

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

Email: [eastleighb Rambler@aol.com](mailto:eastleighb Rambler@aol.com)

Web Site <http://www.eastleighb rambler.org.uk>

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

3 June 2026

Dear Mr. Chapman,

**RE Application No: V/26/101391**

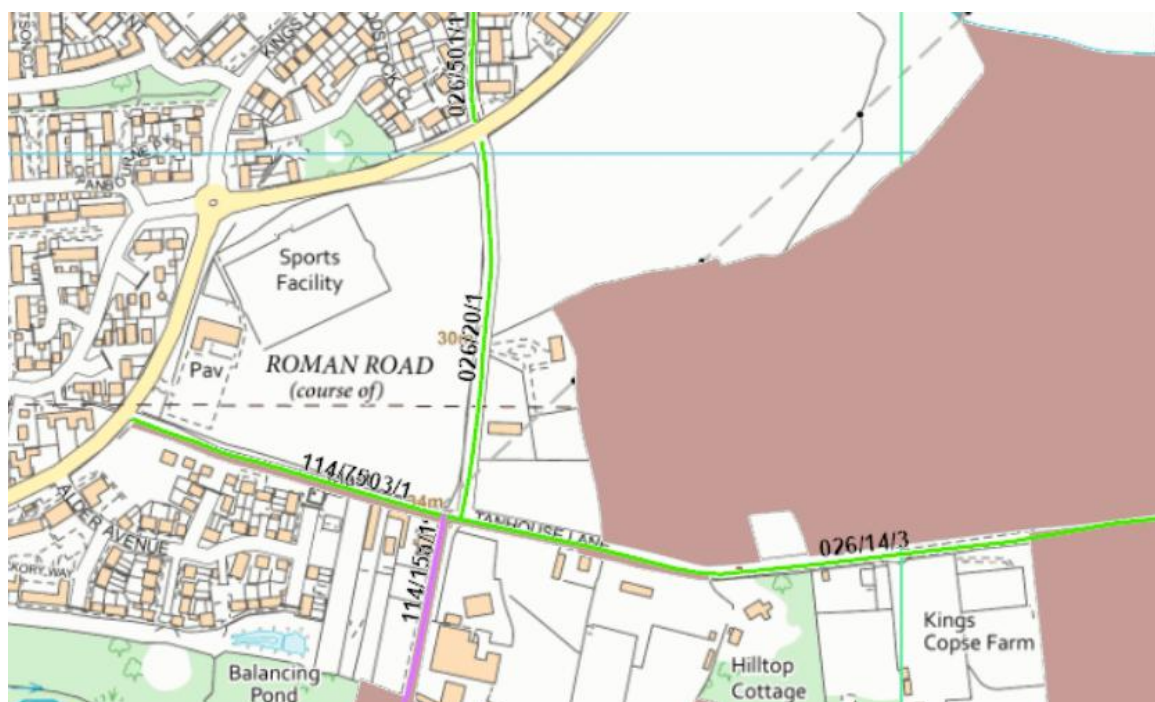
**Address: BUNGALOW, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ**

**Description: Application for Permission in Principle. Erection of 1no. self-build dwelling.**

Thank you for your Council's email of 21 May 2026 consulting the Eastleigh Ramblers on the above planning application.

It is proposed that the development will be accessed via Bridleway 14 Botley known as Tanhouse Lane. Public rights along that route as a consequence of its status are restricted to pedestrians, cyclists and equestrians. Anyone wishing to take vehicles along the route will need to be able to prove that they have private rights to do so.

The relevant extract from the County Council's online Definitive Map appear below together with the relevant extract from the associated Statement.



|                  |           |                         |                                            |                                                                                                                                                                                                                                                                         |
|------------------|-----------|-------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Botley 14</b> | Bridleway | 5102 1204<br>Brook Lane | 4966 1173<br>Bridleway 20<br>Tanhouse Lane | <u>From Road U.168 north of All Saints' Church to Parish Boundary</u><br>From U.168 south westwards along gravel road to Manor Farm, then along earth track enclosed between hedges, through Dockdell Copse, and westwards to junction with No. 17, at Parish Boundary. |
|------------------|-----------|-------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

One of the mapping layers shows that apart from the frontage to Bridleway 14 Botley it is entirely surrounded by land comprised in the ownership of Hampshire County Council and managed by the Countryside Service and this layer appears in brown on the above map. For this reason, we have copied our reply to Andy Aitken in the Countryside Service of Hampshire County Council for information.

The origins of the Bridleway were probably as a farm access. It does not appear on the 25" OS Mapping of 1892-1914, nor the One Inch Map of 1902-23 but appears on the 1:25,00 mapping of 1937- 1961 and formed a new route between Heathhouse Farm and Manor Farm/ Because it is not an historical route nor an Enclosure Award path it was a route that was in private ownership when it was constructed and the sub-soil presumably still is although the surface is vested in the highway authority.

The character of this end of the network of routes to the west has changed due to residential development with more the subject of planning consent. Whilst this and the other proposals do not directly affect the rights of the users of the bridleway the setting has changed and is continuing to change. The planning issue that you will need to address is how far the development will be allowed to impinge upon the countryside that remains.

The OS mapping shows a route of a Roman Road just north of the site.

The extent of the highway is wider than the track itself being demarcated by boundary fencing with wide highway verges on both sides of the track as illustrated by the extracts from Google Street View below (Images dated April 2011). The Site Layout Plan respects the highway boundary but does show a new access from the track and the Location Plan includes part of the highway. The Plan appears to inaccurately reflect what is there at the moment.





Google Earth images of 2023 (below) suggest that there has been significant re-wilding of the adjoining land since 2011 and trees on the application site.



Since the above images were created there has been a significant amount of clearance of vegetation and fencing erected to enclose a much larger area than is shown in the application area. Also, there would appear to have been an encroachment onto the highway verge – note the pole that was previously in the verge is

now behind the fencing. See the photos below taken today.



Yours sincerely



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

To  
Greg Chapman  
Eastleigh Borough Council  
By email to <mailto:gregg.chapman.contractor@eastleigh.gov.uk>

Copy to Andy Aitken,  
Countryside Service  
Hampshire County Council  
By email to <mailto:andy.aitken@hants.gov.uk>