



Countryside Planning and
Development Control
Hampshire Countryside Service
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Universal Services

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Enquiries to

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F/24/97945

Date

04 September 2024

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For the attention of Liz Harrison:

Planning reference: F/24/97945

Site location: LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD,
BOORLEY GREEN, SO32 2DH

Proposal: Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.

Consultation response: No Objection

Thank you for consulting Hampshire Countryside Service (the Service) as Highway Authority in respect of Public Rights of Way (PROW) and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our 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.

Site Context:

- Botley Footpath 1 (FP1) runs west from Winchester Road adjacent to the site's north boundary, continuing to Shamblehurst Lane North.
- The site is not located in a material proximity to any HCC Countryside Site.

A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at

<https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and
<https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

The pedestrian connections proposed in the Site Layout are acknowledged. One would link the site's northeast corner with the footway on Winchester Road, with access to FP1 located a few metres north along the footway. Another link at the site's northwest corner would lead into the adjacent 'Boorley Green' development, which is to provide a connection into FP1 a short distance further west.

While the Service, in principle, would have welcomed an opportunity to improve connectivity directly into the PROW network, in this instance the two pedestrian links proposed by the applicant appear sufficient in linking into FP1 via other footways. The Service, therefore, raises no objection to this application, with the general informative provided below for the applicant's information.

Regarding the proposed link to the footway on Winchester Road from the site's northeast boundary, it shall be for Hampshire Highways to comment on its acceptability, as the footway forms part of the adopted metalled highway network.

Informatives:

1. No vehicles, machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works shall be left on or near to Botley Footpath 1 at any time, as to cause obstruction, hindrance or a hazard to pedestrians. The public retain the right to use the Public Right of Way at all times.

Yours sincerely,

Peter Miles
Countryside Planning Support Officer
Hampshire Countryside Service