

Hello Case Officer,

In follow up to our consultation response to application APP/21/01434 (attached), please find below details as to the mitigation and contribution requirements with respect to the PROW network from Hampshire Countryside Service, also acting as the Highways Authority in regards to the PROW network. Based on the need for these compensations is based on the impact of the increase in local population caused by the principle of adding 300 dwellings – as is being considered in this outline application, then it is considered that this outline application is the correct time to seek these, not as part of future reserved matters applications.

1. In regards to Footpath 94, the southern end section of this FP runs down a narrow enclosure between garden fences. Public access exists around Southleigh Grove, adjacent to FP94, that joins St Marys Road to FP 94 north of the fencing. We believe we are able to demonstrate this section of PROW is not necessary – it is overgrown and not being suitably used by the public – therefore would support the extinguishment of this southern section.
2. For the remainder of FP94 along the western boundary of the site – we seek contribution to resurface this PROW, – approximately 160m and the need to replace the foot bridge. = £16000 + £4,500
3. For FP92 – we seek contribution to resurface this PROW – approximately 520m = £52,000
4. For FP93 - we seek contribution to resurface this PROW – approximately 300m = £30,000
5. Therefore, a total of £102,500 + 16.5% = +16,915 project management fee = £119, 415
6. A commuted sum, at 2x lifecycle standard for footpaths = £203,000
7. Based on drawing 7478-L-05 rev C – Location Plan, it is taken that the applicant is not the land owner upon which the aforementioned PROW run over. Therefore works would be carried out by Hampshire Countryside Service to our design standards.
8. Surface type and width – This is a query asked back to the developer/applicant/land owner – to ask what they would like to see for Footpaths 92, 93 and 94? Do they perceive cycling use to be added along these routes? Or for them to remain footpaths? The Footpaths require a wider surface to meet our current design standards, particularly to support improving accessibility and the intensification of use by the site's proposed residents. Cycling use will require a further increase in surface width (including the bridge. In some locations, this width is limited by arboriculture, vegetation and ground form. Details to resolve this can be resolved at a later date. It should be noted that public rights for cycling would need to be resolved- either by upgrade to a bridleway or via a legal right with the landowner. The landownership of the land over which the PROW run is important, as that landowner will need to be in agreement to the works. The applicant will need to confirm whether the landowner for the site is the same as for the Footpaths. Alternatively, we are open to a discussion over whether the PROW, or some of the PROW is diverted onto the site, utilising the greenspace areas proposed to the west and north of the site.
9. Consideration of the boundary treatment for the development is important – to not enclosure the PROW along these boundaries. As part of this drainage is an important factor. The site is low lying, and its drainage scheme needs to ensure surface water is not discharged onto the PROWs.
10. Hayling Billy – This is an established Hampshire County Council project for a cycle and pedestrian way for navigating Hayling Island. This active travel and recreation route is in close proximity to the site and the future inhabitants with both benefit from, and have a notable impact on it through intensification of its use. Therefore we seek a contribution of £50,000 to Hampshire Countryside Service for this community infrastructure project.

We will instruct the Hampshire County Council Legal team for the S106 to suit.

1. A contribution for PROW of £119, 415 including a 16.5% project management fee.

2. A commuted sum, at 2x lifecycle standard for footpaths = £203,000
3. A contribution of £50,000 for development of the Hayling Billy, Hampshire County Council Public pedestrian and cycling route.

Kind Regards,

Philip Millard MRTPI AIPROW BEng (Wales) MSc (UWE, Sal)
Countryside Planning and Development Control Manager