

Tuesday, 2 December 2025

**BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA
COMMITTEE**

will meet on

Wednesday, 10 December 2025

beginning at

6:30 pm

in the

**Woodland Community Centre, 55 Savernake Way, Fair Oak, Eastleigh, SO50 8DH –
directions SO50 7FA**

TO: Councillor Louise Parker-Jones (Chair)
Councillor Gin Tidridge (Vice-Chair)

Councillor Steven Broomfield
Councillor Karen Caws

Councillor Nicholas Couldrey
Councillor Michelle Marsh

Staff Contacts: Catherine Collins, Democratic Services Officer Tel: 07818
800641; Email: catherine.collins@eastleigh.gov.uk

Kitty Budden, Lead Local Area Manager Tel: 07920 013647;
Email: kitty.budden@eastleigh.gov.uk

JOANNE CASSAR
Service Director – Governance and Support (Monitoring Officer)

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as well as in other formats.

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and on individual agenda items at the time the item is discussed. To register please
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Please note that Councillors will be using tablet devices to access meeting papers.

AGENDA

1. Apologies

2. Public Participation

You can submit questions in advance of the meeting to the following email address: democratic.services@eastleigh.gov.uk. The deadline for submissions is **12pm on Tuesday 9 December 2025**. Please let us know if you wish to attend the meeting.

3. Declarations of Interest

Councillors are invited to declare interests in relation to items of business on the agenda. Any interests declared will be recorded in the Minutes.

4. Minutes (Pages 5 - 8)

To consider the Minutes of the meeting held on 25 June 2026.

5. Chair's Announcements

6. Financial Report (Pages 9 - 20)

7. Presentation on Planning Guidelines

8. Planning Application - Land south of Mortimers Lane, Fair Oak - O/24/98619 (Pages 21 - 64)

Outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) at land south of Mortimers Lane, Fair Oak, and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane. (O/24/98619).

9. Planning Appeals

The Committee will be asked to note:-

(a) that the following appeals have been lodged:-

The Log Cabin, Hillview Manor Park, Winchester Road, Fair Oak, SO50 7HD

Appeal against the Council's refusal of planning permission for the erection of a dwelling to replace an existing mobile home. (F/24/97740).

This was a delegated decision.

(b) that the following appeals have been dismissed:-

Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Appeal against the Council's refusal of planning permission for prior approval for agricultural access from Pembers Farm Avenue. (PN/23/96630).

This was a Local Area Committee decision. There was no costs application

DATE OF NEXT MEETING
Wednesday, 21 January 2026 at 6:30 pm
In the Woodland Community Centre, 55
Savernake Way, Fair Oak, Eastleigh, SO50
8DH – directions SO50 7FA

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BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA
COMMITTEE

Wednesday, 25 June 2025 (6:30 pm – 6:47 pm)

PRESENT:

Councillor Parker-Jones (Chair); Councillors Tidridge, Broomfield, Caws and Couldrey

Apologies for absence were received from Councillor Marsh

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

190. PUBLIC PARTICIPATION

There was no public participation on this occasion.

191. DECLARATIONS OF INTEREST

There were no declarations of interest in relation to items of business on the agenda.

192. MINUTES

RESOLVED -

That the Minutes of the meeting held on 12 March 2025 be confirmed by the Chair as a correct record.

193. CHAIR'S ANNOUNCEMENTS

The Chair recorded the Bishopstoke, Fair Oak and Horton Heath Local Area Committee's (BIFOHH LAC) thanks to the former clerk of Fair Oak and Horton Heath Parish Council and wished her well in her new role. The Chair informed the BIFOHH LAC that she had been invited to meet with the new clerk in September when he was due to take up his role.

The Chair informed the Committee that the Hampshire County Council executive member had approved the cycling and walking improvements on several roads in Fair Oak, including Mortimers Lane

194. FINANCE MONITORING REPORT

Consideration was given to the report of the Lead Local Area Manager (Agenda Item 6) that contained recommendations for expenditure from the Committee's budget and developer contributions.

Councillor Tidridge requested whether it would be possible to work with the parish councils and Eastleigh Borough Council to ensure that bins provided by each council were labelled with their details so that there was no confusion for members of the public on who to contact for each bin.

Councillor Caws queried whether they could propose water harvesting in more areas.

The Chair suggested that both the above points were taken to a local area meeting in the future for further discussion.

The Chair informed the Committee that communication had been received from Rev Wise highlighting that, despite disappointment, he understood the necessity to reallocate the funds

The Chair thanked all involved with the reallocation of New Homes Bonus from the St Pauls project to the Bishopstoke memorial hall project for all their work.

Councillor Broomfield thanked the Local Area Manager for all her work on the budget and developer contributions and spends spreadsheet.

RESOLVED –

That the Committee:

- (1) Formally allocated £266,501.32 towards the Lapstone Playing Fields project;**
- (2) Approved the allocation of £1,335 from the Bishopstoke, Fair Oak and Horton Heath (BIFOHH) Local Area Committee (LAC) public art fund towards the Memorial Hall Hoarding Art project;**
- (3) Allocated £1,240 in developer contributions for pathway improvements from The Beeches to Knowle Park;**
- (4) Reviewed and commented on expenditure of £1,440 towards bin infrastructure in the local area;**
- (5) Approved the allocation of £6,885 in developer contributions to support the Knowle Park Orchard Infrastructure;**
- (6) Allocated £27,781.64 in developer contributions towards the Knowle Park bridge and pathway repair;**
- (7) Allocated £109,830.70 in developer contributions towards the Pembers Play Area;**
- (8) Approved the allocation of £4,140 in developer contributions towards water harvesting;**
- (9) Approved the allocation of £27,308 in developer contributions towards a new roof and solar panels for Fair Oak Library;**

- (10) Allocated £76,000 in developer contributions towards a new play area in Knowle Park;
- (11) Allocated £43,388.97 in developer contributions towards the Bishopstoke beach project;
- (12) Allocated £10,600.51 in developer contributions for the Bishopstoke Cemetery boardwalk;
- (13) Approved the allocation of £10,000 in developer contributions to fund the new water supply at Underwood Road allotments;
- (14) Noted the reallocation of New Homes Bonus from the St Pauls project to the Bishopstoke memorial hall project;
- (15) Allocated £12,000 in developer contributions to Bishopstoke Village Trails; and
- (16) Approved the allocation of £13,424 towards Maps and Play area notice Boards in Bishopstoke.

