

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

10th May 2024

Our Ref: 22003

Your Ref: DC/24/97269

FAO Liz Harrison

Dear Liz,

Application seeking the discharge of Condition 13 of the Reserved Matters Approval RM/17/81628 (RM1) at Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

This application is made on behalf of our client Miller Homes and Bellway Homes and seeks to discharge Condition 13 of the RM1 Permission (RM/17/81628) relating to the pedestrian/cycle footpath connection through to Winchester Road as follows:

Notwithstanding the approved plans details of an alternative pedestrian/cycle connection through to Winchester Road at the northern end of the site, together with a programme for its implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the 50th dwelling of this phase; unless it can be demonstrated that a public pedestrian/cycle route can be provided via the existing farm track off Winchester Road. If the alternative pedestrian/cycle access is required development shall be carried out in accordance with the approved plans.

As outlined, this condition requires details to be approved for the provision of a pedestrian/cycle connection to Winchester Road. As you will be aware, no footway is provided on either side of Winchester Road to the north-east of the site, with very limited levels of visibility from the existing field gate/farm access track and other points in the site's north-eastern corner to create a safe or desirable footpath/cycle connection, with any improvements to visibility requiring significant tree removal. As such a suitable connection in this location cannot be provided. Furthermore, there are no significant desire lines to the north that would require such a connection in this location, with the nearest settlement being Horton Heath around 1 mile (20 minute walk) from the site.

In order to address the requirements of this condition, it is proposed to provide a connection from Phase 1D to existing pedestrian and cycle routes along Winchester Road, to the east of the site. This provides safe and suitable connections for pedestrians and cyclists, allows convenient access to the

proposed Boorley Park Local Centre and to existing bus stops, to provide good quality sustainable connections.

I trust that you agree that the proposed pedestrian/cycle connection is acceptable to meet the requirements of Condition 13 and look forward to receiving written confirmation of approval. Please do not hesitate to contact me if you have any queries.



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