

Fair Oak and Horton Heath Parish Council

Formal Response to Scoping Request – Planning Application V/25/100369

To: Eastleigh Borough Council Planning Department

Date: 19 November 2025

Dear Planning Officer,

Fair Oak and Horton Heath Parish Council has reviewed the scoping request for planning application **V/25/100369** and wishes to formally respond with the following position:

Recommendation for Full Environmental Impact Assessment (EIA)

The proposed development of up to 3,400 homes represents a major urban extension with wide-ranging environmental implications, including significant land take, changes to landscape character, and potential cumulative effects with other strategic sites. The Parish Council strongly recommends that a full Environmental Impact Assessment be required for this proposal proportionate to the size and complexity of the scheme and aligned with national and local policy objectives, and must consider the following:

- **Environmental Sensitivity**

The site is located in an ecologically sensitive area, adjacent to Ancient and Semi-Natural Woodland and SINC's, and in proximity to the South Downs National Park. It is also hydrologically linked to the River Itchen SAC, a designated European site. The EIA must therefore consider potential impacts on these assets and ensure that drainage and water management are integrated from the outset of master planning to avoid adverse effects on habitats and species.

- **Agricultural Land and Soil Quality**

The surrounding landscape near Fair Oak and Lower Upham is highly sensitive due to its rural character, open agricultural fields, and long-distance views that define the area's visual quality. Development here risks significant change to the existing countryside setting, impacting local landscape character and visual amenity. The EIA should include a Landscape and Visual Impact Assessment to address these potential effects and ensure compliance with Local Plan policies on landscape protection

- **Cumulative Infrastructure Pressure**

The proposal must be considered alongside other significant developments (e.g., Boorley Park, Pembers Hill, Crowdhill Green, One Horton Heath), which collectively strain local infrastructure including healthcare, education, utilities, and emergency services.

- **Transport and Access**

While the current proposal omits the link road (Policy S6) in line with the Inspectorate's recommendation, this raises new concerns about traffic and infrastructure sustainability. The proposed development will have significant implications for transport and access, placing pressure on Mortimers Lane, Winchester Road (B2177), and the A335 corridor, with a high risk of congestion at key junctions and routes into Eastleigh, Bishopstoke, and Horton Heath. Strategic routes to the M3 and M27 may also be affected, as these already operate near capacity. The EIA must include a comprehensive Transport Assessment and a clear mitigation strategy prioritising sustainable transport in line with NPPF requirements.

- **Planning History**

The EIA should explicitly address the environmental and sustainability concerns identified in the Planning Inspectorate's previous refusal of a Strategic Growth Option in this area (2020), including robust assessments of ecological impact, flood risk, landscape sensitivity, and transport sustainability.

- **Water Resources and River Itchen**

The Environmental Impact Assessment must specifically address potential impacts on local water resources, particularly the River Itchen, a primary source of drinking water and a designated chalk stream of high ecological value.

The cumulative effects of a development of this scale must be rigorously assessed in accordance with **Schedule 4 of the EIA Regulations 2017**, including risks to river flow, groundwater levels, and water supply infrastructure. The EIA should include:

- Hydrological modelling under normal and low-flow scenarios
- Consideration of climate change impacts
- Evaluation of ecological consequences for sensitive habitats and species
- Mitigation measures such as water efficiency strategies, ecological flow thresholds, and adaptive monitoring should be embedded within the **Environmental Management Plan (EMP)** and **Construction Environmental Management Plan (CEMP)**. These steps align with the Government's EIA Scoping Handbook and best practice guidance from IEMA and UNECE, ensuring sustainable development that safeguards community needs and environmental integrity.

- **Flood and Water Management**

The Parish Council agrees with the comments provided by the Flood and Water Management team. We support the requirement for a comprehensive Flood Risk Assessment and detailed drainage strategy.

Reference to Previous Response

This position is consistent with the Parish Council's original response to planning application **V/25/99987** submitted in **September 2025**, which raised similar concerns regarding environmental impact, infrastructure capacity, and transport sustainability.

We request that Eastleigh Borough Council ensures these issues are fully addressed in the scope of the Environmental Statement and that Fair Oak and Horton Heath Parish Council is kept informed throughout the EIA and planning process.

Yours sincerely,

Andy Lowe

A J Lowe
Executive Officer
Fair Oak and Horton Heath Parish Council