these will replace the existing provision on Newgate Lane.
- 5.15. Brookers Lane is a former farm access track and has no recorded highway or public right of way status. It is currently a mud/grassed route with hedges and trees on either side, and is used by pedestrians and cyclists to access between the Peel Common housing development at the eastern end, the Brookers playing fields, and Woodcote Lane at the western end. Existing barriers and bollards prevent the use of the lane by motorised vehicles. The track will be upgraded with a new 3.0m wide footway construction and grass verge, and designated as a shared use pedestrian and cycle route. An uncontrolled crossing will be provided on the new road alignment where the route crosses the new road.
- 5.16. The existing Woodcote Lane is a cul-de-sac with vehicular access from the existing Newgate Lane, and pedestrian access into Brookers Lane at the eastern end. It is a publically maintained road, but it has never been provided

to normal adoptable highway standards and accordingly is in poor condition with a combination of gravel and patchy macadam surfacing. The scheme aims to trim the existing surface and provide a bituminous macadam finish that will improve drainage, ride quality and make the route more suitable for use by pedestrians accessing the replacement bus stops on the new road alignment. The improved surface will also improve conditions for those with mobility impairments.

- 5.17. Extensive ecological and environmental surveys and studies were undertaken during the earlier development of the scheme leading to the award of conditional planning permission. The studies identify the existing area to be of generally lower ecological value in part due to the existing use of the land as farmland and playing fields. Notwithstanding this, the proposals include measures to manage and protect the existing ecology during the course of the works and will form part of the Habitat Management Plan and Construction Environmental Management Plan that will be submitted for approval to the Planning Authority before the works commence.
- 5.18. The scheme includes the provision of acoustic barriers (fences) and earth bunds that will help to mitigate the noise impact of the new road on surrounding properties. The acoustic barriers are predominantly at the southern end of the scheme on both sides of the road. On the western side of the road from a point about 180m north of the Peel Common roundabout a 1m high acoustic barrier will be provided on top of an earth bund, which will be approximately 1m higher than the proposed road level. The acoustic fence increases in height to 3m in the vicinity of the properties on Woodcote Lane and reduces to 1m height to the north of the Woodcote Lane/Brookers Lane pedestrian and cycle crossing, for a further 80m. On the eastern side of the road a 3m high acoustic barrier will be provided from a point about 80m north of the Peel Common roundabout northwards for about 620m, with a break at the Woodcote Lane/Brookers Lane pedestrian and cycle crossing. Where the acoustic barrier is along side the sports pitches at the Brookers Playing Fields a further 2m of containment netting will be provided on top of the acoustic barrier to help prevent stray footballs from entering the road. The combination of fences in this location will form the boundary with the playing fields.
- 5.19. New highway boundary fencing will be provided which will generally take the form of timber post and rail fences except where serving another purpose such as the acoustic barriers or like for like replacement fences such as at the HMS Collingwood playing fields. Access points to the farmed fields and the drainage balancing ponds from the new road will be provided.
- 5.20. The proposals include extensive landscape planting that will develop to help to screen the road and acoustic barriers from neighbouring properties and complement the wider landscape. This will include new hedgerows along both sides of the new road including trees at suitable locations. Whilst about 20 of the existing trees will be lost as a result of the proposal, the landscape planting scheme will provide around 220 new trees which will be planted at 2.5 – 4.0m high standards, together with about 8,500 shrubs/whips of 0.9m

height, which will also include some tree varieties. The landscape planting will increase the habitat available for local wildlife as it matures.

- 5.21. In order to minimise traffic disruption on the existing road network when undertaking the necessary work to connect the new road and link road to the existing network at Newgate Lane and at Peel Common roundabout, any necessary road restrictions will not be applied during the peak traffic times and night work will be undertaken as appropriate.
- 5.22. The proposals are shown in outline on the attached location plan and a general arrangement drawing will be displayed at the meeting.

6. Departures from Standards

- 6.1. The scheme has been designed in accordance with national and local standards. There are no departures from these highway standards.
- 6.2. A safety audit has been completed and items identified were addressed through the detailed design process. A further safety audit will be undertaken upon completion of the works.

