

Osmond, Gary

From: Miles, Peter <Peter.Miles@hants.gov.uk>
Sent: 30 July 2025 08:24
To: Osmond, Gary
Subject: FW: Planning Application Consultation Request O/25/99534

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from peter.miles@hants.gov.uk. [Learn why this is important](#)

Dear Gary,

Please see below the figure for HCC Countryside’s PROW obligation request from this development. It covers surfacing improvements and repairs/replacement of structures on the section of Fair Oak and Horton Heath Footpath 719 in Scorey’s Copse, indicatively shown between the yellow points in the screenshot below.

Included in the figure is the fee for HCC to divert the footpath, using legislation under section 119 of the Highways Act (1980). The walked route of the PROW, both between the yellow points within the copse and to the east of it, differs from the definitive line - the dashed black line is used by the public instead of the purple definitive line to the south of it. We request that as part of the improvements to the footpath in Scorey’s Copse, the definitive line in the copse and in the field to the east is also moved onto the dashed black line to formalise the route already used by the public.



Fair Oak and Horton Heath Footpath 719 Works in Scorey's Copse	Cost
200 metres footpath improvements @ £100 a metre	£20,000.00
1 gate @ £1,350 plus 10 metres of raised walkway @ £300 per metres	£4,350.00
1 ditch crossing @ £600 and remove steps @ £400	£1,000.00
Tree works to make safe	£5,000.00
Tree root protection	£5,000.00
Sub-total	£35,350.00

Countryside Service Project Delivery Fee @16.5%	£5,832.75
Sub-total	£41,182.75
Footpath surface maintenance contribution (1 x 30-year lifecycle)	£20,000.00
HCC Public Path Order fee for diversion	£5,489.00
TOTAL	£66,671.75

Planning policy justification (additional comments in green from HCC Countryside Service)

National Planning Policy Framework (2024)

58. Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms. *Necessary to accord with NPPF section 105 (below).*
- b) directly related to the development. *PROW within land owned by the developer and likely to be utilised by residents of the development as part of daily recreational and dog walks.*
- c) fairly and reasonably related in scale and kind to the development. *Development is introducing 150 homes, so approximately 360 potential new PROW users (based on average of 2.4 persons per dwelling), a significant addition to the local path network. HCC, as Highway Authority for PROW, does not consider it reasonable for it to carry liability for the more frequent maintenance interventions that would be required on the footpath, as a result of the additional users from this development, without sufficient mitigation.*

105. Planning policies and decisions should 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 including National Trails.

125. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.

Eastleigh Borough Local Plan (2016-2036)

Strategic Policy S5, New development in the countryside

2. In permitting new development in the countryside the Borough Council will seek to:

- a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area. *Improved surfacing means public more likely to use this route, rather than use/create alternative routes, therefore reducing potential adverse impacts to the ancient woodland ecology. Moving the definitive line onto the existing walked route further emphasises this and eliminates the potential for further damage from any vegetation clearance needed to open up the current definitive line.*

Hampshire County Council Local Transport Plan 4 (2024)

Policy RT2 – Sustainable access to the countryside

We will:

- a. work with others to ensure that residents and visitors can access and enjoy the countryside (including key visitor attractions), where suitable funding can be identified and where schemes do not adversely impact highly sensitive environments.

Policy AM2 – Managing and maintaining the existing highway asset

We will:

- c. ensure our approach to managing and maintaining the highway asset (and that of our contractors):
 - supports walking, cycling and public transport, and reflects the Road User Utility Hierarchy and the Movement and Place Framework;
 - delivers long-term value for money programmes of work that aim to improve the resilience of the network and maximise the life of the asset;

Hampshire County Council Countryside Access Plan for the Forest of Bere (2008-2013, applicable in conjunction with HCC's Countryside Access Plan 2015-2025)

This Countryside Access Plan (CAP) for the Forest of Bere area is one of seven area plans which, together with an eighth 'County Overview' CAP, form the Rights of Way Improvement Plan (ROWIP) for the county of Hampshire. The duty for local highway authorities to produce a ROWIP was established through the Countryside and Rights of Way Act 2000 (CROW). A ROWIP is intended to provide the means by which the highway authority will manage and improve its rights of way network to meet the Government's aim of better provision for walkers, cyclists, equestrians and people with mobility problems. ROWIPs are closely linked with Local Transport Plans, with the aim of delivering a more integrated approach to sustainable transport in rural and urban areas; where the two plans share common aims this also creates further opportunities for the funding of rights of way improvements.

Vision:

To provide local residents and those in the adjacent conurbations with sustainable opportunities to access and enjoy the 'countryside on their doorstep'. In particular the Countryside Access Plan for the Forest of Bere aims to ensure that access opportunities within the area, both new and existing:

- enable local people to access and enjoy high quality countryside in the Forest.
- best meet the needs and demands of users whilst maximising benefits to land managers and owners.

I hope the figure and policy justification set out above is clear and is considered acceptable by the planning authority and agreeable to the developer. Should you have any questions, please don't hesitate to get in touch.

Kind regards,

Peter Miles

Countryside Planning Officer

Hampshire Countryside Service

Universal Services, Hampshire County Council, The Castle, Winchester, Hampshire, SO23 8UD

www.hants.gov.uk/countryside

[Find us on Facebook](#)



From: Miles, Peter

Sent: 11 July 2025 10:07

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: RE: Planning Application Consultation Request O/25/99534

Dear Gary,

Thank you for your email. I'm awaiting a contribution figure and breakdown of it from our Access team, who I have chased again today, and will come back to you as soon as I have it. Apologies for the delay.

Many thanks,

Peter Miles

Countryside Planning Officer

Hampshire Countryside Service

Universal Services, Hampshire County Council, The Castle, Winchester, Hampshire, SO23 8UD

www.hants.gov.uk/countryside

[Find us on Facebook](#)



From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 26 June 2025 10:15
To: Miles, Peter <Peter.Miles@hants.gov.uk>
Subject: RE: Planning Application Consultation Request O/25/99534

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Dear Peter,

Thank you for your comments in which you make reference to requiring S106 contributions. Would it be possible for you to give me an indication of the figure you had in mind and how it has been calculated? I suspect that the applicants will want to know, and I need to know what figure to request.

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8490



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

This email is subject to recording and/or monitoring. Any content or attachments are for the person to whom it is addressed and may be confidential.
If you get it by mistake, please email us back as soon as possible, and then delete it from your system; please do not pass it on to anyone else or use the information in it.
We do our best to guard against viruses. If you get a virus, we cannot accept liability for any damage. You should carry out your own virus check before you open attachments.

Eastleigh Borough Council



From: Miles, Peter <Peter.Miles@hants.gov.uk>
Sent: 25 June 2025 14:43
To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>
Subject: RE: Planning Application Consultation Request O/25/99534

FAO: Gary Osmond

Thank you for consulting HCC Countryside Service on this application, please find attached our response.

Kind regards,

Peter Miles

Countryside Planning Officer

Hampshire Countryside Service

Universal Services, Hampshire County Council, The Castle, Winchester, Hampshire, SO23 8UD

www.hants.gov.uk/countryside

[Find us on Facebook](#)



From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: 13 June 2025 11:08
To: planning@eastleigh.gov.uk
Subject: Planning Application Consultation Request O/25/99534

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Application No: O/25/99534

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

Description: 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.

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

You can access the plans and documents via our portal [O/25/99534](#)

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: gary.osmond@eastleigh.gov.uk

Kind regards
Planning