

# **Statement of Community Engagement**

## Land at Mortimers Lane, Fair Oak

November 2024

**Turley**

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# 1. Introduction

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Bloor Homes (the Applicant).
- 1.2 This SCE is submitted as part of an outline planning 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 pedestrian / cycle connections to the site boundary.
- 1.3 Further details relating to the assessments undertaken as part of the planning application are provided in the accompanying technical reports. This SCE should be read alongside these other technical documents.

## **Consultation overview**

- 1.4 Bloor Homes conducted a program of public and stakeholder consultation to help shape their plans for the Fair Oak development. The engagement undertaken has enabled the project team to build an understanding of the local context, along with raising awareness and gathering feedback on the proposals.
- 1.5 To ensure all groups had the opportunity to view and comment on the plans, several engagement methods were used. Engagement activities included distribution of an information leaflet; hosting a project website; attending a project briefing with the Fair Oak & Horton Heath Parish Council, followed by a briefing with the Bishopstoke, Fair Oak, and Horton Heath Local Area Committee. Additionally, there was direct correspondence with Fair Oak Village Hall and an online survey focused on play provision for children over 12.
- 1.6 The consultation launched on 18 July and ran for 3 weeks until 8 August 2024, with the project website receiving 2.3k page views by 1.1k unique users.
- 1.7 A total of 182 forms of feedback have been received via email and the online feedback form. In addition, 1 email was received after the consultation period had concluded.
- 1.8 All the feedback received as part of the consultation has been considered during the evolution of the plans and components of the scheme.
- 1.9 In summary, the Applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

## 2. Policy Context

- 2.1 In considering the approach to pre-application consultation on the scheme, the applicant considered both national and local policy and guidance to help shape an effective consultation programme.

### **National Planning Policy Framework**

- 2.2 The revised and operational National Planning Policy Framework (last updated December 2023) (“the Framework”) sets out that the planning system should be a collective enterprise with the purpose of facilitating the delivery of sustainable development.
- 2.3 Following the 2024 General Election, the Government announced a series of proposed changes to the Framework, which at the time of submission have not superseded the December 2023 operative version in legislation. These proposed changes do not affect the existing guidance on pre-application engagement and consultation outlined in the next section.
- 2.4 Paragraph 39 of the Framework recognises early engagement as having the “significant potential to improve the efficiency and effectiveness of the planning application for all parties”. Further, paragraph 39 notes that conducting high-quality engagement at pre-application stage is conducive to improved community outcomes and streamlined cohesive coordination between public and private resources. This also has wider benefits for the process; paragraph 41 notes that proactive engagement throughout the pre-application period delivers additional benefit, supporting the wider planning system in functioning more effectively and efficiently.
- 2.5 As set out in this SCE, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

### **Eastleigh Borough Council Statement of Community Involvement 2024**

- 2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Involvement. Eastleigh Borough Council sets out its expectations for pre-application engagement in their Statement of Community Involvement (SCI) 2024 document.<sup>1</sup>
- 2.7 The SCI states that “it is highly advisable for their own benefit that developers undertake pre-application involvement with key consultees and the local community...in order to identify and resolve issues at an early stage.”
- 2.8 The project team have fully reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in Chapter 3.

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<sup>1</sup> [Statement of Community Involvement](#)

### 3. Stakeholder and Community Engagement Activity

#### **Stakeholder engagement**

- 3.1 A number of stakeholders were identified early on in the process who may express an interest in the benefits provided by the proposals including the site ward councillors for Fair Oak and Horton Heath, the Leader of the council, Cllr House and Fair Oak & Horton Heath Parish Council.
- 3.2 The proposals were introduced to these stakeholders via email, which was sent on 8 July and included an offer for a project briefing ahead of the launch of the public consultation.

#### **Stakeholder meetings**

##### **Fair Oak & Horton Heath Parish Council briefing**

- 3.3 On 29 July, Rebecca Fenn-Tripp (Bloor Homes) and Andrea Kellegher (Turley Strategic Communications) met with Melanie Stephens, the Parish Clerk at Fair Oak & Horton Heath Parish Council, to discuss the Mortimers Lane proposals being promoted by Bloor Homes at Fair Oak. Below is a summary of the discussion, which was entirely without prejudice to any future decisions of the parish council:

##### **Public Space Management:**

- 3.4 The management of public spaces will be considered on a site-by-site basis, with S.106 agreements requiring input from the parish council. It should not be assumed that the parish council will automatically take on such spaces.
- 3.5 At the Pembers Hill development, the parish council will assume responsibility for the public open space.
- 3.6 For the Mortimers Lane site, the parish council will only take on the public open space if it caters to individuals over 12 years old, as there is sufficient provision for younger children in Fair Oak. The Hilt at Chandlers Ford was cited as a successful example of facilities for older children.
- 3.7 The parish council suggested the inclusion of non-traditional play spaces, such as natural play areas.
- 3.8 A preference was stated for one large central play space rather than multiple smaller play areas scattered throughout the development.

**Climate Change and Biodiversity:**

- 3.9 The parish council is committed to addressing climate change and will seek contributions towards BNG from the development as well as other sustainability enhancements/ benefits.