7. Community Engagement

- 7.1. A major public consultation was undertaken by the County Council over an eight week period in June and July 2014, entitled 'Improving Access to Fareham and Gosport', which included details of the proposed scheme for the southern section of Newgate Lane, the Peel Common roundabout, the Stubbington Bypass, and the A27 Segensworth to Fareham corridor. The consultation included a series of nine staffed public exhibitions in the south Fareham area, and unstaffed exhibitions at local libraries. The responses to the consultation identified levels of support for the overall scheme at 81%, and vehicular restrictions to the existing Newgate Lane at the Peel Common roundabout at 72%.
- 7.2. Although high levels of support for the proposals were achieved, there were also some concerns raised as to: whether or not alternative solutions should be considered; the efficacy of the proposals in reducing congestion; the environmental impacts; general concerns about traffic signals; and that the work may cause disruption. These points have been carefully considered and have been reported in the 'Improving Access to Fareham and Gosport – Report of Consultation', which was approved by the Executive Member for Economy, Transport and Environment on 4 November 2014, which recommended that the schemes are approved as Council policy, are formally safeguarded, and progressed with immediate effect.
- 7.3. As the scheme is remote from the existing highway, planning permission was required that included an eight week statutory consultation period from 17 July to 11 September 2015. This included representations from consultees such as Fareham Borough Council and Gosport Borough Council, who raised

no objection to the proposals, and representations from members of the public. Details of the responses to the consultation were included in the report from the Head of Strategic Planning to the Regulatory Committee of the County Council dated 21 October 2015, and subject to further information being provided in the interim, planning approval was granted on 20 November 2015.

- 7.4. As part of the development of the proposals at the planning stage the emergency services were consulted and no objections were received.
- 7.5. The majority of the scheme is located in the County Division of Crofton and a small section is within the neighbouring Division of Bridgemary. The proposals are supported by the local County Councillors, Councillor Wood for Crofton and Councillor Cully for Bridgemary. The new road will also improve access to Lee-on-the-Solent and the local County Member for Lee, Councillor Burgess, also supports the proposals.
- 7.6. The bus operator 'First', has been consulted and supports the proposal to redirect the bus service from the existing Newgate Lane to the new road alignment, and is content with the use of on carriageway bus stop provision. The revised route also provides potential for increased bus patronage by passing closer to the Peel Common estate in Bridgemary, as well as being within a reasonable walking distance of existing patronage in Newgate Lane.

8. Statutory Procedures

- 8.1. A planning application for the scheme was submitted in July 2015 and approved in November 2015, subject to 25 conditions. Work to discharge the conditions has been undertaken and will continue until the scheme is completed. The conditions include a range of measures to protect the natural environment and habitats, the local community, archaeology, recreation, the water environment and landscaping enhancements. Full details of the planning conditions are available in the report from the Head of Strategic Planning to the Regulatory Committee of the County Council dated 21 October 2015.
- 8.2. The necessary traffic regulation orders to support the proposed 40mph speed limit for the new road alignment, the reduction of the speed limit on the existing Newgate Lane (south of Tanners Lane) to 30mph, and the prohibition of driving at the relevant sections of the existing Newgate Lane including the approach and egress from the Peel Common roundabout, will be progressed for implementation at the appropriate time in the delivery of the proposals.

9. Land Requirements

- 9.1. The proposed route traverses land owned by third parties, including the Ministry of Defence (MoD) and Gosport Borough Council. Negotiations for the necessary land are continuing and terms have been provisionally agreed with Gosport Borough Council and the MoD. The required land from the MoD

is expected to be secured in early January 2017 through agreement. As Crown land, it cannot be acquired through Compulsory Purchase Order.

- 9.2. In November 2015, a report was approved by the Executive Member for Economy Transport and Environment to recommend to the Executive Member for Policy and Resources to provide authority to acquire all third party land interests in the land required for the delivery of the scheme. The report was updated in January 2016.
- 9.3. In December 2015 a report by the Director of Culture Communities and Business Services (CCBS) was approved by the Executive Member for Policy and Resources to purchase all of the necessary land interests required to implement the proposed scheme on detailed terms to be settled by the Director of CCBS. The report was updated in January 2016. The report also confirmed that in the event that negotiations to acquire the land are not concluded by 11 January 2016 then approval be given to the making of a Compulsory Purchase Order (CPO).
- 9.4. A CPO was subsequently made by the County Council on 16 February 2016 and advertised for any potential objections, however, none were forthcoming so the CPO was confirmed by the Secretary of State for Transport on 18 April 2016.
- 9.5. In the event that terms are not agreed with the remaining landowners by January 2017, the County Council will need to exercise the confirmed CPO in order to take entry in 2017, which will necessitate the serving of Notices of Entry and Notices to Treat at the appropriate time.

