

Subj: **LAND REAR OF WARATAH, WINCHESTER ROAD, FAIR OAK, EASTLEIGH SO50 7HD**
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To
 Steve Nangreave
 Development Management
 EASTLEIGH BOROUGH COUNCIL

RE – PLANNING APPLICATION NUMBER O/17/79837 – LAND REAR OF WARATAH, WINCHESTER ROAD, FAIR OAK, EASTLEIGH SO50 7HD

Thank you for your letter dated 30 January 2017 consulting the Ramblers' Association on the above planning application.

Footpath No 27 Fair Oak and Horton Heath runs along the gravel track to the south of the application area and then continues in the field outside the eastern boundary of the application area – see the extract of the Definitive Map below. The proposal would therefore affect the setting of the right of way. Whether it is an appropriate location for development is not one the Ramblers' Association wishes to comment upon.



There are a number of practical points which could affect the right of way which we would like you to consider.

The existing access to Waratah is from the gravel road that is Footpath No 27 Fair Oak and Horton Heath. (see the picture below). The layout plan does not make it clear whether it is proposed that this property will continue to derive access across the proposed access road (which presumably it has property rights to do) or derive it in future from the new access road. If the former, then there will be design issues as the access to the property is up a slope across the alignment of the proposed access road. If the latter is there to be any physical works between and separating the new access road and the existing gravel road.



At the narrowest point the access road and the gravel road are contiguous and according to the site plan only separated by a post and wire fence. It would be material to the setting of the footpath that this new access road should be physically separated from the gravel road and be enforced by condition requiring the retention of suitable physical separation. (see photo below). It would also be appropriate to check that the stated width of 4.500 metres is actually available for the proposed road.



The application area is currently serviced by two vehicular access gates off the gravel road (see the two photographs below). It would material to the setting of the footpath that these two vehicular access points be removed so that the development should only be accessed by vehicles from the new access road. Because Footpath 27 Fair Oak and Horton Heath is an attractive route north east towards Marwell the occupiers of the proposed dwellings will no doubt want to use it without having to walk to the Winchester Road to get on to it so a pedestrian link path should be provided within what appears to be open space.



There are four proposed car spaces shown on the southern boundary of the application area. There should continue to be a fence preventing users driving onto the gravel road as an alternative entry / exit. Currently there is a post and wire fence covered in vegetation at this point (to the left in the picture below).



Thank you for consulting the Ramblers' Association on this matter.

Yours sincerely

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