



Eastleigh

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Eastleigh, Hampshire
SO50 7PS

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11 June 2023

Dear Ms. Morris,

RE PLANNING APPLICATION f/22/94174 – FAIR OAK SPORTS PAVILION, PAVILION CLOSE, FAIR OAK SO50 7PS

Thank you for your Council's email of 6 June 2023 consulting the Eastleigh Ramblers on the amendments of the above planning application. We remain concerned that the issues we raised in our letter of 5 December 2022 have not been addressed and by this letter submit an objection to the application. As it affects a right of way it is a material consideration.

There is a right of way through the application area, Footpath No. 1b Fair Oak and Horton Heath. It does not appear to be affected by these proposals and it is located along the north side of the playing fields and is shown on the plan below in purple. There are proposals in this application with regard to footpaths within and adjoining the playing fields but they are permissive rights of way and have no legal status and use thereof is entirely at the discretion of the landowners. Also the southern end of the southern sections of the proposed path do not end on a right of way.

There is a proposal to fill in a wooded valley within the playing fields and the drainage plan does not address or include details of how the existence of the passage of the watercourse within it is to be accommodated. The watercourse starts on Knowle Hill and goes via Quobleigh Pond to the River Itchen. Below are pictures the first of the headwall where the water exits from under the playing fields and the second the point where the watercourse leaves the application area. The watercourse was diverted through the Pavilion Close development and passes through a SUDS area before entering a culvert near the seat close to the Sports Pavilion. Note that in the headwall picture to the left of the headwall there is the flow in from the drainage within the playing field to the north of the valley and this will need to be brought into any design solution. Wherever the pipes end a new headwall will be needed. There may be other connections into the valley we have not checked the whole route. As it is a watercourse the Environment Agency should be consulted.

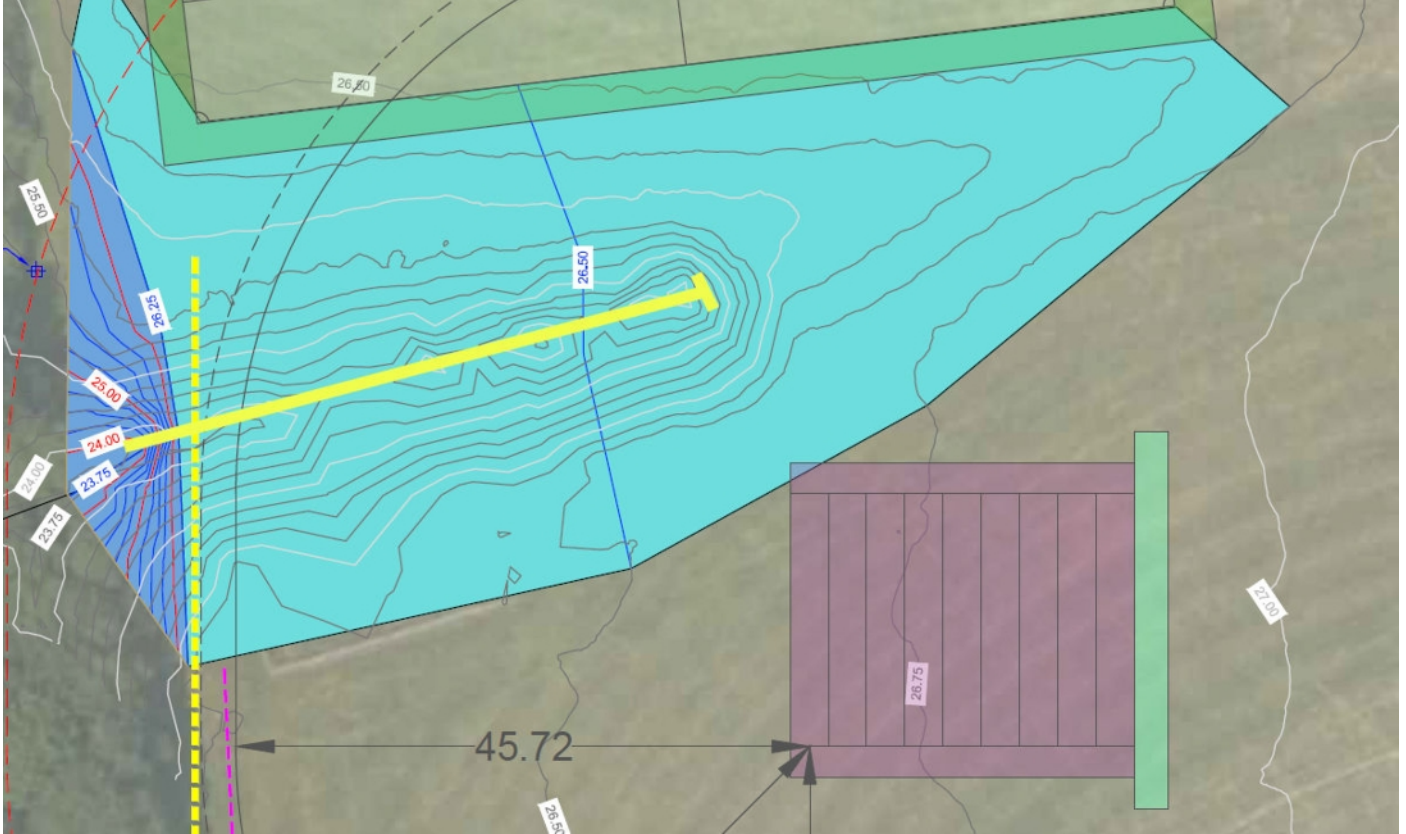
The watercourse that is ignored in the design is indicated on the plan below (extract from the site layout plan) in solid yellow.