195. APPOINTMENTS TO OUTSIDE BODIES

The Committee considered the report of the Local Area Manager (Agenda Item 7) concerning appointments to regulatory panels, other groups and outside bodies.

RESOLVED –

- (1) That the Bishopstoke, Fair Oak and Horton Heath Local Area Committee made the following appointment to the following Outside Bodies for the 2025/26 municipal year:

i. Twynams Charities – Councillor Gin Tidridge

- (2) That the nominations for 2025/26 municipal year appointments to regulatory panels and other groups as set out in the table below were **APPROVED**:

Regulatory Panels	Councillor Nominations for 2025-26
Licensing – to deal with issues not covered by the Licensing Act 2003 or the Gambling Act 2005	All members of the Committee to be appointed to a pool from which any three can be selected.
Licensing Panels as appointed by full Council for the purposes of the Licensing Act 2003 or the Gambling Act 2005	Cllr N Couldrey; Cllr G Tidridge; Cllr K Caws

196. PLANNING APPEALS

The Committee was asked to note:-

- a) that the following appeals had been lodged:-

Stroudwood Nursery, Stroudwood Lane, Lower Upham

Appealed against the Council's refusal of planning permission for 1no. industrial storage building and associated yard (Use Class B8), following demolition of existing barn. (F/25/98967).

This was a delegated decision.

- (b) that the following appeals had been dismissed:-

Old Oak Farm, Winchester Road, Fair Oak, SO50 7HD

Appealed against the Council's refusal of planning permission for removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage. (F/23/96082).

The application for an award of costs was allowed.

This was a delegated decision.

RESOLVED -

That the appeals be noted.

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA COMMITTEE

Wednesday, 26 November 2025

FINANCE MONITORING REPORT

Report of the Local Area Manager

Recommendation(s)

It is recommended that the Committee:

- (1) **Allocates £35,231 in developer contributions for pathway improvements to New Century Park.**
- (2) **Allocates £5,874.99 in developer contributions to Fair Oak & Horton Heath Parish Council for the renovation of the Lapstone Pavilion entrance hall and stairwell and Wyvern FC Football Goals**
- (3) **Allocates £2,296.48 in developer contributions for improvements to the scorers room at the Lapstone Pavilion**
- (4) **Allocates £40,385.11 in developer contributions for a public art installation at Pembers**
- (5) **Allocates £68,878.82 in developer contributions for a public art installation at Stoke Common Park.**
- (6) **Allocates £2,038 from the BIFOHH revenue budget to fund an accessible gate at The Manor.**
- (7) **Notes the expenditure of £575 towards bin infrastructure in the local area.**

Summary

This report set out the allocation of developer contributions towards local infrastructure to meet local need.

In addition, the report identifies projects that will address identified community priorities that require funding following discussions with local stakeholders, Councillors and specialist staff. The recommendations are to be funded using developer contributions.

Statutory Powers

Strategic Implications

1. The identified project will assist the Council in achieving its corporate aims set out in the Corporate Plan 2023-2026. The project is in line with a Local First approach as it reflects local need.

New Century Park Pathway Improvements

2. Fair Oak and Horton Heath Parish Council (FOPC) has requested a grant of £35,231 to improve the pathways around New Century Park to make the open space more accessible for all.
3. Due to the high footfall in this destination park, which features a Splashpad, Café, play area, and extensive outdoor spaces, the existing pathways require professional upgrading to meet the needs of all visitors. Currently, the paths are not suitable for wheelchair users, an accessibility gap that must be addressed to ensure inclusivity.
4. Upgrading to hoggins or bound gravel pathways offers several benefits: these surfaces are cost-effective, attractive, and naturally permeable, reducing surface water runoff and supporting sustainable drainage. Their natural appearance blends well with the park's landscape, and when professionally installed, they provide a smooth, stable surface suitable for wheelchairs and pushchairs, enhancing accessibility for everyone. Additionally, these materials are low-maintenance and environmentally friendly, making them ideal for high-traffic public spaces.
5. Given the volume of visitors, the pathway works will be completed by external contractors and overseen by a consultant to ensure durability and compliance with accessibility standards.
6. FOPC has committed £10,000 towards the project and is seeking an additional £35,231 to fully support the delivery of the scheme.
7. It is recommended that the Committee approves the allocation of the following developer contributions to fund the proposed works.

