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Your reference F/23/95844

Date 28 September 2023

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Dear Mrs Errington,

LAND AT STOKE PARK FARM, BISHOPSTOKE, EASTLEIGH, SO50 6DW

Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, car parking, paths, landscaping, infrastructure and other works

In regard to application F/23/95844, having reviewed the information contained within the application pack, an objection would be made to the proposals at this stage.

ACCESS:

Access to the proposed car park associated with the SANG is understood to be via Bridleway 724, and it is not clear from the information provided, whether a right to access exists or not. Without such information it is assumed at this stage that no such right to access exists and therefore the proposals should not be permitted.

If it is the case that access is permitted, then onwards reviewing the access track again raises concerns from a highway perspective. Whilst the track is metalled, is is single width for the vast majority of its length. Whilst there are a couple of passing places available, these should not include 'tuck in's' into private access drives, and this reduces passing opportunities further. As such it would be anticipated that over-running of the adjacent verges would occur, potentially breaking down the edges of the metalled track, as well as causing damage to the verge itself, some of which has adjacent ditches hidden by landscaping growth.

Should the proposals continue to proceed, then it would be requested that additional

Director of Hampshire 2050
Garry Westbrook

plans are provided which clearly show available non-private passing places that would be available for users, and these should include short distance pedestrian step in points, and locations of adjacent ditches.

PARKING:

Whilst the quantum of parking has not been assessed, as this is a function of EBC where the EBC Parking Standards SPD should be adhered to, it is noted that the site is located close to residential areas where overspill parking could occur. Primarily Sewall Drive and adjacent streets, these are unadopted, and as such do not benefit from enforceable parking restrictions. Whilst it is noted that the parking proposed is anticipated to be adequate for use, should the sites popularity exceed expectations, overspill parking could therefore become obstructive to residents both visually and physically. The Case Officer may wish to consider this within their parking quantum assessment.

In terms of the parking layout, this has been assessed and is acceptable. Parking bays are suitably sized and an adequate space for vehicles to turn and exit in a forward gear as would be required. It is also noted that the parking area can also double up as a turning space for emergency vehicles should this ever be required, though it does require the use of several parking bays which of course would not always be available.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook