

Harrison, Liz

From: Countryside Planning <countryside.planning@hants.gov.uk>
Sent: 17 November 2022 13:11
To: Harrison, Liz
Subject: Fw: Ageas Bowl - F/22/93194

FAO Liz Harrison

Planning reference: F/22/93194

Site location: The Ageas Bowl, Marshall Drive, West End, Southampton SO30 3XH

Proposals: Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements

Thank you for consulting Hampshire County Council's Countryside Service ('the Service') as local highway authority in respect of Public Rights of Way ('PROW') and as Commons Registration Authority. It also manages Country Parks and Countryside Sites throughout Hampshire. Please accept this as its response to the above application, taking into account the material considerations relating to PROW, Commons, and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

HCC intends for people to enjoy, amongst others, a high quality of life with opportunities for an active and healthy lifestyle, improved environments for people and wildlife, and the availability of sustainable transport choices. This can be realised in part by positively enhancing and encouraging increased use of the county PROW network, comprising Public Footpaths, Public Bridleways, Restricted Byways, and Byways Open to All Traffic. HCC considers the PROW network can enhance community connectivity and cohesion; improve local environments by reducing local traffic congestion and improving air quality; support personal health and well-being of individuals and groups; and support local economies. For these reasons the Service works to ensure PROW and its users are recognised within and benefit from development proposals.

Response: Holding objection pending further information

Site Context

West End Public Footpath 509 ('footpath 509') runs from B3035 Botley Road and meanders generally south and south-west through and alongside both the site and the Boundary Lakes Golf Course, which lies east and south of

the Ageas Bowl, to a point where it enters Telegraph Woods. At this point the recorded public path ceases; however, walkers use various tracks within Telegraph Woods to connect with A27 Moorhill Road.

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>

Policy Context

A. The National Planning Policy Framework (July 2021) ('NPPF'). This contains various directions for considering walking and cycling when determining planning development proposals. The paragraphs of greatest relevance for PROW are 92, 93, 100, 104, 106 and 112.

B. The Eastleigh Borough Local Plan 2016-2036. This was recently adopted and includes a specific strategic policy for development at the Areas Bowl, Policy WE4. Part of this is copied below:

1dii. in addition to meeting criterion d i., any residential development is located solely in the north west corner of the site (as defined on the policies map); the development provides an appropriately designed access directly to/from the settlement of West End rather than via Marshall Drive for pedestrians/cyclists and also, unless demonstrated otherwise, for vehicles; and the layout and design of the development ensures an appropriate level of residential amenity in respect of the cricket ground and events venue;

1h. proposals must be accompanied by satisfactory arrangements for vehicular access and must include provision for improved facilities for pedestrians, cyclists and public transport;

Local Plan Policy DM13 states 'It is important that new development can be accessed safely and that, to help manage car use, development is wherever possible accessible by means of transport other than the private car.'

Additionally, the Local Plan recognises issues for the Borough including :

- G8 – Addressing climate change and natural resources;
- G9 – Addressing air quality and other forms of pollution;
- G11 – Tackling congestion on major roads through the Borough;
- G12 - Ensuring adequate access to new development sites;
- G16 - Maintaining and improving the footpath/cycleway/bridleway network.

The Plan suggests one means to address these issues is to include within development 'better provision for the movement of public transport, pedestrians and cyclists', including seeking contributions to enhance the local PROW network (para. 5.9).

C. The Hampshire County Council Countryside Access Plan 2015-2025. The Forest of Bere Area Plan - Issues 2 and 3; and Solent Area Plan - Issues 1 and 5 are particularly relevant to the application proposal. Further details can be found through:

<https://www.hants.gov.uk/landplanningandenvironment/countryside/accessplan>

D. The Hampshire County Council Local Transport Plan. This is presently being revised based on principles including sustainable travel, particularly for new housing development, and promotion of active travel and accessible

transport for all; reduction in carbon emissions; a connected economy; and protection of the environment. Further details can be found through:

<https://www.hants.gov.uk/transport/localtransportplan>

Comment

As a general principle, the Service expects development proposals to give positive consideration to Active Travel provision for access to amenities, facilities and services, and will be inclined to support proposals to enhance walking and cycling, including the creation of new links or improvement of existing facilities to better support enlarged future communities. The concept of Active Travel is an increasingly important and recognised concept and, whilst not seemingly defined within this application, receives passing reference within the Transport Statement ('TS') - no reference is noted within the Design and Access Statement ('DAS').

The DAS and TS acknowledge NPPF paras. 104, 106 and 112, also Eastleigh Borough Policy WE4; however, it is considered an omission these documents do not acknowledge NPPF paras. 92, 93 and 100. Para. 100 is particularly relevant to PROW, compelling planning consent decisions to 'protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'

Two Public Footpaths are specifically acknowledged within the TS - footpath 509 and West End Public Footpath 10 ('footpath 10'). Footpath 509 runs partly within the site (and wholly within the Applicant's land ownership) but it is uncertain why the TS refers to footpath 10, which lies outside of the site and east of the M27 (not west as stated in the TS) - it is not specifically otherwise referenced here or in the DAS.

Footpath 509 is recognised within the application form, albeit obliquely in that this merely states a PROW diversion or extinguishment will be necessary.