10. Maintenance Implications

- 10.1. The proposals will generate increased maintenance pressures which have been calculated at £21,152.00 per annum and should be taken into account when setting future annual highway maintenance budgets.
- 10.2. The materials that will be used in the construction of the scheme are standard highway materials and will match those that exist where the new road joins the existing road network.

11. Recommendations

- 11.1. That the Executive Member for Environment and Transport approves the Project Appraisal for the scheme to provide the southern section of Newgate Lane, Fareham, and associated works as outlined in this report.
- 11.2. That, subject to the resolution of a funding agreement for the Local Growth Funding from the Solent Local Enterprise Partnership (LEP), approval is given to procure and spend and enter into necessary contractual arrangements to implement the proposed scheme to provide the southern section of Newgate Lane, Fareham, and associated works, as set out in this report, at an

estimated cost of £9.515million to be funded from a combination of Local Growth Fund money as awarded by the Solent LEP, Local Transport Plan funding, and local Developer contributions.

- 11.3. That authority to make the arrangements to implement the scheme, including minor variations to the design, including accommodation work, and the development and implementation of a contract strategy that accommodates the uncertainties over the timing of the Solent LEP funding arrangements, be delegated to the Director of Economy, Transport and Environment.
- 11.4. That the new sections of shared use footway/cycleway as proposed along Brookers Lane be incorporated into the highway network under Section 65 and Section 66 of the Highways Act 1980.

LTP3 Priorities and Policy Objectives

3 Priorities

- To support economic growth by ensuring the safety, soundness and efficiency of the transport network in Hampshire
- Provide a safe, well maintained and more resilient road network in Hampshire
- Manage traffic to maximise the efficiency of existing network capacity, improving journey time reliability and reducing emissions, to support the efficient and sustainable movement of people and goods

14 Policy Objectives

- Improve road safety (through delivery of casualty reduction and speed management)
- Efficient management of parking provision (on and off street, including servicing)
- Support use of new transport technologies (i.e. Smartcards; RTI; electric vehicle charging points)
- Work with operators to grow bus travel and remove barriers to access
 -
- Support community transport provision to maintain 'safety net' of basic access to services
- Improve access to rail stations, and improve parking and station facilities
- Provide a home to school transport service that meets changing curriculum needs
- Improve co-ordination and integration between travel modes through interchange improvements
- Apply 'Manual for Streets' design principles to support a better balance between traffic and community life
- Improve air quality
- Reduce the need to travel, through technology and Smarter Choices measures

Promote walking and cycling to provide a healthy alternative to the car for short local journeys to work, local services or school

Develop Bus Rapid Transit and high quality public transport in South Hampshire, to reduce car dependence and improve journey time reliability

Outline and implement a long term transport strategy to enable sustainable development in major growth areas

Other

Please list any other targets (i.e. National Indicators, non LTP) to which this scheme will contribute.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	Yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
EME&T – ‘Daedalus Transport Proposals’	3760	06.03.2012
EMETE – ‘Improving Access to Fareham and Gosport – Report of consultation’	6154	04.11.2014
EMETE – Local Enterprise Partnerships – Transport Funding for Major Schemes	6197	04.11.2014
EMETE – Newgate Lane southern Section, Fareham – Update Report	6743	09.07.2015
REG CTTEE – Planning Application Report	7000	21.10.2015
REG CTTEE – Planning Application Report	7079	18.11.2015
EMETE – Newgate Lane South: Land Approvals	7106	26.11.2015
EMP&R - Newgate Lane South: Land Approvals	7052	10.12.2015
EMETE – Newgate Lane South: Land Approvals	7235	19.01.2016
EMP&R - Newgate Lane South: Land Approvals	7218	26.01.2016
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
Project Files	EII Court West, 2 nd Floor, Winchester

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

The proposals will have no or low impact upon groups with protected characteristics as the proposal to provide the southern section of Newgate Lane on a new alignment are accessible to all road users and include the removal of through traffic from the existing Newgate Lane between a point near Tanners Lane and the Peel Common roundabout. This will enable the existing road to become a more suitable environment for cycling and will thus remove cyclists from the existing footway, and provide an important cycle link in the network and improve accessibility between Fareham, Gosport, Lee-on-the-Solent and Stubbington.