The Group promotes rambling by organising 150 walks a year and protects rights of way and defends the beauty of the countryside within the Borough of Eastleigh. Registered Charity No 1093577, part of The Ramblers' Association, company limited by guarantee, registration number 4458492



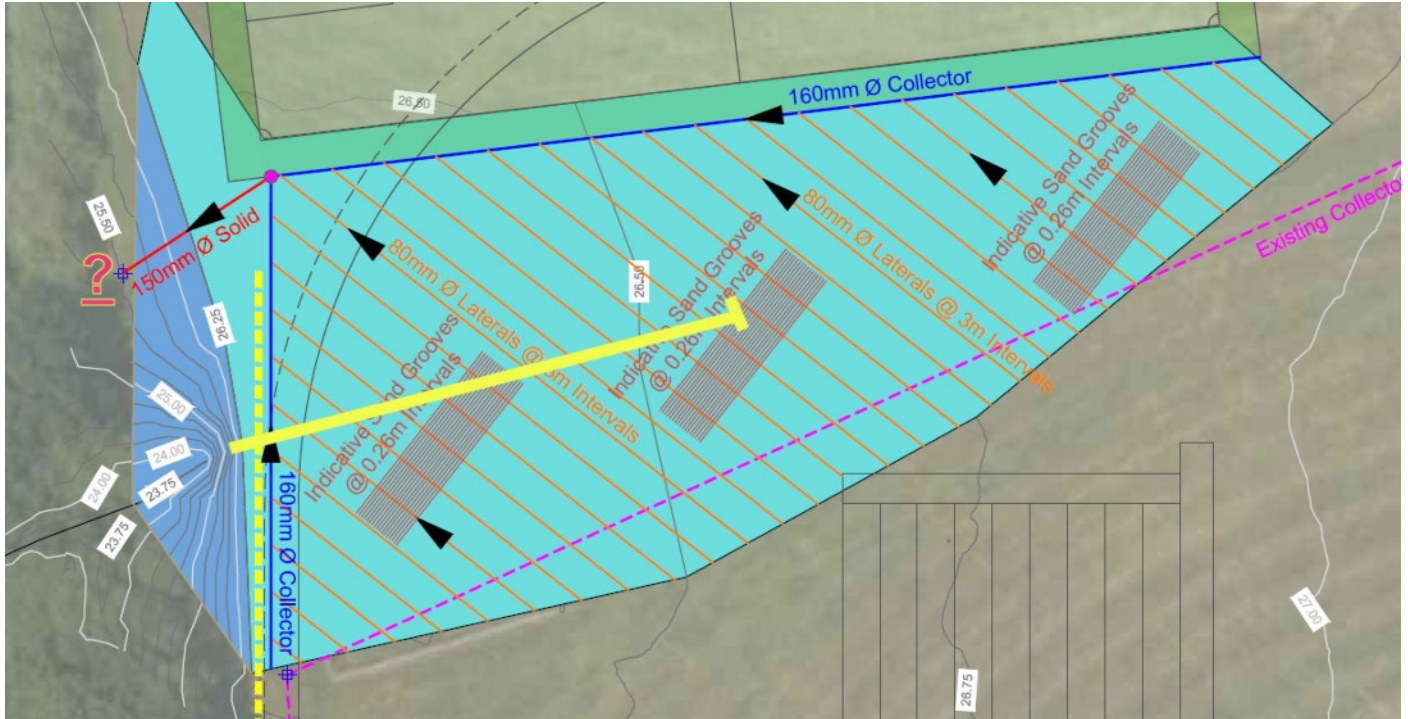
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The drainage plan also ignores the existence of the watercourse again shown on the extract from that plan below. The drainage is shown ending on the public footpath outside the limits of the playing fields where we have added a question mark on the plan. All the drainage should go to the continuation of the watercourse and a new headwall will be required wherever drainage exits into it.