No.	Agreement	Contribution site and date of receipt	Amount
808	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 05/07/2018	£21.40

792	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 03/04/2018	£21.58
773	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 15/01/2018	£21.70
755	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 11/10/2017	£21.84
741	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 13/09/2017	£21.88
727	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 10/08/2017	£21.93
709	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 30/05/2017	£22.04
698	X/13/72016	Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath 20/04/2017	£22.10
575	F/15/76730	Regal Homes, 345 Fair Oak Road, Fair Oak 30/11/2015	£37.43
396	F/11/70160	Ibex Land & Property Ltd, Woodlands Cottage, Botley	£113.61

		Road, Horton Heath	
438	F/14/73968	Mrs M Cordell, St Martins, Botley Road, Horton Heath 15/04/2014	£149.34
97	F/07/61590	Watercroft homes, Land adj to 48 Sandy Lane 03/01/2008	£185.98
9	37458	August homes, rear of Edenfield, Botley Road 09/10/2001	£194.48
87	F/07/60191	Miss Foreman: 345 Fair Oak Road 25/07/2007	£244.76
499	F/14/75053	S Gent & D Fernandes, 39 Witt Road, Fair Oak 07/10/2014	£299.58
16	19086/4	Drew Smith Refurbishments, land adj 40 Trafford Road 11/07/2002	£300.56
59	F/06/56490	Mr Stride: Land adj 1 Sandy Lane, Fair Oak 05/05/2006	£440.33
76	F/06/58673	Mr & Mrs Vince Land adj 9 Dell Close 19/01/2007	£608.73
58	F/04/52544	Foreman homes ltd, land fronting Nakururoot,	£681.42

		Botley Road 07/04/2006	
15	19086/4	Drew Smith Refurbishments, land adj 40 Trafford Road 11/07/2002	£731.34
83	F/07/59834	Mrs Gulland: Le Fral, Botley Road 06/06/2007	£774.14
85	F/07/60167	Mr Stride: 1 Sandy Lane, Fair Oak 13/07/2007	£876.63
133	F/07/60603	Mr A Page & Mrs T Morse, 96a Sandy Lane 01/09/2009	£1,505.93
77	F/06/58673	Mr & Mrs Vince Land adj 9 Dell Close 19/01/2007	£1,750.73
67	F/06/57127	Mr Cooper 417 Fair Oak Road 10/07/2006	£3,068.85
421	F/13/72880	Angus Rooms, 141 Sandy Lane, Fair Oak 25/02/2014	£6,273.61
657	F/11/68419	Ross Emery, Glen Farm, Stroudwood Lane	£7,601.51
620	F14/74620	First Wessex, Land North Pyle Hill House, Winchester Road, Fair Oak	£9,217.57

Fair Oak Cricket Club Lapstone Pavilion Renovation and Wyvern FC Football goals

8. Fair Oak Parish has thriving and highly successful cricket and football clubs. They provide wonderful opportunities for all ages and genders, including disabled athletes, which in turn is beneficial for the mind, body, and soul of residents. Both clubs have received funding in the past but continue to be ambitious and this ambition is fully supported by the Parish and Borough Council.
9. The cricket club uses Lapstone Pavilion and has done much to improve the interior with some previous funding for materials from the Parish Council and providing labour free of charge not its membership. The interior of the pavilion is now much improved and there is a requirement to complete the entrance hall and stairwell, plus a small room on the first floor, to the level of the remainder of the renovated spaces. The estimated cost is £3,266.19.
10. Following the recent upgrades to the Lapstone pitches, it was not known if adding the second cricket pitch would allow room for a third football pitch. Following advice and inspection from the Council, there is room for a third football pitch and there is very much a requirement for this third pitch to be re-instated to meet Wyvern FC's demand. What is lacking for the additional football pitch is a set of goals as the previous pitch had fixed goal posts and mobile posts are now required. The Council's Leisure Services Manager has estimated the costs of the goals to be £3,808.80 (incl VAT). An application to the Football Foundation (FF) will be made. It is assumed that £1,200 FF funding is granted, and therefore the cost for the goals is reduced to £2,608.80.
11. It is recommended that the Committee approves the allocation of the £5,874.99 from the following developer contributions to fund the proposed works.

No.	Agreement	Contribution site and date of receipt	Amount
1067	O/15/77190	Pembers LLP, Pembers Lane, Fair Oak 20/09/2021	£5,874.99

Fair Oak Cricket Club refurbishment of the scorer room

12. The Local Area Committee has been approached by Fair Oak Cricket Club who have requested funding for improvements to the scoring room.

13. Part of the loft space of the Pavilion has been converted to be used as a scoring and storage room. The club have funded the structural design, carpentry and plumbing modifications as well as the brickwork. This has cost the club £10,000.
14. The club are requesting a grant of £2,296.48 to complete the work.
15. It is recommended that the Committee approves the allocation of £2,296.48 from the following developer contributions to fund the proposed work.

No.	Agreement	Contribution site and date of receipt	Amount
1067	O/15/77190	Pembers LLP, Pembers Lane, Fair Oak 20/09/2021	£2,296.48

Pembers Hill Public Art

16. The section 106 agreement for the Pembers Hill development on Mortimers Lane allocated funding for public art to be installed on site. With the formal approval of these funds the Council's public art officer can commence with public consultation. The Council will work collaboratively with the Parish Council who will be installing the play area in the open space in the centre of the development.
17. It is recommended that the Committee approves the reallocation of £38,632.28 In developer contributions from the BIFOH Public Art Strategy fund, which were from the Pembers Hill development, as well as allocate £40,385.11 from the developer contribution listed below.

No.	Agreement	Contribution site and date of receipt	Amount
1068	O/15/77190	Pembers LLP, Pembers Hill Farm, Fair Oak 20/09/2021	£40,385.11

Stoke Common Park Public Art

18. Stoke Common Park opened to the public in July 2025 as a Suitable Alternative Natural Greenspace (SANG). Located in the northeast of Bishopstoke, this 21-hectare site has been transformed into a tranquil parkland with magnificent views.
19. The project will deliver one of the priority projects described in the public art vision for BIFOHH:

Meeting points – *enhancing public open spaces with commissioned play equipment, seating, shelters and focal points could make them more appealing to residents and visitors.*

20. The Brief will highlight a core theme within the vision:

Biodiversity and Ecology – *Both Parishes are semi-rural with a rich ecology of flora and fauna. There are numerous opportunities to be in nature, explore and learn more about the natural world.*

21. The draft Vision Brief and artist selection process will be agreed by the BIFOHH Public Art Steering Group. The Public Art Officer will research suitable artists to approach for the piece and, with agreement from the steering group and LAC, will contact 5 artists sharing the brief and budget.
22. It is recommended that the Local Area Committee allocate £68,878.82 in public art developer contributions to fund a piece of public art for the focal point at Stoke Common Park.

