



AGENDA ITEM 6 – DC/18/2514

Land West of Brighton Road Shermanbury

Highway Infrastructure Improvements:

Following further negotiations, HDC officers have secured the applicant's agreement for the following highway infrastructure improvements:-

- Additional speed warning or regulatory signage on new sign posts along Brighton Road
- Upgrade of the north bound bus stop with hard standing and new post with sufficient drainage and a dropped kerb tactile paved crossing opposite Woodside Close
- A contribution of £30,000 toward a standard bituminous footway with kerbing/edging and a dropped kerb tactile paved crossing on the west side of Brighton Road, to link the site to Partridge Green Road on the B2116.

HDC Officers believe the above highway improvements agreed by the applicant accord with the legal planning obligation tests set out in the CIL Regulations 2010 and the criterion of Wineham and Shermanbury Neighbourhood Plan Policy 4.

On this basis, your Officers believe this is a successful solution to the issue of accessibility and sustainability through co-operation between parties, as advocated by the Parish.

Amended Officer Recommendation:

The officer recommendation is amended to reflect the inclusion of the above highway infrastructure works:

To delegate authority to the Head of Development to grant planning permission subject to the completion of a S106 agreement to secure the provision of on-site affordable housing and highway infrastructure improvements, and appropriate conditions.

In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms