

Michelle Houghton

From: Countryside Planning <countryside.planning@hants.gov.uk>
Sent: 17 February 2017 11:59
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: Planning Application APP/17/00007 Land at Rook Farm, St Marys Road, Hayling Island

FAO: David Eaves

Site: Land at Rook Farm, St Marys Road, Hayling Island

Proposal: Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access

Ref: APP/17/00007

Thank you for providing us with this consultation opportunity. Please accept this response as being on behalf of Hampshire County Council's Countryside Service, which in addition to its statutory responsibility for Public Rights of Way, manages Countryside Sites and Country Parks throughout Hampshire.

Government guidance considers that the effect of development on a right of way is a material consideration ([para. 7.2, Rights of Way Circular 1/09](#)) and that rights of way and green infrastructure should be protected and enhanced, including by adding new rights of way to the network ([para. 75 and 109, National Planning Policy Framework](#)). This is in line with the aims of the [Hampshire Countryside Access Plan 2015-2025](#). Rights of way and green infrastructure are also afforded consideration under Policies CS1, CS11, CS13 and DM11 and DM12 of the [Havant Borough Core Strategy \(2011\)](#).

This site is bordered by **Havant Footpaths 90, 92, 93 and 94**, which are important sustainable travel links across Hayling Island. We welcome that this proposal seeks to retain the green buffer between these rights of way and the site.

We note that the proposal includes a number of new access routes for pedestrians/cycles, which are welcomed. Should it be proposed that they be adopted as Public Rights of Way we would require them to be made up to [Countryside Service Design Standards](#) and a commuted sum be provided for their future maintenance. In such instances, we would recommend that the applicant contact us as soon as possible to discuss these details further.

We also note that some of the new pedestrian/cycle access routes would connect to the existing PROW, which currently only have pedestrians access rights. We therefore request clarification of whether additional cycle access rights have been sought from the landowner.

Notwithstanding this, this development of up to 201 dwellings will increase the recreational and utility pressure upon the surrounding rights of way network. In order to mitigate these impacts and support the aims of Policies CS1, DM11 and DM12, we would expect developer contributions towards upgrading the surrounding rights of way.

With regard to this, we request that the applicant provides a contribution towards upgrading Footpaths 92 and 93 to cycle standards along the boundary of the development in order to link

with the cycle track proposals. This enhancement would improve cycle access between Newtown, the site and Gable Head. We also request a contribution towards upgrading the surface of Footpath 89 in order to support pedestrian movement between the site, Newtown (north) and The Hayling College.

In requesting the following be secured though a S106 agreement, consideration should be given to the added value they will provide in supporting sustainable travel and the intrinsic benefits in health and wellbeing they will bring to local residents in providing improved access routes:

- 1. In the interest of public amenity and sustainable travel, the applicant provides a financial contribution of £67,584 towards upgrading Havant Footpaths 92 and 93.**

This contribution would break-down as follows:

- Upgrading the surface of Havant Footpaths 92 and 93 to cycle standards (768m @ £80/m): £61,440
- Providing ongoing maintenance costs for these enhanced routes (10% over 10 years): £6,144

- 2. In the interest of public amenity and sustainable travel, the, the applicant provides a financial contribution of £23,760 towards enhancing Havant Footpath 89.**

This contribution would break-down as follows:

- Resurfacing of Havant Footpath 89 (540m @ £40/m): £21,600
- Providing ongoing maintenance costs for the enhanced route (10% over 10 years): £2,160

We also request that the applicant is made aware of the following requirements through informatives:

- 1. There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority.** For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.
2. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
3. No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
4. If there is likely to be an effect on the footpath in terms of dust, noise or other obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the footpath, the applicant should contact the County Council directly to discuss the Temporary Closure of the footpath for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>

I trust this is of assistance.

Regards,

Owen Devine

Countryside Access Development Officer (Planning)
Hampshire County Council

From: planning.development@havant.gov.uk [<mailto:planning.development@havant.gov.uk>]
Sent: 24 January 2017 09:00
To: Countryside Planning
Subject: Planning Application APP/17/00007 Land at Rook Farm, St Marys Road, Hayling Island

This email is a consultation request regarding the subject planning application, reference APP/17/00007.

The attached letter contains contact details should you wish to discuss the application with the Case Officer.

To see the details of the application and associated documents on Havant Borough Council's Public Access pages, follow [this link](#).

If you require any further information please email planning.development@havant.gov.uk or telephone (023) 9244 6549.

Notes for Consultees using Consultee In Tray on Public Access

You will be able to access the full range of services on Public Access by using the Consultee In Tray which can be found under the My Profile tab.

Consultee Access allows you to see documentation that is not in the public domain (usually our pre-application enquiries) and saves your previous consultation responses.

If you have not yet registered your details on the website, please follow the instructions online and then email planning.development@havant.gov.uk to allow us to activate your consultee access and if you are experiencing problems with your access please let us know.

We can provide a User Guide on request.