No.	Agreement	Contribution site and date of receipt	Amount
1162	F/16/79704	Foreman Homes, Land at Hammerley Farm 27/09/2022	£9,218.74
1031	F/15/77500	Foreman Homes, Land to West of Hammerley Farm 12/03/2021	£13,532.60
1166	F/19/85028	Vistry Homes, Land Adj St Swithun Wells Church,	£18,779.13

		Allington Lane 08/11/2022	
1039	F/17/82099	Persimmon Homes, Land to North of Mortimers Lane 31/03/2021	£13,827.80
882	F/17/82099	Persimmon Homes, Land to North of Mortimers Lane 31/07/2019	£13,520.55

Accessible gate at The Manor

23. A kissing gate, repurposed from another site, was installed at the pedestrian entrance to The Manor. However, the gate is not accessible for all. An assessment was carried out to determine whether it could be modified and retained, but this was found to be unfeasible.
24. It is recommended that the local area committee allocate £2,038 from their revenue accounts to fund a replacement gate.

Bin Infrastructure

25. This Committee maintains a fund for the replacement of existing bins and the installation of new bins across the local area to respond to requests as they are received.
26. A bin installed by a developer at St Swithun Wells was not fit for purpose with an open top design and limited capacity. It was requested that this bin was replaced by a standard dual waste bin.
27. The LAC received a request from a local business owner to move a waste bin from the very front of his property a short distance away on the other side of the parking area. As our waste bins are 'dual waste' it means dog walkers are disposing of dog waste right outside a takeaway which is not pleasant for customers. The cost to move this bin and replace the St Swithun Wells bin is £575 and will be funded by the BIFOHH bins capital account.

Financial Implications

28. There are no identifiable, significant financial risks attached to these proposals and all the recommendations can be funded through the Committee's available developer contributions.

Risk Assessment

29. The recommendations within this report carry a low to moderate risk to the Council. The recommendations above are designed to improve and enhance community infrastructure, which should they be left to deteriorate, they become an increased risk physically but also reputationally, which could also lead to an increased financial burden.

Equality and Diversity Implications

30. An Equality Impact Assessment has not been carried out for this report, as the projects are designed to be inclusive, however, separate further consideration of the inclusivity and accessibility aspect will be conducted as part of all the above projects. Partners must meet their own obligations and complete their own assessments for any projects they complete.

Climate Change and Environmental Implications

31. None of the proposals within this report will lead to increases in greenhouse gas / CO₂, or damage ecology or the environment.
32. The improvements to New Century Park paths will encourage walking, healthier lifestyles and make the area more accessible for all.
33. The provision of bin infrastructure contributes positively to the local environment through improving the appearance and function of spaces encouraging residents to spend time outside and keeping areas clear of litter.

Conclusion

34. The recommendations contained in this report are now submitted for Councillors' final approval and are to be funded from the Local Area Committee's developer contributions and capital accounts.

BECKY WISEMAN
ASSISTANT LOCAL AREA MANAGER

Date: 26/11/2025
Contact Officer: Becky Wiseman
Tel No: 02380688036
e-mail: becky.wiseman@eastleigh.gov.uk
Appendices Attached: 0

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

None.

Glossary of Terms

EBC – Eastleigh Borough Council

FOPC – Fair Oak Parish Council

LAC – Local Area Committee

FF – Football Foundation

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Agenda Item 8

BFOHH – Bishopstoke, Fair Oak and Horton Heath Local Area Committee
Wednesday 10 December

Application Number: O/24/98619
Case Officer: Clare Martin
Received Date: Tuesday 10 December 2024
Site Address: Land south of Mortimers Lane, Fair Oak
Applicant: Bloor Homes Ltd and David Nicholas Mills and Jane Elisabeth Todd
Proposal: Outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane.

Recommendation: Subject to:

- 1.) Completion of a legal agreement securing the following planning obligations or financial contributions:
 - 35% of dwellings to be provided as affordable housing
 - Off-site highway works
 - On site Public Open Space and Play Area Provision
 - Off-site Public Open Space provision
 - Community infrastructure
 - Health facilities
 - Secondary education
 - Public art
 - Travel plan
 - Provision of mobility hub
 - Improvement to Public Right of Way
 - Biodiversity Net Gain Monitoring fee
 - Nitrates and phosphates mitigation
 - S106 monitoring fees
- 2.) Consideration of Natural England's comments on the Habitat Regulations Assessment, including any subsequent additions or amendments to conditions or planning obligations.

Then delegate to the Planning Manager and Chair of BIFOHH Local Area Committee for **PERMISSION** subject to the following conditions and informatives.

CONDITIONS:

1 Approved Plans

The development hereby permitted shall be implemented in accordance with the following plans referenced:

- Site Location Plan – P25-0002_SLP-01 Rev D
- Development Plan Framework – P2-0002_DFP_01 Rev E
- Site Access Visibility Splays – 8230679/6103 Rev O
- Site Survey – 01MK001 (sheets 1 - 6)

Reason: For the avoidance of doubt and in the interests of proper planning

2 Reserved Matters

No development shall start until details of the:

1. layout of the site,
2. scale of the buildings,
3. external appearance of the buildings,
4. landscaping of the site

[hereafter called "the reserved matters"] have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within two years of the date of this permission. The development shall accord with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3 Implementation timeframe

The development hereby permitted shall begin either:

1. No later than the expiration of two years from the date of this permission or
2. No later than the expiration of one year from the date of approval of the first of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4 Construction Environmental Management Plan (CEMP)

