

2 Pavilion Close, Fair Oak,  
Eastleigh, Hampshire  
SO50 7PS

Email: [eastleighrambler@aol.com](mailto:eastleighrambler@aol.com)

Web Site <http://www.eastleighramblers.org.uk>

Facebook <https://www.facebook.com/EastleighRamblers>

Telephone (023) 80693655 (Mobile 07929213208)

3 March 2017

Dear Ms. Errington

## Re – PLANNING APPLICATION NUMBER O/17/79995 – LAND OFF BUBB LANE WEST END

Thank you for your letter dated 28 February 2017 consulting this Association on the above planning application and we set out below are our comments. These are based on the Development Framework Plan contained in the application. Much will depend on the translation of these principles into a detailed layout plan and in particular the provision of the right width of the landscaped corridors within which pedestrian routes are proposed.

The site is crossed by Footpath No 8 West End and it is shown to be retained in an appropriate setting which is positive point. Its physical relationship to the proposed ponds and residential will need to be considered.

Bubb Lane is a pedestrian unfriendly narrow historical road and the applicant seems to have recognised that point by showing a footpath/cycle path link through a new parkland edge to the settlement. It is our view that this route should be dedicated as a public right of way or included in the Highway Adoption Agreement under Section 38 of the Highways Act 1980 as Bubb Lane urgently needs suitable provision for pedestrians because of the level of motorised traffic that it takes which will inevitably increase. Without this permanent provision the application should be refused.



At the north-eastern end of the proposed route there is a crossing point of Bubb Lane shown opposite the Crematorium exit. Trying to cross a road from the inside of a bend is not normally the safe option. It would be safer to link the route to the existing crossing point at the junction of Bubb Lane and Tollbar Way indicated in a yellow solid line on the plan to the left. We have also added to the orange lines on the Development Framework Plan to show the location of the currently waymarked route for the existing path that runs alongside the railway which we have recently cleared and improved.

The residents in this scheme would appear to be provided with no facilities, apart from being handy for the crematorium! One must expect therefore pedestrian movements in a number of directions, the railway station using the route parallel to the railway, the open space south of Maunsell Way, The Shamblehurst Barn PH, but most importantly down Moorgreen Road to the St James School and north west when they are built to the schools in the area west of Burnett's Lane, and the existing Wellstead Primary School. For this reason we think (a) there needs to be strong emphasis put on securing an adopted pedestrian network suitable to serve these users (b) Tollbar Way and Bubb Lane should be reduced to a 30 mph area with traffic lights at the Bubb Lane / Tollbar Way junction with a pedestrian phase; (c) West End Footpath No 8

The Group promotes rambling by organising walks and protects and improves rights of way and defends the beauty of the countryside within the Borough of Eastleigh. Registered Charity No 1093577, part of The Ramblers' Association, company limited by guarantee, registration number 4458492

# The Eastleigh Group of the



is going to become a major crossing point on Tollbar Way so that should be looked at from a safety point of view so that the appropriate facilities are provided within the carriageway; (d) Footpath No 8 West End going north west to Burnett's Lane is going to be heavily used and the existing stiles should be replaced with kissing gates; (e) West End Footpath No 8 within the development should be provided with at least a gravel surface; (f) where the internal estate road crosses the existing alignment of Footpath No 8 West End there should be a raised table to slow vehicular traffic.

Public access to all the open space shown on the Development Framework Plan should be secured in perpetuity and all pedestrian links within them should be dedicated as rights of way to ensure that future occupiers of the development have the legal right to enjoy the facilities proposed and which the applicant is showing on the plans to encourage the local planning authority to grant planning consent.

Once again, we are not commenting on the merits of whether this is a suitable site for housing as our membership will have varying views on such issues.

Thank you for consulting the Ramblers on this planning application.

Yours sincerely

A handwritten signature in black ink that reads 'Richard C. Kenchington'. Below the signature is a horizontal line.

Richard C. Kenchington FRICS IRRV (Hons)  
Footpath Secretary  
EASTLEIGH RAMBLERS

To  
Dawn Errington  
Development Management  
EASTLEIGH BOROUGH COUNCIL  
Eastleigh House,  
Upper Market Street,  
Eastleigh  
SO50 9YN

The Group promotes rambling by organising walks and protects and improves rights of way and defends the beauty of the countryside within the Borough of Eastleigh. Registered Charity No 1093577, part of The Ramblers' Association, company limited by guarantee, registration number 4458492