**Community Building:**

- 3.10 The proposed community building should prioritise retail and commercial options over a new community facility, according to the parish council. The parish would have no appetite to take on another facility.
- 3.11 Noting the Crown Hill Green Community Centre, it was noted that the community has raised concerns about noise, light pollution, and parking.

**Buffer Zone and Water Table Considerations:**

- 3.12 Residents of Pembers Hill Drive may express a desire for a wider buffer between their properties and the new development.
- 3.13 The parish council emphasised the importance of considering the water table in the development design process.

**Footpaths and Connectivity:**

- 3.14 The parish council noted that the local rambler's association is active and will likely provide feedback on the planning application, emphasising the need for improved footpath links across the parish.
- 3.15 Questions were raised about connectivity to Knowle Park across the Lapstone playing fields to One Horton Heath.

**Development Timing and Local Plan:**

- 3.16 The timing of the development and how this sits alongside the Local Plan process was discussed.
- 3.17 It was noted that Bloor Homes plans to submit a planning application to Eastleigh Borough Council later this year.
- 3.18 The impact of amendments to the NPPF introduced by the new Labour Government on the application timing will be reviewed.

**Highways and Traffic Management:**

- 3.19 The parish council inquired about discussions with Hampshire County Council regarding highways and expressed a desire for direct communication with them given local concerns regarding traffic speed on Mortimers Lane and lobbying for traffic calming.
- 3.20 It was requested that parking be taken into consideration for the Mortimers Lane site to address local concerns.

### **Additional Points:**

- 3.21 The parish council highlighted the ongoing issue of insufficient affordable housing in Fair Oak.
- 3.22 Broadband quality in the area was noted as inadequate, which needs to be addressed.
- 3.23 Rebecca Fenn-Tripp inquired about opportunities for Bloor Homes to engage with the wider parish council. The parish council indicated a preference for developers to attend parish council meetings as observers rather than presenters, but this is at the Chair's discretion.
- 3.24 The transfer of the open space at Crowd Hill Green was raised as a reputational issue and Bloor agreed to raise this internally to help seek to resolve any outstanding issues. This has since been followed up and progressed with solicitors.
- 3.25 The parish council noted that there had been local concern regarding the proposals and the following issues will likely be raised: traffic / highway impacts, impact on wider infrastructure including healthcare and education, loss of greenspace, impact on amenity etc.

### **Local Area Committee briefing**

- 3.26 On 4 September 2024, Rebecca Fenn- Tripp (Bloor Homes) and Andrea Kellegher (Turley Strategic Communications) met with the Bishopstoke, Fair Oak, and Horton Heath Local Area Committee. Those present at the meeting included:
  - Councillor Louise Parker-Jones (Chair)
  - Councillor Gin Tidridge (Vice-Chair)
  - Councillor Steven Broomfield (Fair Oak ward member)
  - Councillor Karen Caws
  - Councillor Nicholas Couldrey (Fair Oak ward member)
  - Councillor Michelle Marsh (Fair Oak ward member)
  - Clare Martin (Planning Officer)
  - David Wheal (Bishopstoke Parish Council Clerk)
  - Helen Douglas (Chair, Fair Oak & Horton Heath Parish Council)
- 3.27 The meeting began with a presentation to the councillors, followed by a Q&A session. The presentation can be found in **Appendix 1**.

### **Summary of key points raised in the Q&A**

- 3.28 Cllr Marsh questioned why Bloor started consulting before an application has been submitted. She stated that some members of the community mistakenly believe it has already been submitted.
- 3.29 Cllr Broomfield stated his support for the 35% affordable housing figure. He queried the housing mix, questioning if this includes social housing. He also enquired that if the multi-use facility isn't needed, would there be a possibility it could be replaced with housing, and if so, how many homes would be proposed?

- 3.30 Cllr Parker- Jones queried if all roads would include paths under the LTP4. She further asked for clarification on what Bloor Homes means by “connecting to wider developments”.
- 3.31 Cllr Tidridge questioned if during the planning application process, would councillors be made aware of instances where Bloor Homes hasn’t delivered on commitments from previous approvals.
- 3.32 Cllr Caws queried how flooding will be mitigated and what levels are acceptable. She further recommended consulting with Hampshire County Council on flooding.
- 3.33 Cllr Douglas stated that the parish council is opposed to the development for the following reasons:
- Concerns about access on Mortimers Lane and the mitigation measures planned by Bloor Homes.
  - Fair Oak is not seen as suitable for further development.
  - The parish feels they weren’t consulted early enough, which has led to their decision not to engage.
- 3.34 Cllr Couldrey enquired on Bloor Homes’ approach to the Local Plan process, asking if an application would be submitted before the Local Plan is adopted.