No demolition, construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

1. Means of access for construction work;
2. A programme and phasing of the demolition and construction work, including roads, landscaping, open space and mobility hub;
3. Location of temporary site buildings, parking for site operatives and visitors, compounds, construction materials, plant storage areas;
4. Vehicle tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site and management of construction traffic and access routes;
5. Measures to prevent mud and dust on the highway during construction, including wheel washing facilities;

6. Safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site and temporary drainage details, during the construction period;
7. A scheme for controlling noise and vibration impacts (including any piling) on noise sensitive properties from site preparation and construction activities;
8. Provision for storage, collection, and disposal of rubbish from the development. No burning of materials obtained by site clearance or any other source shall take place;
9. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
10. Temporary lighting;
11. Protection of all biodiversity interests during construction, including precautionary working methods for protected species. Provision of protected species and habitat mitigation training for all site operatives.

Reason: To limit the impact the development has on the amenity of the locality and highways and biodiversity during the construction process. In accordance with Policies DM1, DM8, DM11 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

5 Contamination Land – Site Investigation and Remedial Works

No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a. A Report of a Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation (Desk study report by Geo-Environmental (dated 14/11/2024 – Ref:GE21215/DSRv1.1/NOV24)) and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the LPA;
- b. if required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

6 Contamination Land – Verification Scheme

The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 5b that any remediation scheme required and approved under the provisions of condition 5b has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by

Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a) a description of the site and its background, and summary of relevant site information;
- b) a description of the remediation objectives and remedial works carried out;
- c) verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc;
- d) certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5b.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

7 Arboricultural Method Statement and Tree / Ecological Protection Plan

Notwithstanding the submitted information, no development related works shall commence until a detailed Arboricultural Method Statement and Tree / Ecological Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall accord with British Standard (BS:5837:2012 Trees in Relation to Design, Demolition and Construction) and be extended to include areas of retained habitats and new planting where soil needs to be protected from construction impacts. The approved documents shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees and ecology which form an important part of the amenity of the locality, in accordance with Policies DM1 & DM11 of the Eastleigh Borough Local Plan (2016-2036).

8 Tree Loss and Replacement

The tree losses shall be limited to those identified in the Arboricultural Impact Assessment (Highways Access), reference edp7852_r020c. No development related works shall commence until a Tree Replacement Plan (in general accordance with the Council's Trees and Development Supplementary Planning Document) has been submitted to and approved in writing by the Local Planning Authority. The approved Tree Replacement Plan shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

9 Archaeology - Written Scheme of Investigation

No development shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance

with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches located across the whole of the proposed development area to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.

Reason To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

10 Archaeology - Programme of Archaeological Mitigation

No development shall commence until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been first submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate for the impacts associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

11 Surface Water Drainage Scheme

No development shall begin until a sustainable drainage system for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

1. A technical summary highlighting any changes to the design from the flood risk assessment.
2. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
3. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
4. Evidence that urban creep has been included within the calculations.
5. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
6. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
7. A SuDS layout including three forms of naturalised filtration processes within the treatment train to ensure no pollutants leave the site;
8. Cross sections of each drainage feature and associated landscaping.
9. A timetable for the SuDS implementation and a management / maintenance plan for the lifetime of the development. Details shall include arrangements for adoption by any public body or statutory undertaker, or any other arrangements, to secure the effective operation of the sustainable drainage system and to maintain operational water quality throughout its lifetime.

The development shall be carried out in accordance with the approved details.

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

12 Drainage Verification

Prior to the occupation of the first dwelling, a drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall be prepared by the installers of the drainage system confirming the drainage has been built in accordance with the approved details.

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

13 Levels

No development shall commence until levels details have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land. The development shall be carried out in accordance with the approved details.

Reason: To limit the impact the development has on the locality and to ensure a high quality design in the interest of visual and residential amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

14 External Materials

No development shall commence above damp proof course until full details of the external materials to be used in the buildings and hard surfacing (including samples where requested by the Local Planning Authority) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

15 Landscaping

No development shall commence above damp proof course until a landscaping scheme and planting specifications have been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including trees, planting, hard surfacing and boundary treatments). The scheme shall include:

1. A minimum 20m development free buffer of naturalised habitat to be provided adjacent to the Knowle Lane SINC and a minimum 10m buffer to watercourses and retained perimeter habitats. The perimeter habitats

- buffer shall be enlarged to include the extent of the tree canopies plus an allowance for future tree growth.
- 2. Reinforcement of the vegetation on the north and eastern site boundaries close to Mortimers Farm
- 3. Timings for planting
- 4. The management and maintenance arrangements.
- 5. Details of how the scheme accords with Southampton Airport safeguarding advice note 3 – Wildlife Hazards
(<https://www.aoa.org.uk/policy-campaigns/operations-safety/>)

The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the locality, to safeguard the amenities of neighbouring residents, protect the setting of Mortimers Farm Grade II Listed Building, to promote biodiversity and to protect and enhance the designated habitats within the SINC and meet Airport safeguarding standards. In accordance with Policies DM1, DM11 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

16 Environment Management Plan

The development shall accord with the Ecological Appraisal (by Edp, dated July 2025 ref:edp7852_r011c). No development shall commencement above damp proof course until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) Full specification of ecological enhancements, location plans and timescales for implementation;
- b) Details of any external lighting, which shall be designed to conform with the guidelines set out in Guidance Note 08/23 'Bats and Artificial Lighting at Night' (ILP, 2023), or any relevant update.
- c) Shading assessment to ensure there are limited shading impacts from the development on the retained and created habitats.

The development shall accord with the approved details.

