



Countryside Planning and
Development Control
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Enquiries to

My reference

Direct Line

Your reference **F/23/96586**

Date

16 January 2024

E-mail

countryside.planning@hants.gov.uk

For the attention of Summer Sharpe:

Planning reference: F/23/96586

Site location: Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

Proposals: Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)] and estate office (Use Class E(g)(i)).(Application Resubmission)

Consultation response: No Objection

Thank you for consulting the Hampshire Countryside Service (the Service) 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:

- West End Footpath 10 (FP10) runs northwest from Botley Road between the site and M27, turning northeast and terminating at a junction with West End Footpath 9.
- 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:

The Proposed Site Layout – Landscape Mitigation and Enhancement drawing demonstrates proposed planting next to FP10. Any such planting must not result in encroachment into the legal minimum width of the PROW, defined in the Definitive Map Statement as 4 feet wide, and must be maintained by the landowner to ensure this. Root systems from new trees or shrubs, once established, can cause a hazard to the public via disturbance of the path surface, also creating an additional maintenance burden for the Service. Therefore, it is recommended that any new trees be planted no closer than 4 metres to the edge of the public footpath's surface, with hedging/shrubs no closer than 2 metres.

During and after the proposed works FP10 must remain unobstructed and safe and convenient for the public to access at all times, including during the proposed works to reconfigure the site entrance to create a passing area. Should the applicant believe it necessary to prevent access to the PROW for any reason while works are undertaken, they must apply for and have granted in advance, a Temporary Traffic Regulation Order from HCC. To obstruct a PROW without the permission of the Highways Authority is an offence under the Highways Act (1980).

The Service raises no objection to this application and requests that the below informative be added to the decision notice by the planning authority.

Informatives:

1. No vehicles, machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works or subsequent operation of the site, shall be left on or near to West End Footpath 10 as to cause obstruction, hindrance or a hazard to the public, who retain the right to use the PROW safely and without impediment at all times.

Yours sincerely,

Peter Miles
Countryside Planning Support Officer
Hampshire Countryside Service