



Countryside Planning and
Development Control
Hampshire Countryside Service
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Universal Services

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Enquiries to

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F/23/95510

Date

11th August 2023 11 August 2023

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For the attention of Clare Martin:

Planning reference: F/23/95510

Site location: BURSLEDON CONGREGATIONAL CHURCH, SCHOOL ROAD,
BURSLEDON, SOUTHAMPTON, SO31 8BU

Proposal: Conversion of Methodist church hall to 3no. 2 bedroom dwellings, with
associated parking, amenity space, elevational alterations including insertion of
rooflights and provision of raised decked areas.

Consultation response: No Objection subject to conditions

Thank you for consulting the Hampshire Countryside Service (HCS) as Highway
Authority in respect of Public Rights of Way (PROW) and Commons Registration
Authority. We also manage Country Parks and Countryside Sites throughout
Hampshire. Please accept this as our 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.

Site Context:

- Bursledon Footpath 12 (FP12) runs east along Spring Grove, an unadopted road, adjacent to the site's north boundary, turning north off Spring Grove and away from the site to Portsmouth Road.
- The site does not lie in a material proximity to any HCC Countryside site.

A copy of the Definitive Map of Rights of Way and Countryside Sites and Definitive Statement can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

FP12 will be largely unaffected by the development as proposed. It is noted vehicle access to the future properties is to be over part of FP12 and, as the Ramblers have advised, the Applicant will need to satisfy themselves a private right of access exists. Without that, such access would be a criminal offence enforceable by the police.

During and after the work proposed, FP12 must remain unobstructed and safe to access at all times for pedestrians as well as vehicles of residents accessing other properties along the path. It is noted that existing railings alongside FP12/ Spring Grove are to be removed but it is unclear what will replace them. The Applicant must ensure their replacement, to be sited no further into FP12 than present, which otherwise would amount to an offence of obstruction under the Highways Act 1980, ensures appropriate visibility along FP12/ Spring Grove when motorists are preparing to leave the site. This will minimise the hazard of potential conflict with persons using FP12/ Spring Grove.

So as not to obstruct FP12/ Spring Grove or be potentially hazardous to the public, vehicles associated with the proposed conversion, including HGVs, must be able to load/unload wholly within the curtilage of the development site and, as much as possible, turn within it to enable entry and exit to be achieved in a forward-facing gear.

The Applicant should be further aware that were the surface of FP12/ Spring Grove to be damaged by private vehicle access, whether during construction or future occupation, the occupier and/ or landowner at the time would carry responsibility for repairing, at their own expense, any such damage to the satisfaction of HCS.

No objection subject to the below conditions:

Conditions:

1. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, skips, scaffolding, or anything else associated with the construction, use or occupation of the development, shall be left on or near to Bursledon Footpath 12 as to cause obstruction, hindrance or a hazard to its legitimate users. The public retain the right to use the Public Right of Way at all times.

2. The Applicant is to supply the Hampshire Countryside Service with a detailed drawing of the proposed boundary replacement alongside Spring Grove/ Bursledon Footpath 12 for its written approval prior to commencement of development. Reason: to protect the public's safety.

Yours sincerely,

Peter Miles
Countryside Planning Support Officer
Hampshire Countryside Service