

08 July 2025

Delivered via email

FAO Clare Martin, Eastleigh Borough Council
Eastleigh House, Upper Market Street
Eastleigh SO50 9YN

Dear Clare,

LAND SOUTH OF MORTIMERS LANE, FAIR OAK, APPLICATION REF. O/24/98619

SUBMISSION OF UPDATED APPLICATION DOCUMENTS

On behalf of our client, Bloor Homes Ltd and David Nicholas Mills and Jane Elisabeth Todd (the applicants), please find enclosed a pack of amended plans relating to the application for outline planning permission (ref. O/24/98619) at Land south of Mortimers Lane, Fair Oak.

The Council has requested that the red line for the application be updated to include the offsite highways works, namely the access, visibility splay and cycleway. Whilst the applicants are of the view that this amendment is not strictly necessary, in the interests of seeking to work collaboratively with the Council the applicants have updated the requisite application documents and survey work to include the additional land at the north of the site within the highway.

This amended submission comprises the following documents;

- Updated Certificates;
- Site Location Plan, ref. P25-0002_slp-01 Rev D;
- Development Framework Plan, ref. P25-0002_DFP-01 Rev E;
- Arboricultural Baseline Note, edp, ref. edp7852_r001e;
- Arboricultural Impact Assessment, edp, ref. edp7852_r020c;
- Briefing Note: Nutrient Neutrality, edp, ref. edp7852_r025 ;
- Ecological Assessment, edp, ref. edp7852_r011c;
- Biodiversity Net Gain Assessment (Appendix EDP8 to the Ecological Assessment);

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- Landscape and Visual Addendum , edp, ref. edp7852_r026a;
- Transport and Highways progress Update Note, Glanville, 1 July 2025; and
- Full pack of technical highways drawings, Glanville, ref.
 - 8230679 6103 Rev A – Site Access and Visibility Splays
 - 8230679 6131 – Ditch Bagwork Typical Section
 - 8230679 6132 – Site Access Typical Section
 - 8230679 6107 Rev K – Highway and Cycle Improvements Site 2 GA
 - 8230679 6111 Rev C – Mortimers Lane / Winchester Road Mitigation with HCC Scheme
 - 8230679/6105 Rev H - Proposed Highway and Cycle Improvements Overall General Arrangement

Whilst some of the originally submitted application documents include the former red line on drawings, these documents are not submitted for approval as part of this application. Furthermore, we have reviewed the submission documents with the wider consultant team and can confirm that none of the other assessments would require amendment as a result of the updated red line area as the additional land has no impact on the content of the original assessments.

As required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 under Article 14 Certificate D has been completed on the application form as some small areas of land to the north of the site (within the adopted highway) are unregistered. All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates, but the applicants have been unable to do so. A notice has therefore been published in the Southern Daily Echo (which is circulated in the area where the site is located) advertising the application as of 19 June 2025. A copy of this advert is appended to this letter. In addition we have also served notice on a third party on an adjoining property whose land falls within the updated red line area, within the adopted highway.

For ease of review the following table sets out the changes that have been made to the submission documents.

Document	Amendments/updates
Plans for Approval	Only the Location Plan, Development Framework Plan and Site Access Plan are submitted for 'approval' as the application is in outline form with all matters reserved aside from primary access from Mortimers Lane. Updates to these plans have been provided with this submission, the only changes to these plans relate to the additional red line area within the highways land to the north of the site.
Arboricultural Impact Assessment	Additional tree surveys have been undertaken covering the additional land now included in the red line. A full updated Arboricultural impact assessment setting out the results of these surveys has been provided with this amended plans submission. Masterplanning of the development has been informed by the arboricultural recommendations throughout and resulted in the loss of one category B item, seven category C items, two category U items and the partial loss of one category B item and one category C item. A suitably

	worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees
Ecological Assessments	Updated survey work has been undertaken, including a habitat assessment and bat survey to cover the extended redline. The submitted updated Preliminary Ecological Assessment sets out the results of this additional work. In addition an updated Biodiversity Net Gain assessment has been undertaken and the results provided with this submission.
Highways Matters	Updated plans have been provided showing; Site Access and Visibility Splays, Highway and Cycle Improvements, Site Access Typical Sections and Ditch Bagwork Typical Sections. A technical note has also been prepared which provides a consolidated summary of the current highways and transport position, including an overview of recent engagement with Hampshire County Council and updates on key technical matters such as the Botley Road shared cycleway, RSA responses, and access design confirmations.

Through positive dialogue with the Council officers and consultees, the applicants have now addressed all technical and environmental comments and we look forward to working with officers to determine this application positively in the near future.

Yours sincerely

Claire Hawkes

Associate Director

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