### **Community engagement**

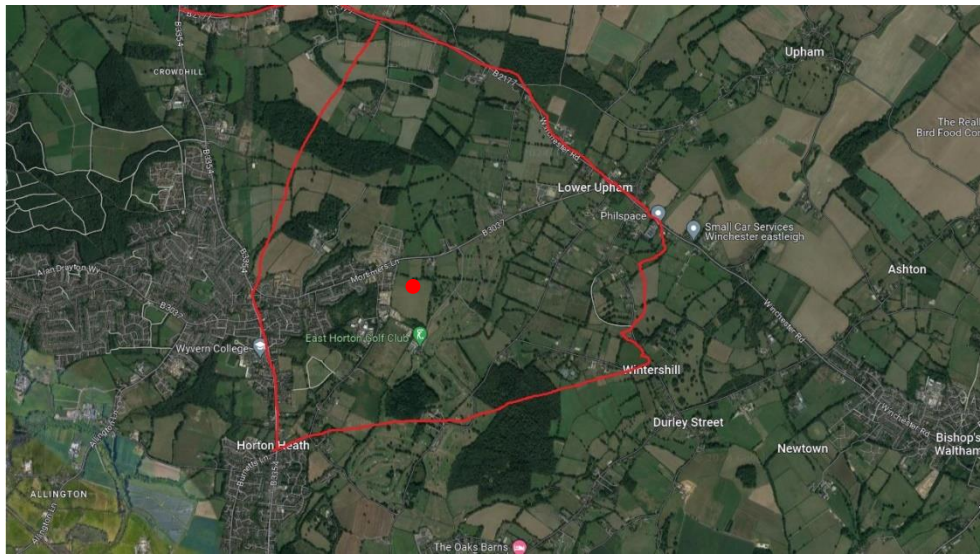
- 3.35 Engagement with the wider community was focused on the distribution of a leaflet, hosting a dedicated project website and creation of an online survey. Further details on these activities are summarised below.
- 3.36 The pre-application consultation period was held between 18 July and ran for 3 weeks until 8 August 2024.

### **Project website**

- 3.37 A project website, launched on 18 July 2024 at [www.mortimerslaneconsultation.co.uk](http://www.mortimerslaneconsultation.co.uk), remained live for the duration of the project. This website also offers potential as a platform for ongoing project updates following the application's submission.
- 3.38 The website included a four-page website consisting of the following pages: Homepage, Proposals, FAQs and Contact. A feedback form was provided giving visitors with the opportunity to submit comments.
- 3.39 Throughout the consultation period, the website received over 2.3k page views by 1.1k unique users.
- 3.40 41 visitors used the feedback form on the Contact page to submit comments.
- 3.41 Screenshots of the website are included at **Appendix 2**.

### Consultation leaflet

- 3.42 A leaflet was sent to neighbouring residents to introduce the Applicant, summarise proposals, raise awareness of the consultation process and direct individuals to the consultation website or to use alternative contact methods to ask questions and provide feedback.
- 3.43 Leaflets were sent to 1547 addresses on 18 July 2024. The distribution area can be seen in **Figure 3.1** below.



● Site location

**Figure 3.1 – Leaflet distribution area**

- 3.44 A copy of the leaflet is included at **Appendix 3**.

### Village hall meeting

- 3.45 In response to the launch of the online consultation, Turley was contacted by the Chair of the Board of Trustees for Fair Oak Village Hall, who wished to arrange a meeting with the Applicant to discuss any opportunities for collaboration.
- 3.46 A copy of this letter is included at **Appendix 4**.
- 3.47 Lola Newton (Turley Strategic Communications) spoke with John Layman (Chair of the Board of Trustees for Fair Oak Village Hall), over the phone on 28 August 2024. A summary of the discussion is detailed below.

### Overview

- 3.48 Mr Layman expressed positive interest in the development and was keen to find opportunities for Bloor Homes to invest in the Village Hall and the infrastructure already in place in Fair Oak.

### **Village Hall wants and needs**

- 3.49 Mr Layman expressed that the pre-school in fair Oak is in need of funding for an expansion and creation of an outdoor play area. He pointed out that new residents would find this an attractive asset.
- 3.50 He further stated that the village hall would value a financial contribution towards redecoration of the rooms that they rent out for community groups.
- 3.51 It was noted that the village hall currently receives funding from other local organisations such as Zurich, the parish council and Hampshire council.

### **Community wants and needs**

- 3.52 Mr Layman noted that Broadband speed is an issue. He remarked that Pembers Hill has new connectivity infrastructure but there are dark spots within Fair Oak village, and the village would welcome any solutions to this.
- 3.53 Travel and connectivity with the village centre was mentioned, raising the need for more walkways and cycle paths from the proposed development into the Fair Oak centre and out to the South Downs national park. Layman expressed that Mortimers Lane is a busy road that needs safer travel routes for those without vehicles.
- 3.54 Mr Layman was keen to point out the scheme's excellent location near the South Downs National Park, noting that this is a real selling point which sets the development apart from others on the other side of Fair Oak.
- 3.55 When posed the question of the types of play and leisure spaces needed in the community for 12–18-year-olds, Layman responded that a study space or resource hub within the new settlement would be sought after, with reference to this providing an accessible space for free internet connection.

