

Harrison, Liz

From: Miles, Peter <Peter.Miles@hants.gov.uk>
Sent: 14 August 2025 10:53
To: Harrison, Liz
Cc: Planning @ Eastleigh Borough Council
Subject: RE: AMENDED Planning Application Consultation Request O/25/99506

Dear Liz,

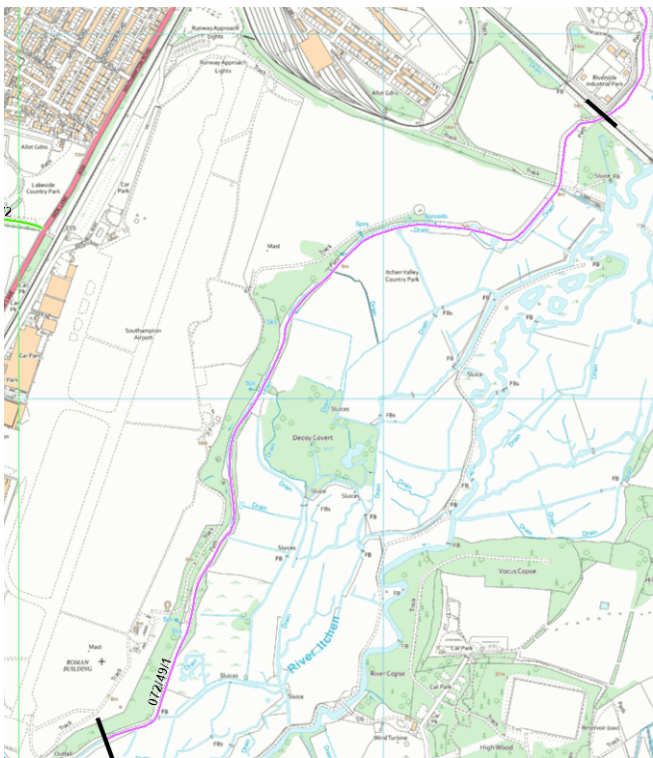
Thank you for your email. Following discussion with HCC Countryside's PROW Area Access Manager for this area, I can confirm that we seek a contribution of £20,000 from this application.

This shall contribute towards the Service's maintenance responsibility on the section of Eastleigh Footpath 49 / The Itchen Navigation shown on the plan below between the two black lines – ie, from the railway line south to the boundary with Southampton City Council, after which the footpath is not under HCC's jurisdiction.

The figure is based on HCC's standard commuted sum costing of £100 per linear metre for works to a public footpath. The section identified in the plan below is approximately 2,500 metres long, but as improvements are only required to several short sections within it, a much smaller figure is sought (£20,000 = £100 x 200 metres).

These areas suffer particularly from waterlogging during wetter months, resulting in damage to the stability of the path's surface and/or its gradual erosion. Replacement surfacing, and in places revetment of the route against the watercourse, is needed to maintain the convenience of the path for public use. The obligation sought from this development would contribute to this, as well as:

- Clearance of vegetation encroaching upon the surface and usable width of the footpath.
- Maintenance, repair, replacement as needed to structures along the route, e.g. boardwalks, footbridges.



- necessary to make the development acceptable in planning terms.

While no pedestrian links to the footpath are proposed from this development, there will be a visual impact on footpath users adjacent to the site (and a noise and possibly dust one during the construction phase). This would not accord with NPPF para. 105 that states:

“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.”

In this instance the PROW is not being protected from the long-term visual impact of this development, which cannot be offset sufficiently by the proposed mitigation planting, as acknowledged by the applicant’s LVIA. Therefore, additional mitigation should be secured, that will benefit PROW users and accord with the above policy.

- directly related to the development.

The PROW runs adjacent to the site’s entire east boundary and shall be directly affected by visual, noise and possibly particulate impacts during the site’s construction and permanent visual impacts during its subsequent operation.

- fairly and reasonably related in scale and kind to the development.

For a development of this size and one with long-term detrimental visual effects on footpath users, as well as noise and dust during construction, the obligation sought is not considered onerous or unreasonable by HCC Countryside Service. It shall enable this site to compensate for these negative impacts by contributing to the enhancement of the footpath for the public (as per NPPF section 105) and more broadly to the improvement of countryside access (NPPF section 125).

Kind regards,

Peter Miles

Countryside Planning Officer

Hampshire Countryside Service

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