



Countryside Planning and
Development Control
Hampshire Countryside Service,
Universal Services,
Hampshire County Council,
The Castle, Winchester,
Hampshire, SO23 8UD

www.hants.gov.uk/countryside

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Hampshire, SO23 8UD**

Telephone 0845 6035636 (call charges apply
– please see www.hants.gov.uk/contactus)
www.hants.gov.uk/countryside

Enquiries to

My reference

Direct Line

Your reference

O/25/99534

Date

25 June 2025

E-mail

countryside.planning@hants.gov.uk

For the attention of Gary Osmond:

Planning reference: O/25/99534

Site location: Land at Denhams Corner, Snakemoor Lane, Eastleigh, SO32 2BW

Proposal: Outline application for up to 150 dwellings including 40% affordable housing, with vehicle and cycle accesses from Snakemoor Lane, pedestrian/cycle access from Botley Road, sustainable transport hub, public open space and play area, and associated infrastructure and landscaping.

Consultation response: No Objection subject to obligation for PROW maintenance contribution

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:

- Fair Oak and Horton Heath Footpath 719 (FP719) runs from Botley Road east then northeast through Scorey's Copse, continuing beyond the woodland to the parish boundary, becoming Durley Footpath 15 (FP15) and running southeast to Snakemoor Lane.

- Scorey's Copse is an Ancient Woodland and Site Important for Nature Conservation (SINC).
- 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 Service would welcome pedestrian links being delivered between the site and the public footpaths to the north and east and requests the applicant investigate such opportunities. They shall enable this proposal to more closely align with relevant planning policy, particularly National Planning Policy Framework (2024) para. 105 that requires planning policies and decisions to “take opportunities to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.” It shall be for the applicant to obtain any necessary permissions and consents to facilitate them.

A development of this scale can also be reasonably expected to introduce several hundred new residents to the area, of whom many shall wish to utilise the local PROW network as part of their daily exercise and recreation. The additional footfall shall increase the rate of wear and tear on the footpaths' surfaces and structures and necessitate more frequent maintenance interventions from the Service. It would not be considered acceptable by the Service for it to be burdened with this greater liability towards the PROW network without sufficient mitigation. Therefore, an S106 contribution should be secured to be paid by the applicant to the Service to go towards the future maintenance and improvement of public footpaths in the vicinity of the site, which could include resurfacing, vegetation cutback and removal of stiles.

Yours sincerely,

Peter Miles
Countryside Planning Officer
Hampshire Countryside Service