### **Further information and opportunities**

- 3.56 Layman noted that recognition of the area's history, particularly the Kingsmill family, would be welcomed through means such as naming of roads or facilitates, referencing "Kingsmill Drive" in a neighbouring development as an example. He mentioned that connection to the history of the area was important to the community.
- 3.57 Layman expressed interest in to distributing consultation materials to the village hall. He noted the halls AGM is on the 28 October, inviting the Applicant to display any material they see fit at the meeting.

### **Conclusion**

- 3.58 It was agreed a summary of this discussion would be shared with Bloor Homes to review any potential opportunity for collaboration and support. Turley further shared the recreational and play spaces survey with Mr Layman for distribution across the village hall networks.

### **Youth play provision and recreational space survey**

- 3.59 In response to the feedback from the parish council on play provision, Turley created an online survey to explore the community wants for play provision for young people aged 12-18 on behalf of the Applicant.
- 3.60 The was distributed to several key local organisations via email on 3 September 2024 with the request to share with their own membership to complete:
- Wyvern Youth Football Club
  - St Thomas' Youth Club
  - Y-Zone Youth Centre
  - Wyvern College
  - The King's School
  - 1st Fair Oak Scouts
  - 2nd Fair Oak Scouts (7th Eastleigh)
  - Guides / Brownies/ Rainbows
  - Fair Oak Village Hall
- 3.61 A follow up email was also sent to encourage further responses on 17 September 2024.

### **Results**

- 3.62 The survey included 8 questions which aimed to collect local feedback on the desired recreational spaces for youths aged 12-18. A report showing the full questions, answers and results can be seen in **Appendix 5**. The key feedback noted a preference for a pump track, followed by a 'kick about area' and outdoor gym.
- 3.63 In terms of the multiuse building, a café, space for leisure activities and community event spaces were most popular.

## 4. Consultation Feedback

- 4.1 Feedback has been received via the project website and email.
- 4.2 A total of 182 forms of feedback have been received via the website feedback form and emails. All the feedback has been reviewed and analysed by the project team. In addition, 1 email was received after the consultation period had concluded.
- 4.3 It can be noted that on 2 August 2024 there was a social media post in the Action Against Destructive Development<sup>2</sup> Facebook group, which sparked a significant number of responses. Bloor Homes reached out to the group with the offer of a meeting, the group has not responded to date.
- 4.4 A summary of the feedback received is provided by theme in the table below. The key themes raised from the feedback are:
- Traffic and congestion
  - Infrastructure concerns- Schools, GPS, utilities
  - Environmental impacts- Loss of green space, wildlife impacts, protection of current ecology
  - Concerns over the retention of community character and overdevelopment
  - General lack of support- Opposition to the development and sentiment that it is unnecessary

**Table 4.1 – Summary of feedback**

| Theme              | Summary of feedback                                                                                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Active travel      | Respondents were sceptical regarding cycle routes as a method to decrease traffic. It was also highlighted that there is a lack of public transport options.                                                                                              |
| Affordable housing | Respondents expressed a desire to invest in “truly affordable” housing.                                                                                                                                                                                   |
| Air quality        | Respondents raised concerns over air quality and how increased traffic and construction will impact this.                                                                                                                                                 |
| Biodiversity       | Respondents expressed opposition to building on greenfield sites due to the negative impact on local biodiversity.                                                                                                                                        |
| Brownfield sites   | Respondents raised concerns about using green land when brownfield sites could be considered instead.                                                                                                                                                     |
| Character          | Respondents expressed concerns that the character of Fair Oak village could be lost, specifically the semi- rural identity. There were fears the area is becoming over developed to the extent it is almost a town without the supporting infrastructure. |

<sup>2</sup> <https://www.facebook.com/againstdestructivedevelopment>

|                      |                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Congestion           | Multiple respondents expressed concern that the scheme would contribute to the existing congestion problem in the area, particularly on Mortimers Lane, Knowle Lane, Lower Upham and the surrounding areas. It was raised that the current road infrastructure is too narrow to accommodate more vehicles.            |
| Construction         | Multiple respondents queried how disruption from the construction would be managed, citing previous projects in the area as not adhering to agreed measures. Noise, dust, construction vehicle disruption, and traffic delays, particularly around service upgrades and roadworks were all noted as potential issues. |
| Consultation process | Respondents expressed dissatisfaction with multiple previous consultations in the area, stating that it feels like their views have not been listened to and that they have little confidence in the process.                                                                                                         |
| Heritage             | One respondent queried how the heritage assets in the area will be preserved.                                                                                                                                                                                                                                         |
| Healthcare           | Multiple respondents expressed concern over the pressure on existing healthcare facilities including GPs and doctors, and how this will be mitigated.                                                                                                                                                                 |
| Housing design       | Respondents queried if the housing design would fit in with the surrounding architecture and heritage of the area.                                                                                                                                                                                                    |
| Housing need         | It was highlighted that there is a perceived lack of demand in the area for new housing.                                                                                                                                                                                                                              |
| Internet connection  | Multiple respondents noted there is poor internet connection in Fair Oak, with enquiries regarding if this can be improved for existing and new residents by the new scheme.                                                                                                                                          |
| Light pollution      | Respondents raised concerns about potential noise and light pollution that could be caused by both the construction phase and the completed development and its impacts on both residents and wildlife.                                                                                                               |
| Management plans     | One respondent queried if the Applicant would be implementing a management plan for how the influx of people and vehicles will be managed, particularly regarding infrastructure and local services.                                                                                                                  |
| Parking              | One respondent raised concerns that narrow roads and lack of parking in the development could force drivers to park on the pavements, which could block access for wheelchair users, buggies, and emergency vehicles. It was expressed that ensuring there is space for visitors to park is important.                |
| Pollution            | One respondent expressed concern that an increase in vehicles from the new residents would create pollution in the                                                                                                                                                                                                    |

