

Consultee Comments for Planning Application APP/19/01226

Application Summary

Application Number: APP/19/01226

Address: Land west of Coldharbour Farm Road, Emsworth

Proposal: Construction of 44 dwellings with access, open space, landscaping and associated works.

Case Officer: Lesley Wells

Consultee Details

Name: Mr Peter Westron

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On Behalf Of: Ramblers Association

Comments

The access road serving the new development crosses an existing cycleway/footpath. This is well used, particularly during the local school start and finishing times. The site plan does not appear to indicate the provision of any measures to ensure that this crossing is made as safe as possible. For instance, where there are links to this footpath from elsewhere in Coldharbour Farm Road the carriageway is raised. However, these links are unlikely to be as busy as the crossing at this point, therefore consideration needs to be given to further measures to ensure the safety of users where the service road crosses the cycleway/footpath. This will also be important during the construction phase.

The Planning Statement accompanying the application refers to a link to be provided to the service station (Paragraph 4.1 refers to the requirement in EMI for the connecting of the cycleway/footpath to the eastbound service station on the A27). This is also explicit in policy H10 of the emerging Havant Local Plan (see Planning Statement Paragraph 4.18). In paragraph 4.20 of the Planning Statement the developer claims to have addressed the policy requirements. As far as the cycleway/footpath link to the service station is concerned, this is not the case as shown on the Site Plan accompanying the application. This needs to be addressed.

Peter Westron,
for the SE Hants group of the Ramblers Association