Reason: To ensure suitable biodiversity enhancements, avoid lighting impacts on bats and avoid shading impact on retained habitats, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

17 Biodiversity gain strategy and metric

Notwithstanding the submitted details, the development shall not commence until an updated biodiversity net gain strategy and metric has been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate a 10% biodiversity net gain in all categories and secure a 10m riparian corridor. The development shall accord with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be

implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

18 Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

19 Implementation of Habitat Management and Monitoring Plan

Notice in writing shall be given to the Local Planning Authority when the:

a) habitat creation and enhancement works as set out in the HMMP have commenced, and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

20 Biodiversity net gain credits

Prior to occupation of the first dwelling, evidence of purchase of the correct number of biodiversity credits or units for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

21 Great Crested Newts

Notwithstanding the submitted information, an updated Great Crested Newt Survey shall be submitted with the first reserved matters application.

Reason: To avoid harm to Great Crested Newts from the development in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

22 Air quality

Notwithstanding the submitted information, no development above damp proof course shall commence until an updated air quality assessment (including any necessary mitigation) has been submitted to and approved in writing by the Local Planning Authority. The update shall cover the potential dust impacts from the CWM aggregates site. The development shall accord with the approved details and shall be implemented in full by occupation of the first dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public health in line with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

23 Noise assessment

The development shall accord with the approved noise assessment (by Suono, dated 22nd November 2024, ref: 28E.RP.1.1), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity in line with Policies DM1 & DM8 of the Eastleigh Borough Local Plan (2016-2036).

24 Access Provision

Prior to occupation of the first dwelling, the access (including the footway and verge crossing) shall be constructed and lines of sight provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained thereafter.

Reason: To provide satisfactory access and in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

25 Unadopted Roads, Footways and Cycleways

In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

- a) Prior to construction of any road, footway or cycleway a plan showing the extent of the roads, footways and cycleways to be adopted and unadopted shall be submitted to and approved in writing by the Local Planning Authority;
- b) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards and completed prior to occupation of the penultimate dwelling (within each phase); and
- c) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to Hampshire County Council's current adoptable construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation of the penultimate dwelling (within each phase), whichever is earlier. The report shall include the relevant construction details that the roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

26 Parking, Cycle and Refuse

The car parking, cycle and bin storage for each dwelling shall be provided before that property is occupied in accordance with details to be approved under the reserved matters application. The car parking shall be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house.

Reason: To make provision for off street parking, cycle and bin storage in accordance with Policies DM1, DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036).

27 Crime Prevention Information

No development shall commence above damp proof course until a written report explaining how the development shall achieve the Residential Secured by Design Award standard has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development incorporates measures to inhibit criminal and anti social behaviour in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

28 Nationally described space standards

Details showing how the dwellings meet the Nationally Described Space Standards shall be submitted with the reserved matters application(s). This shall include a table setting out the gross internal floorspace, the extent of the built-in storage, number of twin / double bedrooms with their minimum room widths, and minimum floor to ceiling height for at least 75% of the Gross Internal Area for each dwelling.

Reason: To ensure a high quality living environment for residents in accordance with Policies DM1 & DM30 of the Eastleigh Borough Local Plan (2016-2036).

29 Accessibility standards

No development shall commence above damp proof course until evidence that the dwellings comply with the following standards has been submitted to and approved in writing by the Local Planning Authority:

- All dwellings to meet at least Part M4(1) standard (Visitable dwellings);
- At least 80% of dwellings shall meet Part M4(2) standard (Accessible and adaptable dwellings);
- At least 7% of all market housing meeting the Part M4(3) (2)(a) standard for wheelchair adaptable dwellings;
- At least 8% of all affordable housing meeting the Part M4(3) (2)(b) standard for wheelchair adaptable dwellings;

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan (2016-2036).

30 Water consumption

Prior to occupation of first dwelling, information to confirm the predicted mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

31 Solar panels

Prior to the installation of any solar panels on the site full details including the number of panels, proposed location, manufacturer's specification, and information on glare, shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall thereafter be installed in accordance with the approved details.

Reason: In the interests of airport safeguarding.

32 Bird nesting season

Any vegetation clearance works must take place outside of bird nesting season (March to August inclusive), unless a nesting bird survey is carried out by a suitability qualified ecologist prior to works commencing. Any active nests must be protected from disturbance by a 5m buffer until the young have fledged and left the nest.

Reason: To ensure nesting birds are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

33 Hours of work

No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Informatives

Section 278 Agreement

Note to applicant: The development includes the formation of a new access and associated works within the highway. These works need to be undertaken in accordance with standards laid down by, and under a Section 278 license agreement with the Highway Authority. Full details of how to apply and the required documents to be submitted can be found via the following link:

Great Crested Newts

Note to applicant: Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Cranes

Note to applicant: Given the nature of the proposed development, it is possible that a crane may be required during its construction. Please note the requirement within the British Standard Code of Best Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 – Cranes.

Southern Water

Note to applicant: Southern Water requires a formal application for connection to the public sewer and water supply. This can be made by visiting Southern Water's Get Connected Service: Home

Conditions to comply with the Environment Act (2021)

Development may not be begun unless:

1. A biodiversity gain plan has been submitted to the Local Planning Authority; and
2. The Local Planning Authority has approved the plan.

Report:

1. This application has been referred to Committee by Councillor Broomfield, Councillor Parker-Jones, Councillor Couldrey and Councillor Marsh.

Characteristics of the site and locality

2. The application site is located at the eastern end of Fair Oak within an area of designated countryside (in the adopted Eastleigh Borough Local Plan 2016-2036) and 2km west of the South Downs National Park. The site is close to a collection of grade II Listed Buildings at Mortimers Farm (approximately 100m to the north east). Adjoining the southern boundary

is Knowle Lane Site of Importance to Nature Conservation (SINC), which is made up of woodland and a large pond.