|                |                                                                                                                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | development and wider area, even if electric vehicles are used.                                                                                                                                                                                                                                                       |
| Privacy        | Multiple respondents raised concerns that the proximity of new homes to existing properties would result in a loss of privacy for current homeowners.                                                                                                                                                                 |
| Property value | One respondent queried how the applicant plans to mitigate a decrease in property value of existing houses as a result of the proposed development.                                                                                                                                                                   |
| Retail         | Respondents noted that there is a need for further retail and shops to support an increased population.                                                                                                                                                                                                               |
| Highways       | Respondents expressed concerns regarding road safety for pedestrians, cyclists and vehicles, querying what sorts of traffic calming measures will be implemented to tackle this. Further respondents suggested there are not adequate link roads to motorways. Mortimers Lane was flagged as having a speeding issue. |
| Schools        | Multiple respondents raised concerns there is not adequate school provision to support the scheme.                                                                                                                                                                                                                    |
| Sewage         | Respondents raised concerns about the current sewage system being unable to cope with existing demand, let alone with an additional housing development. It was queried how the Applicant plans to handle sewage disposal for the new site.                                                                           |
| Traffic        | Respondents expressed concerns that additional vehicles from the new residents will increase and slow traffic.                                                                                                                                                                                                        |
| Wildlife       | There were concerns that previous developments have reduced local wildlife, contradicting the "nature-led" development claim. It was stated that local deer populations will be impacted by the land's development.                                                                                                   |

## 5. Applicant's Response

- 5.1 Based on the feedback provided during the various consultations for the Mortimers Lane housing scheme, several amendments and considerations can be made to better align the project with the needs and concerns of the community and stakeholders. Below are some key areas where improvements or adjustments that have be made:

### **Public Space Management & Play Areas**

- 5.2 **Cater to All Age Groups:** The Parish Council emphasised the need for play spaces for individuals over 12 years old. Incorporating non-traditional, nature-based play areas or adventure spaces for teenagers, like a pump track or outdoor gym (highlighted in the youth survey), could meet these needs. Areas to allow for these uses been integrated as part of our masterplan and will be further detailed during the Reserved Matters stage.
- 5.3 **Sustainable Public Space Management:** Bloor Homes are committed to engaging with the Parish Council early on regarding the management of public open spaces to align with their preferences and ensure appropriate mechanisms are in any S106.

### **Sustainability and Biodiversity**

- 5.4 **Biodiversity Net Gain:** Green space is a priority for the new development, and a large proportion of the site would be made up of publicly accessible open spaces.
- 5.5 The new homes will be built in line with Bloor Homes' commitment to the 'Homes for Nature' initiative. This aims to harmonise the new homes with natural surroundings, enhance green spaces, and support local communities. Incorporating eco-friendly features like bee-friendly gardens, wildlife boxes, and hedgehog highways into the new development. Additionally, design accessible neighbourhoods with green spaces and walking and cycling routes. Supporting the Government's Future Homes Standard, Bloor is dedicated to building zero-carbon homes by 2025, contributing to a greener future.
- 5.6 Planting new woodlands to exist alongside current mature trees, the creation of a network of green corridors, nature trails and community gardens will cultivate a nature-led scheme. Bloor Homes is committed to achieving a biodiversity net gain through the introduction of attenuation features, wildflower planting, natural play areas and landscaped areas.
- 5.7 The masterplan is being designed to sensitively respond to the edge of settlement location, maximising green, open space and reflecting the character of the surrounding area.

### **Traffic and Highways**

- 5.8 **Traffic and Highways Measures:** Given concerns about speeding on Mortimers Lane, Bloor Homes are working with Hampshire County Council to incorporate traffic calming features such as the clearance of brambles, scrub and low value tree groups to deliver

the footpath connection and to allow for the required visibility splays at the proposed junction. As the 30mph speed limit is currently positioned directly across the proposed site access, the location of the 30mph speed limit will be moved further to the east of the site.

- 5.9 Access to the site is proposed from Mortimers Lane via a newly designed ghost-island priority junction, featuring 3.5-meter-wide through lanes and a 3.0-meter-wide dedicated right-turn lane.
- 5.10 All required highway modifications and visibility splays can be implemented within the Applicant's controlled land or within the boundaries of the adopted highway.
- 5.11 The junction design accommodates 11.2-meter refuse vehicles, allowing them to enter and exit the site while passing a car—these being the largest vehicles regularly accessing the site. Consequently, emergency vehicles, which are typically smaller than refuse vehicles, will also be able to manoeuvre through the junction with ease.
- 5.12 **Parking Solutions:** The proposed development would be designed to meet Eastleigh Borough Council's standards, including width of roads and number of parking spaces.
- 5.13 **Active Travel Improvements:** Proposed improved footpath and cycle path links, not only within the development but connecting to key local amenities, Fair Oak village centre, and South Downs National Park could help alleviate some traffic concerns by encouraging walking and cycling.

