

# Consultee Comments for Planning Application APP/24/00939

## Application Summary

Application Number: APP/24/00939

Address: Berewood Phase 8 Development Site, London Road, Waterlooville

Proposal: Reserved matters application comprising 185 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref APP/10/00828 (and WCC application 10/02862/OUT). Discharge of conditions 3, 6, (ii) a),b),d),e),f),h),i),j),l),m),n), 7, 16 and 18.

Case Officer: Kayleigh Taylor

## Consultee Details

Name: Mr Peter Westron

Address: Clovelly, Closewood Road, Waterlooville PO7 6JD

Email: Not Available

On Behalf Of: Ramblers Association

## Comments

The supplied plans for this application show the PRow (Public Right of Way) bridleway (Havant15) in the wrong place. The definitive location of this bridleway (see <https://hantsrow.esdm.co.uk/standardmap.aspx>) does not run on top of the made up path shown in the supplied plans (eg. SITE\_LAYOUT\_IN\_COLOUR-2046805.pdf). The west two thirds of the bridleway runs approximately 5m north of the made up path shown on the plans. The east end of the bridleway continues straight to London Road at Plant Farm Cottages, it does not curve south east to follow the made up path to the pedestrian crossing.

If it is intended to divert this PRow then plans to do so must be submitted with this application. In the mean time all submitted plans should show all highways, including PRow, in their correct locations. Whilst this error is perhaps not relevant at the east end of the bridleway which is outside the red line of the application, at the west end it is important to the design of the bridleway crossing of the access road.

The plans for the bridleway crossing of the development access road at the north west of the site is not fit for purpose. We note that this crossing has been designed based on a recent survey of usage (HIGHWAYS\_TECHNICAL\_NOTE-2048826.pdf page 1 section 5). This is not appropriate when the area currently has active building work in progress which would suppress usage, and many thousands of houses are due to be built in the area in the future. The crossing must be designed to cope with the expected usage once the surrounding developments are completed. The application supplies plans and sight lines for a crossing serving only the made up path. The PRow bridleway, which as mentioned above, lies about 5m north of the made up path is outside

of the crossing area and would be rendered dangerous by the applicants plans. The plans for this crossing must be amended to allow a safe crossing and sight lines should be supplied for both made up path and PRow bridleway. If the PRow bridleway is to be diverted then this must be stated and plans provided. Note that the adjacent PRow footpath to the west of this application (Southwick&Widley732) is, we believe, to be diverted to run alongside its made up path, not on top of it. Is the same intended to happen here. The road crossing must be of a width to allow for both made up path and PRow.

Peter Westron - SEHants Group of Ramblers Association.