

FURTHER REPORT TO COMMITTEE REGARDING COMPTON DOWN

Following discussions at the Planning Development Control Committee on 24th August 2006 the application for an additional dwelling house at Keld was deferred in order that additional information could be provided relating to; the traffic survey conducted in 2005 by Hampshire County Council, a break down of the traffic generation figures for new residential properties based upon the position adopted by officers and the alternative position of the Compton Down Society together with a list of relevant planning permissions and current applications in Compton Down.

Using Hampshire County Council's survey data collected during the period 24th October 2005 to 6th November 2005, it was established that the 5 day Average (Monday to Friday) 24 hours - 2 way traffic flows were as follows:-

Hurdle Way –

24th to 30th October 2005 (school holidays) - 573 trips

31st October to 6th November 2005 - 625 trips

Shepherds Lane –

24th to 30th October 2005 (school holidays) - 664 trips

31st October to 6th November 2005 - 1126 trips

**CALCULATION OF THE 5% MATERIAL INCREASE FIGURE FOR THE WEEK
31ST OCTOBER TO 6TH NOVEMBER 2005 (I.E. NORMAL TERM TIME WEEK)
USING THE ABOVE FIGURES IS:-**

Hurdle Way 625 x 5% = 31 trips

Shepherds Lane 1126 x 5% = 56 trips

An increase in traffic of up to 5% is considered insignificant in terms of highway safety. Consequently following this rationale allowing additional dwellings that would generate no more than 31 trips at the Hurdle Way junction and 56 trips at the Shepherds Lane junction would be acceptable.

A request was made to show how different trip rates per new dwelling would affect the total numbers of dwellings permissible. The results are as follows:-

Hurdle Way

$31 \div 8$ trips per dwelling = 3.87 dwellings permissible

$31 \div 9$ trips per dwelling = 3.44 dwellings permissible

$31 \div 10$ trips per dwelling = 3.10 dwellings permissible

$31 \div 11$ trips per dwelling = 2.80 dwellings permissible

Shepherds Lane

$56 \div 8$ trips per dwelling = 7.00 dwellings permissible

$56 \div 9$ trips per dwelling = 6.22 dwellings permissible

$56 \div 10$ trips per dwelling = 5.60 dwellings permissible

$56 \div 11$ trips per dwelling = 5.09 dwellings permissible

Considering both junctions together:-

$87 \div 8$ trips per dwelling = 10.87 dwellings permissible

$87 \div 9$ trips per dwelling = 9.66 dwellings permissible

$87 \div 10$ trips per dwelling = 8.70 dwellings permissible

$87 \div 11$ trips per dwelling = 7.90 dwellings permissible

To date, a trip rate per 8 per dwelling has been assumed by officers when dealing with housing proposals in Compton Down and this would allow a total of 11 additional dwellings to be permitted before the 5% material increase figure is breached.

Whereas if a trip rate of 11 per dwelling is assumed, in line with the figures produced by the Compton Down Society, a total of 8 dwellings would be allowed before the 5% material increase figure is breached.

Previous planning applications permitted prior to survey but acknowledged by the Inspector dealing with the appeals at land adjacent to Highdown (appeal W09526/04 allowed – see below).

Hurdle Way

Briarleas	Application - W02774/04	1 no.4 bed house	Allowed at appeal.
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Shepherds Lane

Highdown	Application – W01495/05	2 no. houses (outline)	Permitted
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Shepherds Grove	- W06994/02	1 no. houses (outline)	Permitted
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Highdown	Application – W09526/04	1 no. house (outline)	Allowed at appeal
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Planning permissions permitted since survey.

Hurdle Way

Longacre	Application W11420/09	1 no. 5 bed house	Permitted
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Shepherds Lane.

No.1 Field Way	W00859/03	1 no. 6 bed house	Permitted
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Planning permissions yet to be determined.

Hurdle Way

Windy Ridge	Application no. W12796/01	1 no. bed house	
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Keld	Application no. W20150	1 no. 5 bed house	
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Erdely	Application W05213/01(OUT)	1no. house	
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Shepherds Lane

Highdown Application no. W09526/06 1 no. (?) bed house
(outline)

No. 1 Field Way W00859/04(OUT) 1 no. 5 bed house

Hawthorns W00752/03(out) 1 no. house

IN CONCLUSION

It can be seen from the above information that the number of dwellings taken into account by the Inspector dealing with the land adjacent to Highdown (see above), granted by her and those subsequently permitted since the October/November 2005 survey currently stands at 7 (i.e. 5 via Shepherds Lane and 2 via Hurdle Way). Even if the analysis of the Compton Down Society were accepted it would still be possible to allow one further dwelling before the 5% threshold is breached – the planning application for Keld, if permitted, would therefore be the eighth dwelling.

In relation to the determination of other applications for housing development in Compton Down, the situation regarding traffic generation is being reviewed and it is intended to carry out a survey of the traffic generated by the Southdown School. The situation will be re-assessed once this data has been obtained.

