

21-Mar-2022

Ref: **Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249. | Land to the rear of 49 - 71, Fathoms Reach, Hayling Island**

Planning Ref: **APP/22/00001**

Alt Ref: PP-07297867

We are very concerned about the lack of clarity shown by this application with regard to the existing PRoW (Public Rights of Way) adjacent to and within this application. Similarly, the lack of clarity about the status of the new footpath and road systems to be created.

The application form (*APP_22_00001-APPLICATION_FORM_-_REDACTED-1566787.pdf section 8*) states that *new public roads* and *new public rights of way* are to be created. It also states that *diversions/extinguishments and or creations of rights of way* are required. No details of these changes are shown in the application documents.

The Design and Access Statement (*APP_22_00001-DESIGN__ACCESS_STATEMENT-1566785.pdf*) has a plan (*section 8*) showing the proposed *new road system* and proposed *new footpath system*. There is however no indication of the intended status of these new roads and footpaths. Are the roads to be adopted and publicly maintained? Will the footpaths be dedicated as PRoW? These new footpaths mostly run alongside the new roads. They are not suitable replacements for the existing PRoW. The Design and Access Statement does not show the existing PRoW on the plans or any intended changes to the PRoW. Neither is any reason given for any need to make changes to the existing PRoW.

This lack of clarity over the new paths and existing PRoW must be corrected before the application can be accepted, or even properly considered.

There are two existing PRoW on or adjacent to the application site, footpaths Havant94 and Havant92. Path Havant94 runs along the east edge of the site between the boundary ditch and the existing trees and fence. Path Havant92 runs along the north edge of the site between the boundary ditch and the existing trees. There is no reason to move either path in order to enable the development to proceed. Both of these paths are screened from the application site and should be left in their current position. The suggested links from the proposed development can be made without moving these existing paths.

PRoW Havant92 continues north from the north east corner of the application site by immediately crossing the boundary ditch (*at the junction of Havant94 and Havant92*). There is no bridge at this position. I believe the ditch is normally dry but should the development proceed there is likely to be more usage of this route. Consideration should be given to the building or funding of a bridge at this point.

Peter Westron
Footpath Secretary – SE Hants Group
Ramblers Association.