

28 August 2025
Our Ref: 22.1052

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Dear Sir/Madam,

Re: Land North East of Fair Oak: EIA Screening Request

On behalf of our clients, Croudace Homes Ltd ('Croudace') and Highwood Strategic Land ('Highwood'), we are pleased to submit a request for Environmental Impact Assessment (EIA) Screening relating to Land North East of Fair Oak, Eastleigh ('the Site').

This Screening Request concerns a proposed development of up-to a maximum of 3,400 dwellings, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features.

The proposal relates to the Strategic Development Option (SDO) A: North East of Fair Oak, and the 3,400-home figure is derived from the Council's Local Plan Issues and Options consultation, which explores the potential allocation of a suite of SDOs. This public consultation ran from 04 December 2024 and 29 January 2025.

For the avoidance of doubt, an EIA Screening Request is not a planning application. Instead, it is a specific technical process undertaken in circumstances where a large-scale development may take place. It allows the relevant Local Authority, in this case Eastleigh Borough Council, to undertake an initial assessment of whether a potential development is likely to result in significant environmental effects.

The accompanying EIA Screening Request and the attached technical appendices, invite the views of relevant Council officers and consultees to consider the proposals under the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations').

In summary, the proposed development comprises the following:

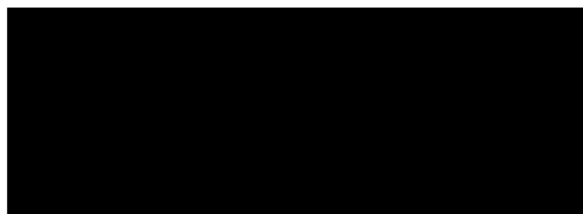
- Up to a maximum of 3,400 homes;
- 35% affordable housing;
- A mixture of house types and sizes;
- Potential for Self-Build and Custom Housebuilding plots;
- Lifetime Homes;
- Primary School with Pre-school;
- Local centre, including a convenience food store;



- Community facilities and infrastructure;
- New allotments;
- Three vehicular access points;
- Providing 10% biodiversity net gain (BNG);
- Public Open Space;
- SuDS;
- Parking provision in compliance with relevant standards; and
- Building design and sustainability measures.

We look forward to engaging with the Council in relation to the above and to receiving the Authority's formal Screening Opinion.

Yours sincerely



Chris Roberts
Associate Director