#### **Connectivity and Broadband**

- 5.14 **Broadband Infrastructure:** Poor internet connectivity was highlighted as a significant issue. New supplies for electricity, telecommunications, and potable water are proposed to be provided from nearby existing services. When the site design and loadings are fixed suppliers will need to be consulted about whether network reinforcement or upgrades are required to serve the site.

#### **Community Building**

- 5.15 **Community Needs:** The feedback indicated a preference for retail or commercial spaces over additional community facilities. Ensure that any proposed community building has a commercial or retail focus (e.g., cafés, shops) rather than duplicating existing community spaces. The flexible approach to uses being applied for as part of the Outline application will allow for these uses to be delivered and will be further detailed during the Reserved Matters stage.
- 5.16 **Collaboration with Village Hall:** As part of the financial contributions associated with the development, Bloor Homes is happy to explore opportunities for investment in Fair Oak Village Hall subject to compliance with the CIL tests.

#### **Character**

- 5.17 **Maintaining Fair Oak's Character:** Several respondents expressed concerns about losing Fair Oak's semi-rural identity. Bloor Homes intends to design the development in

a way that respects the local architectural styles and heritage, potentially using materials and landscaping that blend with the surrounding environment.

- 5.18 **Heritage Recognition:** Bloor Homes will seek to incorporate elements of the area's history into the development where possible, this could include naming roads after historical figures like the Kingsmill family, to help connect the new development with local heritage but this is a detailed matter for later stages
- 5.19 A Heritage Baseline Assessment has been completed which includes an assessment of Mortimers Farm and East Horton Farm. This assessment will inform the design proposals to ensure the development is appropriate and sensitive to the site's heritage context. Existing trees and proposed development distances mean the development is unlikely to have an impact on any listed buildings. Mortimer's Farm has also recently secured planning permission for alterations, extensions, and conversion of 4 existing barns (including Grade 2 listed Threshing Barn and Granary) to create 4 houses, as well as the construction of 5 new homes with associated parking.

### **Environmental and Water Management**

- 5.20 **Flood Mitigation:** Bloor Homes are engaging with the local authority to assess and address flooding risks, particularly in relation to the local water table. Initial technical assessments have demonstrated that the site has no flooding, drainage, utilities or ground condition constraints that prevent development. The proposals would develop a sustainable drainage strategy that mimics the greenfield runoff patterns using existing surface water drainage corridors and ditches to manage stormwater. This is in accordance with the National Planning Policy Framework;
- Will not be at an unacceptable risk from fluvial flooding or other sources;
  - Will not increase flood risk elsewhere; and
  - Will employ a surface water drainage strategy based on the principles of sustainable drainage.
- 5.21 Therefore, the proposals are considered to fully comply with National, Regional and Local planning policy in respect of flood risk and drainage.

### **Affordable Housing**

- 5.22 **Commitment to Affordable Housing:** Support for 35% affordable housing was noted, but concerns were raised about the housing mix and the inclusion of social housing. The proposals would include a policy compliant proportion of affordable homes. The specific form of affordable housing would be agreed following discussions with Eastleigh Borough Council's Housing Team.

### **Infrastructure Concerns**

- 5.23 **Education and Healthcare:** The proposals could include a multifunctional community hub. The uses of this facility will be shaped through consultation to help meet identified local needs. The development would also be required to make financial contributions towards local public services, which will be agreed in consultation with Eastleigh Borough Council. These contributions take the form of Community

Infrastructure Levy & Section 106 Agreements, and commonly include contributions towards health services, education and highways.

- 5.24 **Sewage and Utilities:** Regarding the community's concerns about sewage capacity. Southern Water has acknowledged network capacity concerns in the local area but has also confirmed that they are responsible for providing any necessary upgrades to support the site if it receives consent.

## 6. Conclusion

- 6.1 The Applicant has undertaken a comprehensive strategy for pre-application consultation with key stakeholders and the local community.
- 6.2 The consultation activities have been informed by local and national policy guidance relevant to the proposed development.
- 6.3 The Applicant has used several methods to ensure that members of the local community and key stakeholders could view the proposals and provide feedback which saw a total of 1.1k unique visitors visited the consultation website with over 2.3k page views throughout the consultation period.
- 6.4 All of the feedback received as part of the consultation has been reviewed, considered and responded to by the applicant.
- 6.5 In summary, the Applicant considers that the engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