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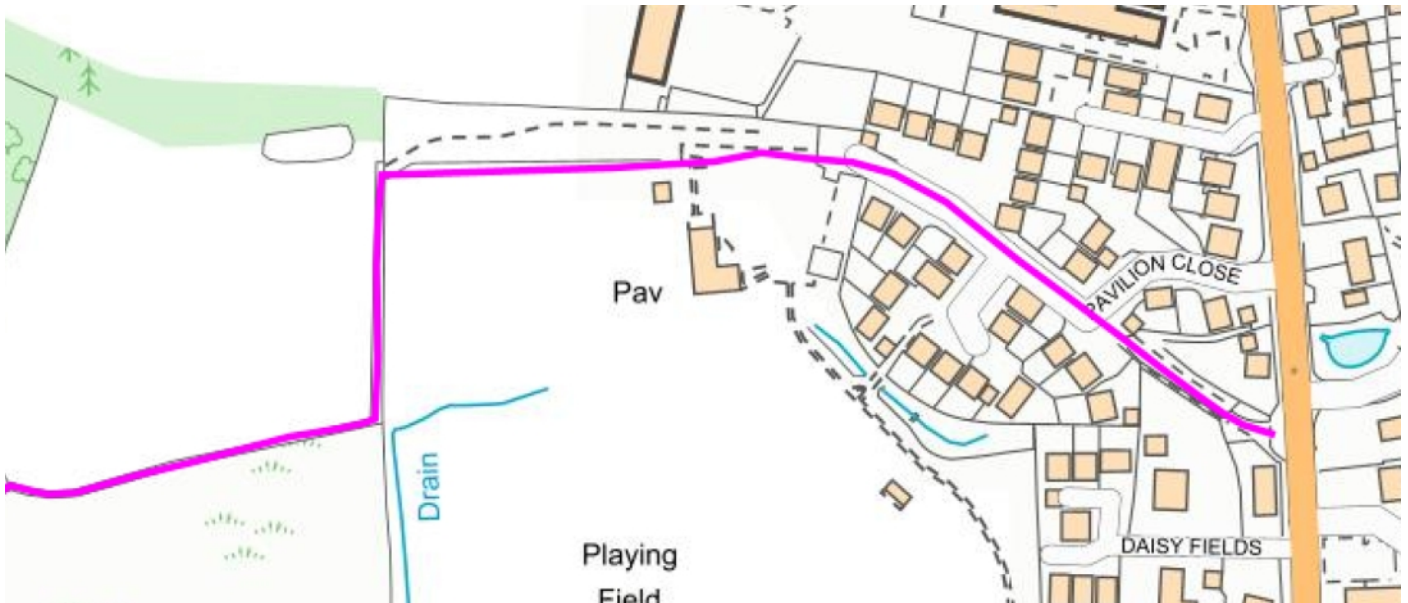


If it is the intention to funnel children to school along the proposed route then there will be the following implications. Firstly if it is suggested that they are to go out via the car park into Pavilion Close they are more likely to use the short cut provided by the path that leads into the other arm of Pavilion Close. The Close is filled to capacity at peak times with cars parked blocking the footways on both sides making passage more difficult for pedestrians and in some cases forcing pedestrians onto the carriageway. If pedestrian traffic is to be increased by connection to One Horton Heath there needs to be clear physical arrangements to ensure safe passage for pedestrians. Currently the footways are no longer disability friendly during peak school traffic times because persons with mobility vehicles, wheelchairs and walking frames can no longer get through without using the carriageway because of vehicles parking on the footways despite the double yellow lines which were introduced to make it safer.

We request a site meeting with the applicants to discuss the drainage issues above.



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Yours sincerely

Richard C. Kenchington FRICS IRRV (Hons),
Footpath Secretary, EASTLEIGH RAMBLERS

To Rachael Morris, Eastleigh Borough Council via email to rachael.morris@eastleigh.gov.uk
Copy to the Clerk Fair Oak and Horton Heath Parish Council.

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