

10 April 2013

savills

David Eaves
Senior Planning Officer
Development Control
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

Stuart Garnett
E: sgarnett@savills.com
DL: +44 (0) 23 8071 3923
F: +44 (0) 23 8071 3901

2 Charlotte Place
Southampton SO14 0TB
T: +44 (0) 238 071 3900
savills.com

Dear Mr Eaves

Planning application on land south of Ranelagh Road, Havant on behalf of Orchard Homes
Application Reference: 12/00772

Further to our meeting at the Public Service Plaza on the 15 February 2013, including Simon Thompson, Natural England (NE) and Adam Egglesfield, Hampshire County Council's (HCC) Ecologist, I enclose for your consideration the following:

- Habitat Regulations Assessment Visitor Survey Report (March 2013), Hampshire Ecological Services Ltd
- 'Plan showing addition of footpath off-site' (28/02/13), drawing no. 125 Revision C, Sherlock Boswell Architecture

Whilst section 5.3 of the Visitor Survey Report states that approximately 90 people (55.32%) of the new population generated from the proposed development would visit the coast for recreation, it should be noted that at paragraph 7 of the report, 17% of interviewees from the survey would preferentially use Meyrick Road open space (and the new footpath) than visiting coastal areas. Furthermore, section 5.4 acknowledges that NE is not concerned with the impact of the Ranelagh Road development alone. Accordingly, in the final paragraph of section 5.5 of the report, it states *"The provision of accessible open space is expected to offset some of the recreational pressure, and attract other visitors who might otherwise be contributing to pressure on the local designated site network."*

The report indicates that a meaningful proportion (17%) of the existing local population would use the Meyrick Road open space (and new footpath) rather than visiting coastal areas. This demonstrates that, overall the significant planning gain being provided by this planning application, there should not be an increase in recreational pressure upon the coastline. To achieve the benefits as sought in the report, the proposed measures offered by Portsmouth Water, as landowners of the adjacent land, include:

- The provision of a new permissive footpath (two metres width) as shown on enclosed drawing no. 125 Revision C. This will provide a new circular route connecting the existing right of way and into the area of open space to be provided at Meyrick Road. The new circular route will provide connections with the wider area as shown on the drawing. The permissive footpath will be a 'green path'.
- The provision of finger posts at either end of the new footpath.
- The provision of dog waste bins at either end of the new footpath.
- Repairs to the surface around the stiles on the existing footpath if required.
- Maintaining the proposed permissive footpath.

It was discussed that the proposed permissive footpath would need to be included within the Section 106 agreement. We would like your confirmation whether you wish Orchard Homes to produce a draft or if this will be dealt with by your legal team.

We look forward to you formally consulting Natural England and Hampshire County Council's Ecologist and their written confirmation that they no longer object to this planning application.

If you should have any queries please get in touch with me, my contact details are provided on the first page of this letter.

Yours sincerely

A black rectangular box used to redact the signature of Stuart Garnett.

Stuart Garnett
Savills Planning

cc. Mark Sennitt, Orchard Homes; Simon Thompson, Natural England; Adam Eggesfield, Hampshire County Council; Martin Tice, Vail Williams (for Portsmouth Water)

Encl.