3. The site consists of two pastured fields of approximately 11 hectares, a smaller relatively flat field at the northern end adjoining Mortimers Lane and a much larger field to the south. The southern field gently slopes down to the south and east. Both fields are bounded by mature hedgerows, scattered trees, and post and wire fencing. The site does not contain any development apart from an access gate and informal track running along its eastern boundary next to Mortimers Farm. The site is not publicly accessible. The nearest Public Rights Of Way are Footpaths 18 & 19 on the northern side of Mortimers Lane (opposite Mortimer's Farm) and Footpath 17 which crosses the field on the eastern side of Mortimers Farm.
4. The site is accessed via Mortimers Lane, a classified B road with a current 70mph speed limit at the point of access reducing to 30mph at the entrance to Fair Oak (100m to the west). The site abuts the Fair Oak settlement boundary, next to a large scale housing development on the site's western boundary (Pembers Hill Drive) and a collection of offices / industrial units on its south western corner (East Horton Business Park and Deer Farm Park Industrial Estate). Otherwise the surrounding land is rural in nature and is part of a wider band of countryside, mostly characterised by hedge lined undulating fields with pockets of woodland and scattered buildings. East Horton Golf Club lies to the east and south of the site.

Description of the Application

5. This is an outline application that seeks approval for up to 245 dwellings with associated landscaping, informal recreational space, two play areas (one Locally Equipped Area of Play (LEAP) and one Local Area of Play (LAP), sustainable drainage, mobility hub and access from Mortimers Lane.
6. It is anticipated that the proposal would include a mix of dwelling types and sizes from apartments to 2, 3 & 4 bed houses. 35% of the dwellings would be provided for affordable housing (86 no. units), in a range of styles and sizes and be pepper potted throughout the development.
7. The outline application is to consider the principle of development at the site and the amount of development proposed. The access from Mortimers Lane is the only detailed matter being considered. All other matters of detail, which include the appearance, scale, layout, and landscaping of the development, would be assessed under one or more separate reserved matters applications should outline planning permission be granted.
8. The application comprises the red line location plan showing the boundary of the 11.6 ha site, which has been enlarged to include the

land needed for the proposed access and highway works along Mortimers Lane. The submission is supported by a development framework plan and a design and access statement (including high level illustrative master plans). These documents set out the basic principles for the development and illustrate one way in which the proposed site could come forward.

Multi-Functional Space

9. The proposal includes provision of up to 350m² of multi-functional building. No end user has been identified, but it is intended to be a community facility to primarily serve the residents of the development and reduce vehicular trips beyond the site. The multi-use building could be within commercial, business, service or community use (Classes E or F2).

Mobility Hub

10. The scheme also includes a mobility hub, which would comprise EV rapid chargers, covered secure cycle parking, cycle repair and maintenance station, way finding information to key destinations and seating area. It may also include car club vehicles or e-bike hire, dependant on whether a private provider can be found to take on the site. The multi-functional hub would be secured via a legal agreement.

Submitted Details

11. The application is accompanied by the following plans and technical assessments (which can be viewed at [Planning Application: O/24/98619](#)):
 - Agricultural Land Classification Report
 - Application form and certificates
 - Arboricultural Impact Assessment (amended June 2025)
 - Archaeology and Heritage Assessment
 - Air Quality Assessment
 - Biodiversity Net Gain Metric
 - Design and Access Statement
 - 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 (and planning statement addendum issue – April 2025)
- Site access and visibility splays
- Statement of Community Involvement
- Topographical Survey
- Transport Assessment (and Transport & Highway Progress Report - July 2025)
- Travel Plan
- Walking, Cycling Horse-Riding Assessment and Review

Off-site Highway Works

- Proposed Highway and Cycle Improvements Overall General Arrangement – 8230679/6105 Rev H
- Proposed Highway and Cycle Improvements Site 1 General Arrangement - 8230679/6106 Rev G
- Proposed Highway and Cycle Improvements Site 2 General Arrangement - 8230679/6107 Rev K
- Proposed Highway and Cycle Improvements Site 3 General Arrangement - 8230679/6108 Rev A
- Crossing at Summerlands Road/ Fair Oak Road Junction - 8230679/6121
- Dropped Kerb at Summerlands Road – 8230679/6127
- Dropped Kerb at Longfield Road – 8230679/6124
- Ditch Bagwork Typical Section – 8230679/6132
- Site Access Typical Section – 8230679/6131

Screening

Environmental Impact Assessment

12. A formal screening opinion was undertaken for up to 250 dwellings at the site (under application V/24/98389), which concluded that the proposed development does not require a formal Environmental Impact Assessment to be submitted under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017.

Habitat Regulations Assessment

13. A formal Habitat Regulation Assessment has been carried out, which concluded that without mitigation the development would have a likely significant effect on the European protected sites. Therefore, an Appropriate Assessment has been completed setting out the mitigation required for the development (such as nutrient mitigation, sustainable drainage system and construction environmental management plan). Natural England's comments are awaited on the Appropriate Assessment.

Relevant Planning History

14. While there have been no planning applications at the site, there have been applications for residential development within the locality including:
- **O/13/72490** & R/15/77751 - construction of 73no. dwellings with access from Knowle Lane with associated roads, parking and open space and landscaping at the Corner of Knowle Lane and Mortimers Lane, Fair Oak – Allowed on Appeal (February 2015).
 - **O/15/77190** & RM/18/83278 - construction of 242no. dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping at Pembers Hill Farm, Mortimers Lane, Fair Oak – Granted (May 2018)
 - **F/21/89759** - Erection of 4no. three-storey residential buildings to provide 48 (24 x 1 bed and 24 x 2 bed) C3 dwellings with associated parking and landscaping at Land East of Knowle Lane, Fair Oak – Refused (September 2021)
 - **F/21/91137**, F/22/94435, X/24/97685 & X/25/98908- Alterations and extensions and conversion of 4 existing barns including Grade II listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings at Mortimers Farm, Mortimers Lane, Fair Oak – Permitted (January 2023).

