



Countryside Planning and
Development Control
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Date

13 June 2024

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For the attention of Samantha Owen:

Planning reference: 27000/005

Site location: Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Proposals: 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road.

Response: No objection subject to obligations

Thank you for consulting the Hampshire Countryside Service (the Service) as Highway Authority in respect of Public Rights of Way (PROW) and Commons Registration Authority. We also manage Hampshire County Council (HCC) Country Parks and Countryside Sites. Please accept this as our response to the above application taking into account the material considerations relating to PROW, Commons and HCC Country Parks and Countryside Sites.

Site Context:

- Medstead Footpath 18 (FP18) runs north from Soldridge Road to a junction with Medstead Footpath 19 (FP19), which runs northwest to southeast from Paice Lane to South Town Road.
- 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 Countryside Sites and Definitive Statement can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

While there are no PROW or Countryside Sites in immediate proximity to the development site, the addition of 53 dwellings and several hundred subsequent residents to the area will have a material impact on the local walking network. FP18 and 19 are part of this network, being two public footpaths north of the site that allow pedestrian-only access to the wider PROW network and amenities, such as a primary school, in Medstead and beyond. New occupants of the proposed development may wish to use these paths for recreational purposes and perhaps as part of an active travel route to the school.

The surface of FP19 is not currently adequate for year-round use by walkers, becoming wet and broken up during winter. Users of the PROW, including new occupants of the proposed development, can reasonably expect to be able to use public footpaths at all times, safely and conveniently. To ensure the surface of FP19 can become usable throughout the year again, the Service seeks a contribution and commuted sum from the applicant for the resurfacing and maintenance thereafter of the length of FP19, a figure of £80,105. This amount, index-linked and securable via an S278 agreement within a Section 106, shall cover the cost to the Service of resurfacing the footpath with a more durable material and maintaining it in future.

As well as benefitting all users of the public footpath, this obligation shall enable the proposed development to accord with NPPF (2023) paragraph 104, which requires planning decisions to protect and enhance PROW, and EHDC Local Plan CP31 paragraph 8.8, which states, "The Council...will promote safer access and sustainable forms of transport to and within East Hampshire...for enjoyment, health and well-being including through:

- Improvements to make existing paths, tracks and roads more user-friendly."

The Service raises no objection to this application, subject to the following obligation.

Obligations

1. The applicant shall agree to pay the combined contribution and commuted sum of £80,105 to Hampshire Countryside Service, the Highways Authority for PROW, for improvement works to the surface of the full length of Medstead Footpath 19 and its maintenance in perpetuity thereafter.

Yours sincerely,

Peter Miles
Countryside Planning Support Officer
Hampshire Countryside Service