Whilst the bus service will be rerouted to, and new facilities provided on the new alignment, accessibility to the service will be maintained by improving the surface of Woodcote Lane and Brookers Lane. The relocated service will be further away from some but still within a reasonable distance, and overall the services will be accessible to more residents in the Bridgemary area/Peel Common estate. The signal controlled crossing facilities at the Peel Common roundabout will be relocated to the new arm of the roundabout thus

maintaining the existing level of provision for all user groups. Further uncontrolled crossing facilities will be provided at key points along the route to improve accessibility.

2. Impact on Crime and Disorder:

2.1. This proposal is not expected to impact on crime and disorder.

3. Climate Change:

3.1. How does what is being proposed impact on our carbon footprint / energy consumption?

The proposal aims to improve the management of traffic, reduce congestion, and reduce unpredictable journey time delays at peak periods on the Newgate Lane corridor. The proposals will contribute towards the reduction of the transport carbon footprint and energy consumption.

3.2. How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

The proposal aims to improve accessibility on the Gosport peninsula. By providing and improving the missing links in the walking and cycling network the attractiveness of these travel modes will be improved, which in turn may help to reduce pollution and improve resilience in the longer term.

APPENDIX D

CORRESPONDENCE DATED 23RD OCTOBER 2019 AND 2ND OCTOBER 2020

Tony Jones

Subject: RE: Brookers Lane, Gosport - Highways Extent search

From: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Sent: 02 October 2020 13:33
To: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Subject: RE: Brookers Lane, Gosport - Highways Extent search

Hi Steve,

I can only report this being work in progress at the moment.

Kind regards

Jon

Jonathan Ryder MCIHT
Client Project Manager - Major Scheme Delivery
Strategic Transport
Economy, Transport & Environment Department
Hampshire County Council
Elizabeth II Court West, The Castle, Winchester SO23 8UD
Tel: 0370 779 6847
Mobile 07714 153297
Web: <https://www.hants.gov.uk/transport>
[Copyright](#) Hampshire County Council 2004 [Disclaimer](#) [Privacy Statement](#)

From: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Sent: 02 October 2020 13:19
To: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Subject: FW: Brookers Lane, Gosport - Highways Extent search

Hi Jon,

Sorry to hassle you but did you get any update on the adoption process / timescales with Asset Management? I am happy to contact them direct if that would help you?

Regards Steve



Steve Jenkins
Partner
for i-Transport LLP

T: 01256 338640 **M:** 07590 410346
E: steve.jenkins@i-transport.co.uk **W:** www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

As many of the lockdown restrictions are being lifted, traffic levels are beginning to increase on many of our roads as people return to work and schools are re-opening. However, the effects of the pandemic have seen significant and lasting changes in how, when and whether people need to travel.

i-Transport has updated its highly successful discussion piece, taking a wider, more holistic view of how we should shape the transport systems for our future developments – available for view here: [Beyond the Peak Hour](#)

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Steve Jenkins
Sent: 17 September 2020 16:37
To: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Subject: Brookers Lane, Gosport - Highways Extent search

Hi Jon,

Did you get any update on the adoption process / timescales with Asset Management?

Regards Steve



Steve Jenkins
Partner
for i-Transport LLP

T: 01256 338640

E: steve.jenkins@i-transport.co.uk

M: 07590 410346

W: www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

As many of the lockdown restrictions are being lifted, traffic levels are beginning to increase on many of our roads as people return to work and schools are re-opening. However, the effects of the pandemic have seen significant and lasting changes in how, when and whether people need to travel.

i-Transport has updated its highly successful discussion piece, taking a wider, more holistic view of how we should shape the transport systems for our future developments – available for view here: [Beyond the Peak Hour](#)

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Steve Jenkins
Sent: 28 August 2020 08:16
To: 'Ryder, Jonathan' <jon.ryder@hants.gov.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search [Filing cancelled]

Thanks Jon – that plan is really helpful.

I'll leave you to chase up the adoption process with Asset Management and if you don't mind I will drop you a line in a few weeks' time.

Many thanks for your help.