Footpath 509 is recognised on the various Landscape Plans (though it would aid people to include the denotation in the plans keys). The path as shown only approximately aligns with the route recorded on the Definitive Map, the legal record of PROW; the link above should be used to show the true alignment of footpath 509. As understood also by the local Ramblers' Footpath Secretary (17 September 2022), development to create a car park in the north eastern part of the site will require footpath 509 to be partly diverted. Should the Applicant seek also to provide the remainder of footpath 509 as denoted, a further diversion would be necessary. The Applicant must provide a suitable plan where footpath 509 is accurately overlays the proposal to confirm its alignment and how development may impact on it in order that the Service can provide accurate comment and advice.

DAS para. 1.2 states the application seeks to 'Prioritise pedestrian movement throughout the development and ensure sufficient amenity space is available'; however, in the opinion of the Service it fails to give enough weight to recognising the need for the site to enhance existing and provide new walking and cycling opportunities to surrounding communities. This will benefit both future residents of the site and people in surrounding areas interacting with the site - this would not just be for visiting events at the improved Ageas Bowl but also to the other facilities on the site and for convenient interaction with future site residents. DAS para. 2.14 refers to establishing 'several pedestrian and cycle routes into Telegraph Woods for direct access to nature'; however, it is not explained where these would lead, how they would be created (being outside the site boundary) or to what status and standard. Further information is needed before the Service can provide comment and advice.

The creation of a new walking and cycling route from the development to Telegraph Road, seeking to satisfy Local Plan Policy WE4 1dii, is welcomed in principle; however, further details are needed to ensure this can be delivered and maintained to benefit future site users and local residents as suggested. It is unclear who owns the land on which the route is proposed, and without the consent of the landowner it is considered the route could not reasonably be delivered. Further, it is unclear what specification is intended - detail is needed as a minimum regarding width and surfacing materials; what status would this route carry - would it be dedicated as a Public Bridleway, a cycleway, or carry no public highway status; and who would be expected to maintain the route after construction by the developer? The Service must make clear to the Applicant that if it is intended for the Service to maintain the route as a PROW in perpetuity, a commuted sum will need to be secured for that purpose without which the Service will not be able to accept to maintain the route. The Applicant must supply further information on the above points in order for the proposal to be appropriately considered by the Service.

In order to recognise NPPF para. 100, also to satisfy Local Plan Policy DM13, other proposed enhancements to the local PROW network would be expected to be proposed by the Applicant. Additionally, it is reasonable for the Applicant to propose enhancements given acknowledgement within the TS of 'the health, fitness and wellbeing benefits of walking and cycling for short journeys'. The Service suggests the following:

1. Creation of additional footpath through Telegraph Woods. It is noted the local Ramblers' Footpath Secretary (6 February 2022 and 17 September 2022) seeks formalisation of a route connecting footpath 509 with A27 Moorhill Road. This ambition is supported by the Service for providing a direct off-road route for Harefield and Thornhill residents to access to and from site.
2. Creation of additional cycle access connecting A27 Moorhill Road with B3035 Botley Road. Up-grading the status and specification of footpath 509 is in the gift of the Applicant as landowner along the path's entire length. Providing this for cycling and ensuring a suitable connection across the B3035 Botley Road to the existing cycleway would be expected as a minimum. In the event a path through Telegraph Woods to A27 Moorhill Road is created (see 1 above), this should be provided for cyclists also. Additionally, a cycleable route through the site connecting current footpath 509 with provision to Telegraph Road would offer people travelling between West End and Hedge End a more attractive and safer route than sharing space with vehicles along Telegraph Road.

DAS para. 2.10 (point 10) and Landscape Plan Area 1 East propose the existing access point shared with footpath 509 off the B3035 Botley Road will be used for future site vehicle access. Presently this access point, as seen on Google Streetview, appears only to be occasionally trafficked, possibly only for emergency purposes. In the event this access is more trafficked, this will impact on footpath 509 as it shares the access track. Landscape Plan Area 1 East does not clearly depict how footpath users would be accommodated for safe and convenient access off the B3035 Botley Road footway; the Applicant must provide detail on what is proposed so that no unacceptable hazard is introduced that may imperil the safety of lawful path users.

It is further noted on the Landscape Plan Area 1 East the B3035 Botley Road footway would be partly widened to 3 metres. The Service would like to know why this short length is proposed and whether a crossing facility of the B3035 Botley Road would also be installed in order that footpath users (and cyclists potentially) could safely cross the B3035 Botley Road.

Conclusion

The Service hereby submits a holding objection until further information is submitted on the above points, when it will re-assess the proposal and provide further comment. If the local planning authority is minded to determine the application in the meantime, then please contact the Service for reasons for refusal.

Regards,

Jon Perks

On behalf of Hampshire Countryside Service - Countryside Planning

Hampshire Countryside Service

Hampshire County Council, Three Minsters House, Winchester, Hampshire, SO23 8UL

www.hants.gov.uk/countryside

[Find us on Facebook](#)



From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 07 November 2022 10:44

To: Countryside Planning <countryside.planning@hants.gov.uk>

Subject: Planning Application Consultation Request F/22/93194

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Application No: F/22/93194

Address: THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

Description: Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements.

HCC Countryside Services were consulted on the above application on 13 September and we do not appear to have received a response to date. Please provide your comments **by 18 November** so feedback can be provided to the applicant.

You can access the plans and documents via our portal [F/22/93194](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: liz.harrison@eastleigh.gov.uk

Kind regards