

FAO Mr J Sadler

Planning reference: 21/01010

Site location: Land east of St Georges Avenue, Havant

Proposals: Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping

Thank you for consulting Hampshire County Council Countryside Service ('the Service'). Please accept this response as being that of the Service on behalf of Hampshire County Council as local highway authority in respect of Public Rights of Way.

Response: No objection

Site Context:

Public Rights of Way (PROW) is the generic term for Public Footpaths, Public Bridleways, Restricted Byways and Byways Open to All Traffic. Any PROW is a public highway and the legal record of all PROW is the Definitive Map and Statement held by the local highway authority, in this instance being Hampshire County Council. A copy of the Definitive Map of Rights of Way and Definitive Statement can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Comment:

There is no PROW recorded within or in close proximity to the development site. This is not to suggest, however, the Service does not consider the application should not acknowledge and embrace the concept of Active Travel or recognise NPPF paras. 92, 98, 100 and 104. Future site residents, in the event development is supported, would reasonably expect safe and convenient year-round walking and cycling routes to connect with local services, facilities and communities. The Design and Access Statement and Drawing PLN-1-1112 J suggest some possible future walking and cycling routes, including a path in the south-western corner of the site that could enable connection with Emsworth Road and the existing underpass of the A27. This connection, however, would need to be secured additionally over third party land (the Service is unaware of local land ownership and it appears outside the boundary of the already consented Persimmon Homes development) and it is suggested in the Design and Access Statement the land may be required for future improvement of the A27 road junction. This, perhaps, may never be realised; or if it is, it should not prevent a valuable, sustainable public access route from being created in the first place and retained for the future benefit of the local community. Should Havant BC be minded to consent to the development proposal, the Service encourages Havant BC to require the Applicant:

i) to use reasonable endeavours to secure public access rights over the third party land so as to connect the proposed site with the A27 underpass;

- ii) to provide the path within its boundary to a suitable standard for shared walking and cycling use, i.e. a sealed level surface of 3 metres width without barrier or other limitation; and,
- iii) to contribute the cost of delivering a similar specification over the third party land, which would deliver the through route between the Applicant's site and the A27 underpass.

Regards

Jon Perks

On behalf of Hampshire Countryside Service - Countryside Planning

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