Steve



Steve Jenkins
Partner
for i-Transport LLP

T: 01256 338640 **M:** 07590 410346
E: steve.jenkins@i-transport.co.uk **W:** www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

COVID-19 will result in many changes for the way people live and move for the foreseeable future which presents both challenges and opportunities for the development sector.

i-Transport has prepared a short discussion piece which sets out the Practice's thoughts on changes that are likely to result from COVID-19 ([End of the Peak Hour?](#)).

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Sent: 27 August 2020 19:16

To: Steve Jenkins <steve.jenkins@i-transport.co.uk>

Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Steve, here is the basic unstamped CPO plan showing the plots – is this sufficient for your needs?

Kind regards

Jon

Jonathan Ryder MCIHT

Client Project Manager - Major Scheme Delivery

Strategic Transport

Economy, Transport & Environment Department

Hampshire County Council

Elizabeth II Court West, The Castle, Winchester SO23 8UD

Tel: 0370 779 6847

Mobile 07714 153297

Web: <https://www.hants.gov.uk/transport>

[Copyright](#) Hampshire County Council 2004 [Disclaimer](#) [Privacy Statement](#)

From: Ryder, Jonathan

Sent: 27 August 2020 19:12

To: Steve Jenkins <steve.jenkins@i-transport.co.uk>

Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Hi Steve,

In answer to your questions – yes HCC took ownership of Brookers Lane – it is included in the CPO. Many attempts were made to identify the land owner and some claims were made in response to public notices but the ownership could not be substantiated by the claimants so HCC acquired the land using CPO powers. I'll check with our legal team if/why it has not been registered.

I'll also have a look for the CPO plans and come back to you after 7 September.

Kind regards

Jon

Jonathan Ryder MCIHT

Client Project Manager - Major Scheme Delivery

Strategic Transport

Economy, Transport & Environment Department

Hampshire County Council

Elizabeth II Court West, The Castle, Winchester SO23 8UD

Tel: 0370 779 6847

Mobile 07714 153297

Web: <https://www.hants.gov.uk/transport>

[Copyright](#) Hampshire County Council 2004 [Disclaimer](#) [Privacy Statement](#)

From: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Sent: 26 August 2020 09:27
To: Ryder, Jonathan <jon.ryder@hants.gov.uk>; Walmsley, Heather <heather.walmsley@hants.gov.uk>
Cc: Housby, Mark <mark.housby@hants.gov.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Thanks Jon.

As an aside, can I ask, did HCC take ownership of the land for the Brookers Lane cycleway - it is built on unregistered land.

We have located some of the CPO details for the NGLS scheme (which includes the Brookers Lane cycleway) but we can't locate the plans for the CPO made by HCC on 16 February 2016 and confirmed by the Secretary of State for Transport on 18 April 2016.

Are you able to share these or point me to where I can obtain them?

Regards Steve



Steve Jenkins
Partner
for i-Transport LLP

T: 01256 338640 **M:** 07590 410346
E: steve.jenkins@i-transport.co.uk **W:** www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

COVID-19 will result in many changes for the way people live and move for the foreseeable future which presents both challenges and opportunities for the development sector.

i-Transport has prepared a short discussion piece which sets out the Practice's thoughts on changes that are likely to result from COVID-19 ([End of the Peak Hour?](#)).

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Sent: 26 August 2020 08:39
To: Steve Jenkins <steve.jenkins@i-transport.co.uk>; Walmsley, Heather <heather.walmsley@hants.gov.uk>
Cc: Housby, Mark <mark.housby@hants.gov.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Hi Steve,

I hope all is well with you.

The adoption process is continuing with all as-built information now provided to Asset Management. I've still not had sign off on this so I'll seek an update and come back to you.

Kind regards

Jon

Jonathan Ryder MCIHT

Client Project Manager - Major Scheme Delivery

Strategic Transport

Economy, Transport & Environment Department

Hampshire County Council

Elizabeth II Court West, The Castle, Winchester SO23 8UD

Tel: 0370 779 6847

Mobile 07714 153297

Web: <https://www.hants.gov.uk/transport>

[Copyright](#) Hampshire County Council 2004 [Disclaimer](#) [Privacy Statement](#)

From: Steve Jenkins <steve.jenkins@i-transport.co.uk>

Sent: 25 August 2020 16:48

To: Walmsley, Heather <heather.walmsley@hants.gov.uk>; Ryder, Jonathan <jon.ryder@hants.gov.uk>

Cc: Housby, Mark <mark.housby@hants.gov.uk>

Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Thanks All – Any update on the timescale and extent of adoption of the footway / cycleway at the end of Brookers Lane would be much appreciated.