## **Appendix 1: Stakeholder Briefing Presentation**

# Mortimers Lane, Fair Oak

Stakeholder briefing

September 2024

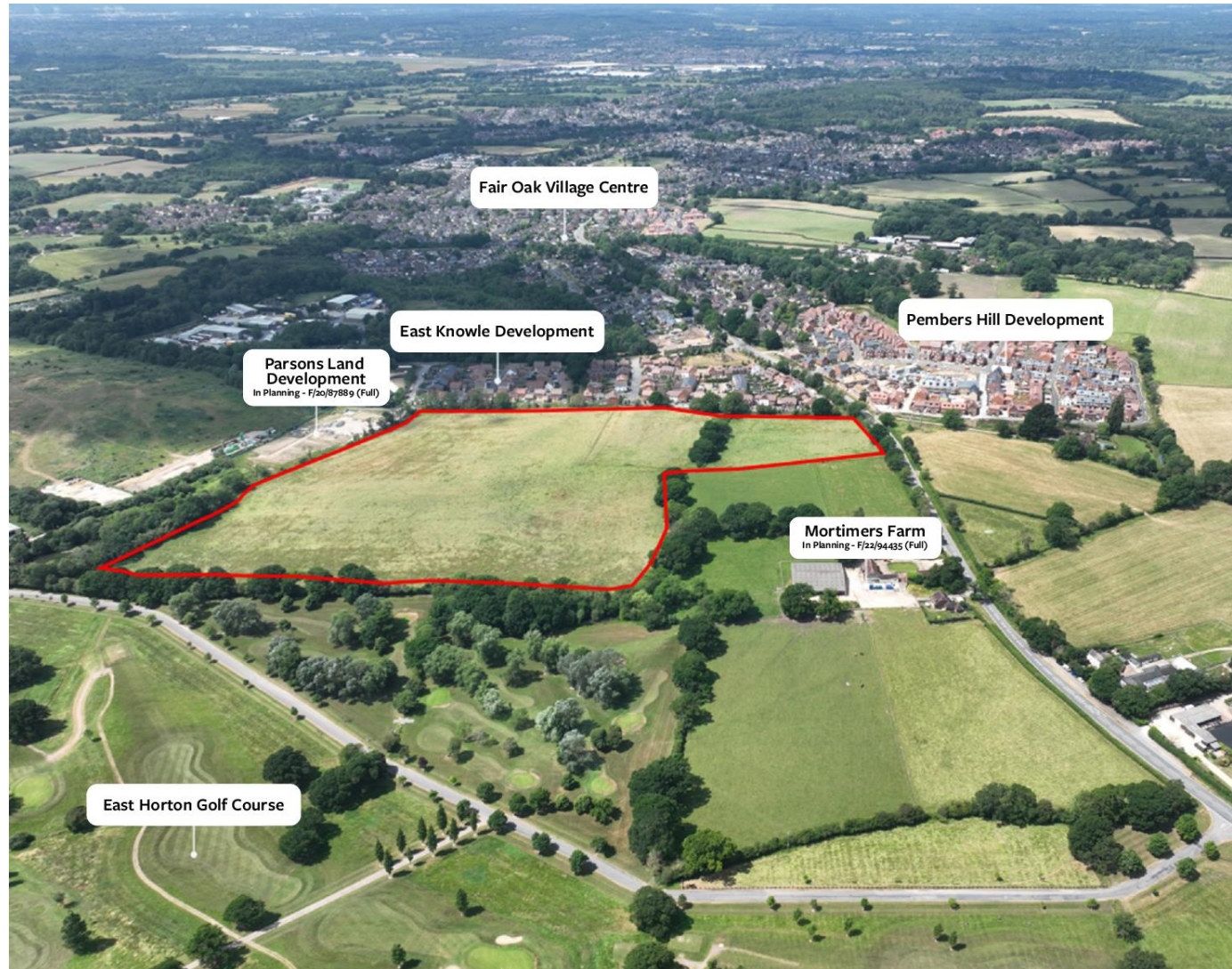
**BLOOR HOMES<sup>®</sup>** **Turley**

# About Bloor

**BLOOR HOMES<sup>®</sup>** **Turley**



# The site



# Concept vision

**BLOOR HOMES<sup>®</sup>** Turley



# The scheme and illustrative masterplan



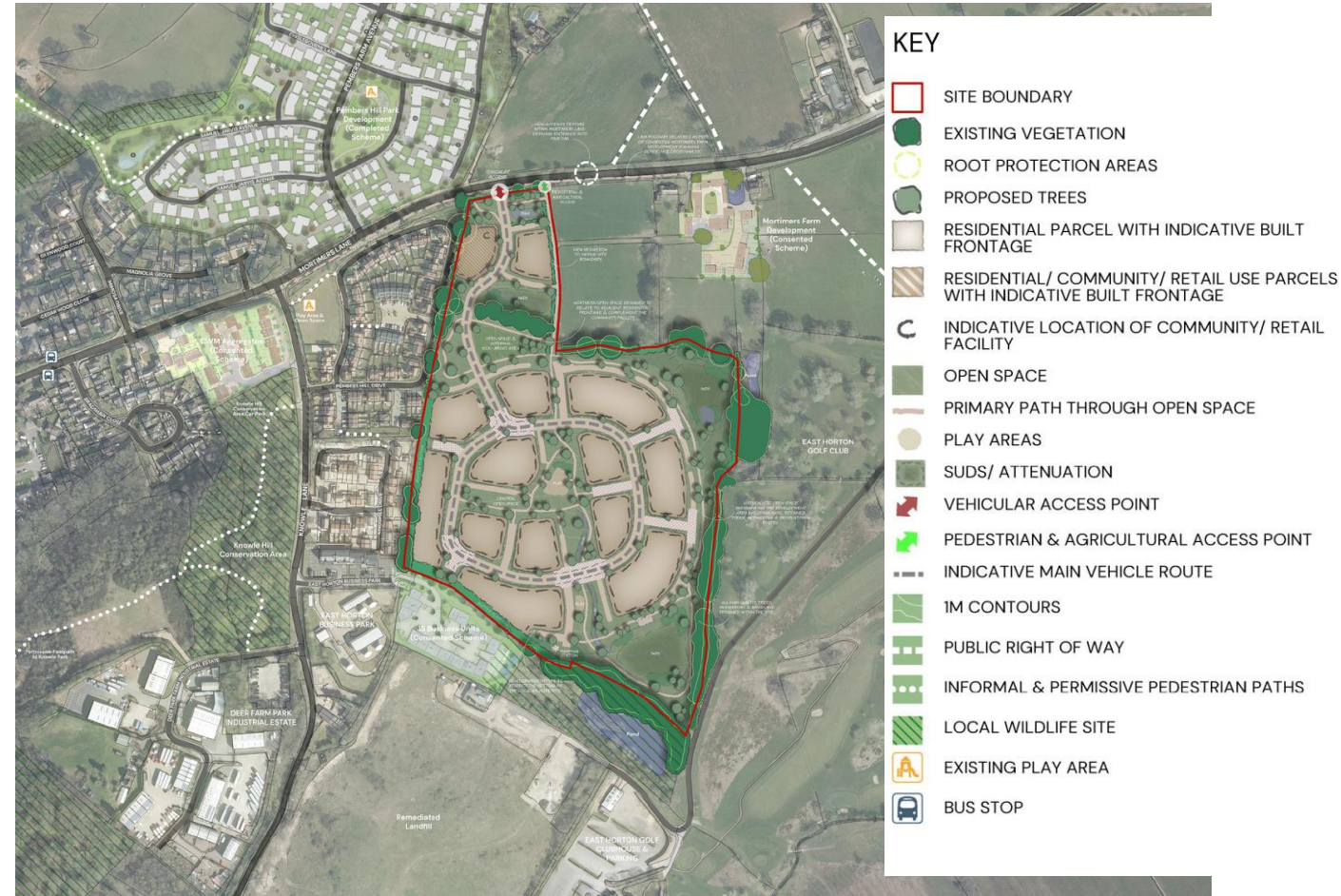
Up to 250 new homes of which 35% will be affordable units



Potential for a community hub with flexible uses



Substantial areas of play and green spaces





Consultation website: [www.mortimerslaneconsultation.co.uk](http://www.mortimerslaneconsultation.co.uk)



Parish council meeting



Promotion of consultation through newsletters, the project website and collaboration with existing local groups including the working group



Key feedback themes



Youth spaces survey

# Questions

Thank you

September 2024

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### KEY

- SITE BOUNDARY
- EXISTING VEGETATION
- ROOT PROTECTION AREAS
- PROPOSED TREES
- RESIDENTIAL PARCEL WITH INDICATIVE BUILT FRONTAGE
- RESIDENTIAL/ COMMUNITY/ RETAIL USE PARCELS WITH INDICATIVE BUILT FRONTAGE
- INDICATIVE LOCATION OF COMMUNITY/ RETAIL FACILITY
- OPEN SPACE
- PRIMARY PATH THROUGH OPEN SPACE
