

Subject: FW: Planning Application Consultation Request RM/24/98388 - Land West of Allbrook Hill SO50 4LZ

Sent: 12 February 2025 15:15

Cc: Countryside Planning <countryside.planning@hants.gov.uk>

Subject: RE: Planning Application Consultation Request RM/24/98388 - Land West of Allbrook Hill SO50 4LZ

Good afternoon Rebecca,

Thank you for your chaser. I was revieing this when you emailed.

I have looked at the plans and the surfacing proposed and at present, it is not clear how the proposed links of hoggin surface interact with the Public Right of Way (PROW)

The PROW has been removed from the plans (See below) and in doing so, I have not been provided with sufficient information from the applicant to enable me to work out whether the end of their routes are being built over the legal line of the PROW or connecting into it. The plans would suggest to me that the former is likely – but I am not in a position to guess my way through this. If you can obtain a revision of the plan showing the PROW and the links interaction, I will be able to provide comment.

I	12.12.24	MJP	PROW removed from base plan	SRM
H	09.12.24	MJP	Public Right of Way added to key	SRM
G	06.12.24	MJP	Minor updates to site layout and surface finishes	SRM
F	29.11.24	MJP	Updated site plan and surface finishes	SRM
E	26.11.24	MJP	Revisions clouds. Step removed from plot 47	SRM
D	25.11.24	MJP	Path added to front plot 47	SRM
C	25.11.24	MJP	Minor updates to mark up plans received	SRM
B	18.10.24	MJP	Minor updates to site layout	SRM
A	17.10.24	MJP	Minor corrections to layout	SRM
REV	DATE	INT	DESCRIPTION	CHK

Until such time we must raise a holding objection to these plans pending further clarity over the proposals impacts to the highway - by way of revised plans that include the PROW.

As an informative to the above:

I recognise the applicants' comments *"The application does not include proposals to enhance the existing PROW as this was not included in the s106 agreement under the outline planning permission"* – there is nothing stopping a S106 being re-opened at this stage now we have sufficient information to access the proposals relating to PROW at reserved matters stage. Whilst a S106 has not mentioned it to date, the NPPF section 105 clearly states: *"Planning policies and decisions should protect and enhance public rights of way and access"* - of which I would maintain has not been considered during this sites applications. Though, I recognise the stage we are at within this application and highlight this for information purposes.

In line with previous emails, despite deadlines Eastleigh Borough Council (EBC) may wish to achieve, I maintain emphasis that EBC should be addressing the importance of protection/enhancement of a key community asset and active travel route in the PROW, of which reasonable intensification is expected along its length as a result of this development - In line with Local Plan policy:

- 5.9: “contributions sought to enhance the local public right of way network.”
- AL2: Land west of Allbrook Way:
 - d. the provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development.

Whether as part of this application or in the coming weeks/months post decision, we are happy to engage with you separately on improvements should EBC deem it beneficial.

All the best,

Grant Mintram

Countryside Planning Officer