It certainly looks like an adopted footway / cycleway now - but I appreciate these things take time to go through the system!

Hope you are all well.

Cheers Steve



Steve Jenkins

Partner
for i-Transport LLP

T: 01256 338640

M: 07590 410346

E: steve.jenkins@i-transport.co.uk

W: www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

COVID-19 will result in many changes for the way people live and move for the foreseeable future which presents both challenges and opportunities for the development sector.

i-Transport has prepared a short discussion piece which sets out the Practice's thoughts on changes that are likely to result from COVID-19 ([End of the Peak Hour?](#)).

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Walmsley, Heather <heather.walmsley@hants.gov.uk>
Sent: 25 August 2020 16:28
To: Ryder, Jonathan <jon.ryder@hants.gov.uk>
Cc: Housby, Mark <mark.housby@hants.gov.uk>; Steve Jenkins <steve.jenkins@i-transport.co.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Hi Jon,

Please can you advise Steve re below,

Many thanks,

Heather Walmsley BA Dip TP MRTPI

Strategic Transport Manager | Major Schemes
Economy, Transport and Environment Department
Hampshire County Council, Elizabeth II Court West, Winchester, SO23 8UD
☎ 0370 779 4668
🌐 www.hants.gov.uk

From: Housby, Mark <mark.housby@hants.gov.uk>
Sent: 25 August 2020 16:11
To: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Hi Steve,

Hope all is well with you and yours.

As far as I know things have not changed, but to be honest I'm a bit out of the loop on this one. I'm wondering whether it might be worth going through your former colleagues in Development Planning and they can bring me in if necessary.

Hope that helps.

Kind regards

Mark Housby
Highway Asset Information Manager
Highways Operation Centre
Hampshire County Highways
Hampshire County Council
Trafalgar House North, Trafalgar Street, Winchester, SO23 9DH
0300 555 1388 (Contact centre)

E-mail: roads@hants.gov.uk
Web: www.hants.gov.uk/transport



© Hampshire County Council 2017 | [Disclaimer](#) | [Privacy Statement](#)

This statement is made on the basis of information at present available to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I, as an officer of the Council, is to be held responsible should you rely on this statement and consequently suffer damage.

From: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Sent: 25 August 2020 15:43
To: Housby, Mark <mark.housby@hants.gov.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Hi Mark,

I hope you are keeping well?

Following your email with my colleague George Taylor in November 2019, I wonder if you can tell me if there is any update on the extent of adopted highway at the end of Brookers Lane, Gosport?

The previous highway boundary plan we purchased from you is attached - but do let me know if there any charge for this information and I can arrange payment.

Regards Steve



Steve Jenkins

Partner
for i-Transport LLP

T: 01256 338640

M: 07590 410346

E: steve.jenkins@i-transport.co.uk

W: www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

London Office: 85 Gresham Street, London, EC2V 7NQ

COVID-19 will result in many changes for the way people live and move for the foreseeable future which presents both challenges and opportunities for the development sector.

i-Transport has prepared a short discussion piece which sets out the Practice's thoughts on changes that are likely to result from COVID-19 ([End of the Peak Hour?](#)).

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: Housby, Mark <mark.housby@hants.gov.uk>
Sent: 04 November 2019 11:14
To: George Taylor <george.taylor@i-transport.co.uk>
Cc: Asset Information Team <assetinformation@hants.gov.uk>; Steve Jenkins <steve.jenkins@i-transport.co.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Dear George,

Ed has passed this to me as I know a little more about the background to this.

The realigned section of Newgate Lane, including Brookers Lane has not yet been adopted by the County Council as a publicly maintainable highway. Although it has been constructed by the County Council I understand that it is still within in its maintenance period.

I am advised that Brookers Lane will be adopted along with the new road, though unfortunately I do not know the timescale. I am also advised that the status adopted status of Brookers lane is yet to be confirmed, though as you know, it has been laid out as a cycleway.

Does that make sense?