- PLAY AREAS
- SUDS/ ATTENUATION
- VEHICULAR ACCESS POINT
- PEDESTRIAN & AGRICULTURAL ACCESS POINT
- INDICATIVE MAIN VEHICLE ROUTE
- 1M CONTOURS
- PUBLIC RIGHT OF WAY
- INFORMAL & PERMISSIVE PEDESTRIAN PATHS
- LOCAL WILDLIFE SITE
- EXISTING PLAY AREA
- BUS STOP

## **Appendix 2: Consultation Website**

# Mortimers Lane, Fair Oak

Welcome to the Mortimers Lane website, where you can discover details about Bloor Homes' proposals for a residential extension to Fair Oak with supporting services and amenities.

SCROLL DOWN



## Consultation

We have launched a public consultation which is running from 18th July to 8th August 2024 on the plans to deliver:



**Up to 250 new homes of which 35% will be affordable units**



**Potential for a community hub with flexible uses**



**Substantial areas of play and green spaces**

We want your input to help shape our scheme, including your thoughts on the potential uses for the community hub. Some examples could include:



**EV charging spaces**



**Small scale retail opportunities**



**Community services**

Please take part in our community consultation to give your feedback on our plans.

The project presents a significant opportunity to provide considerable benefits for the local residents of Fair Oak and the wider community.