

Morris, Rachael

From: Countryside Planning <countryside.planning@hants.gov.uk>
Sent: 20 December 2022 12:15
To: Planning @ Eastleigh Borough Council; Morris, Rachael
Subject: Re: Planning Application Consultation Request F/22/94174

FAO Rachael Morris

Planning reference: F/22/94174

Site location: Fair Oak Sports Pavilion, Pavilion Close, Fair Oak, Eastleigh SO50 7PS

Proposals: Conversion of the existing playing field to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Associated landscaping and footpath upgrade

Thank you for consulting Hampshire County Council's Countryside Service ('the Service') as local highway authority in respect of Public Rights of Way ('PROW') and as Commons Registration Authority. It also manages Country Parks and Countryside Sites throughout Hampshire. Please accept this as its response to the above application, taking into account the material considerations relating to PROW, Commons, and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

Response: No objection

Site Context

Fair Oak and Horton Heath Public Footpath 1b ('footpath 1b') leaves the B3354 Botley Road at a point opposite White Tree Close to run north-westwards at the rear of residential properties, then joining Pavilion Close and continuing into the Lapstone Playing Field Pavilion car park. From here the path runs west then south on an earth/ grassed surface separated from the playing fields before turning west and eventually joining Fair Oak and Horton Heath Public Footpath 10 ('footpath 10') within Quobleigh Woods, which itself runs north-south west and outside of the site.

A copy of the Definitive Map of Rights of Way and Definitive Statement can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Comment

The proposed layout of pitches, nets, surface grading and cabin will not physically impact on footpath 1b.

It is welcomed that the application recognises the need for access to and from existing and future parts of the community. Future residents of the One Horton Heath (OHH) development south of the site can reasonably be expected, possibly in some numbers, to want to access the playing fields routinely to enjoy the facilities. The provision of a footpath running from the existing pavilion around the eastern boundary of the site, then through woodland to a point on the Applicant's boundary with the OHH development, could greatly facilitate this access.

The Service wishes, however, to raise concern as to how future users from the OHH development would reasonably connect to the path given it does not link to any existing right of public access at its southern

point. Footpath 10 does run reasonably close by on OHH land and it is appreciated a connection on OHH land is outside of the Applicant's gift; but without it being part of an integrated network, and an agreed point of connection between the two sites, then this path could be superfluous. Further, whilst the path is proposed for pedestrian use, it is suggested that a path suitable for walkers and cyclists would provide future local residents with a valued means of access to further encourage sustainable local access - the Service is actively involved in the OHH site promoting shared modal paths in support of Active Travel. Provision of a walking and cycling path, and linking to similar within the OHH site, would add further weight to Eastleigh Borough Council's Local Plan Policy S9. The Applicant is encouraged to consider these points further and, in consultation with the OHH site promoters, to revise its proposal.

Further, the inference from the application is that this proposed footpath would be provided on a permissive basis, i.e. not dedicated as a PROW, and so be maintained by the Applicant in the years ahead. Should in fact the Applicant intend to dedicate it as a PROW and maintainable at public expense, the Applicant is requested to contact the Service to discuss the mechanism to achieve this, the Service's willingness to accept such liability, and agreement on a commuted sum so as to deliver works to that liability.

Given the above and there being no impact on footpath 1b, the Service raises no objection. It does, however, feel that this proposal could be enhanced with a link into OHH and cycling provision, and so encourages the Applicant to embrace these points and revise the proposal accordingly. The Service would be keen to advise and assist to achieve that aim and benefit future local residents.

Regards,

Jon Perks

On behalf of Hampshire Countryside Service - Countryside Planning

Hampshire Countryside Service

Hampshire County Council, Three Minsters House, Winchester, Hampshire, SO23 8UL

www.hants.gov.uk/countryside

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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 30 November 2022 11:47

To: timjsdyerarchitect@gmail.com <timjsdyerarchitect@gmail.com>; Planning Policy <planning.policy@hants.gov.uk>; Eastleigh DC <EastleighDC@hants.gov.uk>; eastleighrambler@aol.com <eastleighrambler@aol.com>; Countryside Planning <countryside.planning@hants.gov.uk>; deputyclerk@fair-oak-pc.gov.uk <deputyclerk@fair-oak-pc.gov.uk>; planning.south@sportengland.org <planning.south@sportengland.org>

Subject: Planning Application Consultation Request F/22/94174

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Application No: F/22/94174

Address: FAIR OAK SPORTS PAVILION, PAVILION CLOSE, FAIR OAK, EASTLEIGH, SO50 7PS

Description: Conversion of the existing playing field to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Associated landscaping and footpath upgrade.

Would you please let me have your observations on the above application.

You can access the plans and documents via our portal [F/22/94174](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: rachael.morris@eastleigh.gov.uk

Kind regards