Kind regards

Mark Housby
Highway Asset Information Manager
Highways Operation Centre
Hampshire County Highways
Hampshire County Council
Trafalgar House North, Trafalgar Street, Winchester, SO23 9DH
0300 555 1388 (Contact centre)
E-mail: roads@hants.gov.uk
Web: www.hants.gov.uk/transport



© Hampshire County Council 2017 | [Disclaimer](#) | [Privacy Statement](#)

This statement is made on the basis of information at present available to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I, as an officer of the Council, is to be held responsible should you rely on this statement and consequently suffer damage.

From: George Taylor <george.taylor@i-transport.co.uk>
Sent: 04 November 2019 09:12
To: Asset Information Team <assetinformation@hants.gov.uk>
Cc: Steve Jenkins <steve.jenkins@i-transport.co.uk>
Subject: RE: 21443779 - Brookers Lane, Gosport - Highways Extent search

Dear Ed,

Following on from your correspondence with my colleague Pete Snell, we have a query with regards to the highway extent for the above location.

There is a new footway / cycleway between the western end of Brookers Lane and Newgate Lane East (please see the photo below). The plan you have issued to us doesn't show this as public highway, therefore can you please advise what the status of the footway / cycleway is and whether it is going to become public highway?



I look forward to hearing back from you.

Kind regards,

George

| George Taylor



Senior Consultant
for i-Transport LLP

T: 01256 338640

E: george.taylor@i-transport.co.uk

W: www.i-transport.co.uk

Basingstoke Office: Grove House, Lutyens Close,
Chineham Court, Basingstoke, RG24 8AG

i-Transport is the trading name of i-Transport LLP, which is a limited liability partnership registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that the information in this e-mail is confidential and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. If you have received this e-mail in error please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

From: Asset Information Team <assetinformation@hants.gov.uk>

Sent: 23 October 2019 15:06

To: Peter Snell <peter.snell@i-transport.co.uk>

Subject: 21443779 - Brookers Lane, Gosport - Highways Extent search

Good afternoon,
Please find attached letter and plan relating to your Highway extent search.
Kind regards

Ed Holmes

Hampshire Highways

Web: www.hants.gov.uk/roads

 [@Hantshighways](https://twitter.com/Hantshighways)



© Hampshire County Council 2017 | [Disclaimer](#) | [Privacy Statement](#)

APPENDIX E

CORRESPONDENCE DATED 24TH FEBRUARY 2021

Tony Jones

From: Tony Jones
Sent: 24 February 2021 14:44
To: jon.ryder@hants.gov.uk
Subject: RE: Brookers Lane, Gosport - Highways Extent search

Importance: High

Afternoon Jonathan

We are currently nearing the end of a public inquiry for 190 dwellings on the west side of Newgate Lane East, Fareham and we are currently going through a roundtable discussions with respect to S106 and conditions. One of the issues raised during the course of the Inquiry was, if the Inspector considered it necessary, potential improvements to the shared footway / cycleway between Newgate Lane East and Brookers Lane. The improvements if required would be envisaged to be lighting in the form of bollards or similar.

The Inspector has raised a question as to the current status of the shared footway / cycleway and the mechanism to carry out the works. I understand that the land is now owned by the highway authority at Hampshire County Council further to CPO'ing the land for the construction of Newgate Lane East and the shared footway / cycleway between the main Newgate Lane East carriageway and the residential area of Bridgemary to the east.

Can I kindly ask if you can confirm if the shared footway / cycleway is still in its maintenance period or has it now been formally adopted. If works are required to the shared footway / cycleway, can you kindly advise under which mechanism of the highways act the works would be covered under.

I have been given the email trail between yourself and Steve Jenkins at i-transport, which clarified the highway authority's position as summarised above as of last October, but I wondered if you would be kind enough to provide an update if possible to clarify the Inspector's queries.

Do you also have any plans that you can provide that confirm the proposed adopted highway extents for the shared footway / cycleway between Newgate Lane East and Bridgemary.

Please do call me should you need further clarification.

Kind Regards

Tony Jones

Director

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

T 01454 625945 | **E** Tony.Jones@pegasusgroup.co.uk

M 07976 775162 | **DD** 01454 807395 | **EXT** 2024

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Peterborough | Solent



www.pegasusgroup.co.uk

Pegasus Group is the trading name of Pegasus Planning Group Ltd [07277000] registered in England and Wales. This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with the GDPR; please click here to view it.

Please consider the environment before printing this email message.

*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

