

06 December 2024

Delivered via Planning Portal

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
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SO50 9YN

FAO Clare Martin

Dear Clare

LAND SOUTH OF MORTIMERS LANE, FAIR OAK

On behalf of Bloor Homes Limited, David Nicholas Mills and Jane Elisabeth Todd, we are pleased to submit an outline planning application in relation to the above site, via the Planning Portal (ref. PP- 13563860). The planning application seeks permission for the following:

Outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, mobility infrastructure (Use Class Sui Generis), with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; All matters reserved except for vehicular access off Mortimers Lane and potential for pedestrian / cycle connections to the site boundary.

The Site

The application site comprises approximately 11.06 hectares of land presently in agricultural use. To the north, the site adjoins Mortimers Lane, providing direct vehicular and pedestrian access into the centre of Fair Oak, a Tier 3 settlement with a wide range of services and amenities.

The site is bound to the north by Mortimers Lane (B3037). Further North beyond Mortimers Lane lays the residential development known as 'Pembers Hill Park'. A group of Grade II listed buildings, associated with the Mortimer farmstead, lies to the north-east and are subject to a recent planning approval for alterations, extensions and conversion of 4 existing barns and the construction of 5 new dwellings within their curtilage.

To the east lies East Horton Golf Club. Characteristic of all golf courses, the course has been sculpted and heavily managed and maintained. Abutting the site to the west are two recent residential development known as 'Pembers Hill Drive and 'East Knowle'. Immediately south of the site lays East Horton Business Park, Deer Farm Park Industrial Estate. This site was granted planning permission for general industrial buildings (Use Class B2) in July 2023 and has since been built out.

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As detailed throughout the supporting material that accompanies this application, the site should be seen within the changing context of Fair Oak, in particular with the recognition within the emerging Eastleigh Issues and Options Regulation 18 Consultation that the land east of Fair Oak, including the application site, has been identified as a strategic development option that can contribute to the future spatial vision for the Borough.

The Proposed Development

The application is in outline form with all matters reserved for future consideration except means access of access via Mortimers Lane. As such details are provided for “accessibility to the Site, for vehicles in terms of the positioning and treatment of the vehicular access to the Site” but excluding “accessibility within the Site, in terms of positioning and treatment of access and circulation routes within the Site and how these fit into the surrounding access network”, which will remain reserved matters.

Accordingly, the only drawings submitted for determination as part of this application relate to the existing Site Location Plan (ref. P23-2261_DE_002_01 Site Location Plan_REVC) and Development Framework Plan (ref. P23-2261_DE_007_01_DFP_REVC) that identifies the gross development area any future development on the site, including residential uses, multi-functional spaces, mobility hub and associated drainage features, as well as areas of strategic public open space that include areas of play, retained vegetation and ancillary infrastructure.

The accompanying Design and Access Statement provides a detailed account of the substance of the development scheme. However, in summary, the proposals include the following:

- Up to 245 residential dwellings
- Sustainable vehicle and pedestrian access and movement from Mortimers Lane, Fair Oak and beyond with potential connections to the existing cycle network
- A mixed residential development scheme comprising a mix of house sizes and types to meet local needs
- Provision of 35% affordable dwellings
- Provision of open spaces and Local Equipped Areas of Play;
- Appropriate SuDS infrastructure basins and attenuation ponds to manage surface water run off to and from the site;
- Enhanced green infrastructure, including open green space and landscaping to assimilate the development within the wider landscape
- Potential for multi-functional space, including mobility hub to provide electric vehicle charging facilities and other amenities subject to further discussions and engagement with the local community.

The submission has had regard to variety of policy and site specific considerations as well as having regard to the character and context of Fair Oak and the wider area in the expectation of delivering high quality, sustainable and inclusive development which provides a positive contribution to meeting the market and affordable housing needs of the area. Pre-application advice has also been received from Eastleigh Council dated 01 May 2024 (Ref. Q/23/96485).

Environmental Impact Assessment

In addition, the application has been the subject of screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal screening request was made to the Council under ref. V/24/98389 and it has been confirmed that it is the Local Planning Authority’s formal opinion that significant

effects on the environment are not considered likely either alone or in combination with other development and, therefore, it is the opinion of Eastleigh Borough Council as the Local Planning Authority that the proposed development does not constitute EIA development as defined by the Regulations by virtue of factors such as its nature, size, or location.

Application Documents

The following documents are submitted in support of the planning application:

- Application Forms and Certificates
- Community Infrastructure Levy Forms
- Plans for determination
 - Location Plan
 - Development Framework Plan
- Agricultural Land classification Report
- Arboricultural Impact Assessment
- Archaeology and Heritage Assessment
- Air Quality Assessment
- Biodiversity Net Gain Metric
- Ecological appraisal (including biodiversity surveys)
- Energy and Sustainability Statement
- Flood Risk Assessment
- Foul Drainage and Utilities
- Land Contamination Assessment
- Landscape and Visual Appraisal
- Mineral Resource Assessment
- Noise Assessment
- Odour Assessment
- Planning Statement
- Statement of Community Involvement
- Topographical Survey
- Transport Assessment
- Travel Plan
- Walking, Cycling Horse-Riding Assessment and Review

Summary

Payment of £31,499.00 to cover the requisite planning application fee (and admin charge) will be made electronically following submission of the application via the Planning Portal.

We look forward to receiving your formal acknowledgement of the application and trust you have sufficient information to favourably consider the proposed development. We are keen to meet with you at an early stage following the registration of the application to discuss the proposals to allow its swift determination and early delivery of this site.

If you have any queries, or require any further information, then please do not hesitate with either myself or my colleague Peter Davis (peter.davis@turley.co.uk) or on 01189022830.

Yours Sincerely

Nina Lloyd
Director

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