

Ref: Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.

Planning Ref: **APP/19/00224**

Consultee Comment: **On behalf of the Ramblers Association. SEHants Group**

The proposed development has revealed a couple of anomalies in the existing Rights of Way network. Firstly, the section of Padnell Road that lies within the proposed development is not adopted and thus the status of the connection from the rest of Padnell Road to bridleway 22 is unclear, even though it is well used. Secondly, the 'walked route' of footpath 127 from a point about 200 metres to the south of the proposed development diverges from the 'official route' and continues to follow the boundary of the golf course. The 'official route' diverges from this boundary and passes through the houses of Cherry Tree Avenue which block the 'official route'. Both of these anomalies should be addressed as part of any development with suitable legal path diversions or changes.

The estate roads should have suitable rights of way defined over them so that bridleway 22 is connected through the site to the adopted part of Padnell Road to reach the rest of the road network.

The proposed development appears to show the new route of footpath 127 as starting at the SE corner of the site where the 'walked route' enters. It then shows the route following a pavement alongside the central estate road. While this might be a suitable route for cyclists, it is not the best option for the footpath. South of the proposed development the footpath follows a straight line alongside the boundary of the golf course. This provides a pleasant walk with open land (the golf course) on one side. The footpath should be diverted to the eastern edge of the site so that it runs in a straight line alongside the golf course connecting to bridleway 22 at the NE corner of the development. This would provide a much better environment for the footpath with open views and would be preferable to running it alongside the road through the middle of the development.

Finally, I note that there is a suggestion that footpath 127 be used as a cycle route to the south from the development. This path would not be suitable as a cycle route without completely clearing it of vegetation and resurfacing it. This would ruin it as a pleasant walk. If it is decided to allow cycles to use this route out of the proposed development, they should be diverted from footpath 127 onto the existing cycle route of Cherry Tree Avenue at the first opportunity.

For and on behalf of Ramblers Association

Peter Westron
Footpath Secretary – SE Hants Group
Ramblers Association.