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Date

19 April 2024

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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) (Amended plans: removal of existing dwelling and additional industrial unit).

Consultation response: No Objection

Thank you for re-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 Service's comments in its previous response to this application on 16th January 2024 regarding any proposed planting in close proximity to the public footpath are maintained. To avoid encroachment into the surface and usable width of the PROW, new shrubs, hedgerow or trees must be set back from the footpath and minimum distances of 4 metres for the planting of trees and 2 metres for shrubs/hedgerow are recommended. Responsibility for cutting back any encroaching vegetation from new or existing planting next to the footpath shall remain with the landowner.

The two drawings titled 'Existing Site Plan Part 2 of 2' and 'Proposed Access Road Works 2 of 2' do not show the correct route of FP10, showing it starting from the site's vehicle access several metres north of the footway on Botley Road. The legally recorded line of the PROW, as shown on HCC's Definitive Map, begins immediately to the north of Botley Road, running north adjacent to the site's vehicle access, then turning northwest on the route shown in the applicant's plans.

This application's proposals would very likely result in a large increase in the number of vehicle movements along the site access, both during the construction and operation of the industrial units, above whatever level currently occurs. Despite the proposed widening of this access, the position of the existing pedestrian access to FP10 means the risk of conflict between PROW users and vehicles would be significantly greater than at present.

To help resolve this issue and ensure the route of FP10 connects directly to Botley Road, rather than terminating on the site's access road, the Service would support the proposal put forward by the Ramblers in their response on 18th April 2024 for the clearance of vegetation immediately adjacent to the western edge of the site access between Botley Road and the currently used access to the PROW.

Subject to the above the Service raises no objection to this application and also requests 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