

LAND AT GE HAMBLE, KINGS AVENUE, HAMBLE LE RICE, S031 4NF

PLANNING APPEAL REFERENCE: APP/W/1715/W/20/3255559

APPELLANT'S RESPONSE TO MR. W. PEPPERS REPRESENTATION

The representation from Mr Pepper, raises the following points:

- Proposed footpath
- Loss of football and cricket pitch on Site
- Highway safety on Coronation Parade
- Increase of HGV's on Kings Avenue
- Increase in car parking for sports
- Covenant Attached to the Land

1. Proposed Footpath

Following comments at the July 2019 committee regarding the need to improve connectivity to the train station, the Appellant has costed improvements to the existing 'permissive' footpath running alongside the eastern side of the allotments. The costs are to be incorporated into the Section 106 Agreement, as a financial contribution, should someone want to undertake the improvements to this footpath.

With regards to the existing hedgerow, the full scope of the project has not been agreed, and it is expected that this will be the subject of conditions.

2. Loss of football and cricket pitch on Site

In terms of the sports pitches; the football pitch and bowls green would be retained on site in their current position, whereas the cricket pitch would be relocated to College Playing Fields, which would be more accessible than the current facility, which is on private land. As a result, there would be no loss of this provision.

In addition, there would be a further financial contribution towards improving sports provision (football and cricket facilities) in the local area.

The sports improvements both on-site and off-site would be secured by financial contributions included in the Section 106 Agreement.

The proposed playing pitch mitigation has been agreed with Sport England.

3. Highway Safety on Coronation Parade.

The Appeal Scheme would provide enhancements to footpaths, and cycleways.

The proposals for Coronation Parade and Kings Avenue have been reviewed and deemed acceptable as part of an independent Highways Safety Audit. Furthermore, the provision of a dedicated servicing bay and formalised and dedicated crossing point along the most heavily used desire line would improve road safety.

The highway improvements that have been proposed will be secured by a financial contribution secured in the Section 106 Agreement.

4. Increase of HGV's on Kings Avenue.

As detailed within the December 2019 Committee Report, HGV's do not currently use Kings Avenue for access. As part of the proposed development, access for HGV'S will continue to be via Coach Road and Cliffe Avenue due to restrictions within the site preventing safe access via Kings Avenue through the site.

5. Increase in car parking for Sports.

Currently there is overspill parking on Kings Avenue when hosting matches which results in the carriageway being reduced to a one-way working system. The increased number of car parking spaces for Sports should overcome this issue.

6. Covenant Attached to the Land

Mr Pepper details the covenant and attached the title document and plans (title number hp170301 issued 26th February 2015).

Although Mr Pepper does not specify a particular concern with regards to this covenant. It is understood that there is a restriction over area of the existing football pitch and bowls green; however, this area will remain unaffected by the proposed development.