Representations Received

15. Two hundred and fifteen representations were received objecting to the application on the following grounds as set out below. Comments have been summarised, but all comments are available in full, on the Council's website [Planning Application: O/24/98619](#)

Principle

- Proposal is contrary to local plan policy as the Fair Oak strategic growth option was removed from the adopted plan due to infrastructure concerns.
- Approving scheme would lead to other housing development in the locality.
- Development is premature and should not be submitted until new housing sites have been allocated under the current local plan review process.
- The proposed housing development is unnecessary as 2,500 homes are being constructed within One Horton Health.
- The proposed multi-functional space would become additional housing.
- Lack of employment opportunities to support housing development

Environmental

- Loss of green space and erosion of countryside.
- The scale & density of the development are excessive for the location.

- Impact on setting of Mortimers Farm Grade II listed buildings
- Loss of biodiversity
- Increased flood risk
- Effect of additional traffic & light pollution on South Downs National Park.
- Pollution and change in ground water movements would affect the chalk streams of the River Itchen
- Increased carbon footprint contrary to local climate change targets
- Impact on residents of Pembers Hill Drive through overlooking, loss of outlook, noise and air pollution. Disruption during the buildings works.

Sustainability, Highways and Infrastructure

- Lack of pedestrian crossing points, footpath and cycle connections to encourage sustainable travel.
- Site is not within walking distance of local facilities and has inadequate public transport options resulting in a car dependant development.
- Increased traffic congestion with long queues forming at main junctions.
- Further instances of speeding and accidents. Access for emergency services could be hindered by traffic delays.
- Air and noise pollution from additional traffic
- Inadequate public services (doctors, schools and nursery places) and increased demand on utilities (electricity network, water supply, sewage system and refuse collections)
- Further information required on affordable housing provision.

Other non-planning related issues

- Devaluation of properties in the locality
- Damage to properties and infrastructure caused by vibrations from vehicles using Mortimers Lane.
- The surface of Mortimers Lane is not designed to carry the volume of vehicles leading to road degradation and disruption for maintenance work.
- Mental health concerns in existing residents caused by the amount of development and the changing nature of Fair Oak.

Consultation Responses (responses have been summarised)

Full consultation response are available at [Planning Application: O/24/98619](#)

Planning Policy – No Objection

Local Plan Review

16. The site is located adjacent to the urban settlement boundary for Fair Oak and was part of the SGO (Strategic Growth Option) for over 5,000 homes proposed in the Submission Local Plan (June 2018). Following concerns raised by the Local Plan Inspector, this allocation was deleted

in the final adopted Local Plan (April 2022) and the previous SGO allocation has no weight in decision making.

17. The Council has started a review of its local plan and an Issues and Options consultation ran until 29 January 2025. The Council has consulted on individual small and medium greenfield sites and larger strategic options that have been submitted by developers and landowners. The area north and east of Fair Oak is identified as one of four strategic development options (SDOs) in the borough. The site is within SDO A, sub area A3. It is included within the two largest options for SDO A, which involve extending Fair Oak to both the north and east.
18. The Local Plan Review would need to include greenfield sites, where the Council would support development in the countryside. However, no decisions have been made on the location of development at this stage and the options presented in the Local Plan review Issues and Options consultation have no weight in decision making.

Planning Framework and Proposal

19. The application is for new residential led development in the countryside and therefore contrary to adopted Local Plan policy S5. However, as the Council does not currently have a 5 year housing land supply, the benefits of the proposal need to be weighed up against adverse impacts (as set out within Paragraph 11d.ii of the NPPF). The site adjoins Fair Oak urban edge and with appropriate links into the existing settlement and high-quality design, it could be a sustainable location and provide an acceptable extension to Fair Oak. In accordance with Local Plan Policy DM1, all development should make efficient use of land and maximise opportunities to increase density. The applicant should therefore consider whether there is scope to increase dwelling numbers on site to make effective use of land.

Landscape

20. The proposed development is not supported from a landscape perspective due to its adverse and urbanising impact. Visual impacts would be most pronounced in close and mid-range views, especially from Mortimers Lane, while long-range views would be less affected.
21. The scheme would result in a significant change to the landscape character, particularly along Mortimers Lane, where the required highways works would cause the loss of approximately 200 metres of mature, species-rich hedgerow. This would result in a notable deterioration of the rural landscape setting.
22. If the application were to be approved, conditions are recommended for a detailed landscape strategy plan, hard and soft landscape plans, and a long-term maintenance plan. The field boundaries will also need to be

strengthened with additional planting and green infrastructure boosted throughout the development.

Urban Design – Comment

23. The site is located over 20 minutes walking distance to local schools and shops, which is likely to result in an overreliance on the private car. More detail should be given on the mobility hub and multi-functional use as these would affect the overall sustainability of the site. Consultation includes comments on the indicative layout, which would be considered as part of the reserved matters application.

Transport (HCC) – No objection

24. Subject to conditions and planning obligations secured through a legal agreement.
25. A Transport Assessment, Travel Plan, and revised off-site highway drawings have been submitted that address previous concerns. The proposed site access, including visibility splays and pedestrian facilities, is acceptable in principle, subject to detailed design at the S278 stage. The off-site highway works, including shared-use paths on Botley Road and Mortimers Lane, junction improvements at Winchester Road/Mortimers Lane, and pedestrian infrastructure enhancements (e.g. tactile paving, dropped kerbs), are also acceptable. These would be delivered by the applicant under a S278 agreement.
26. Trip generation and distribution are based on local survey data from Pembers Farm Avenue and the methodology has been approved. Modelling suggests that, with mitigation, the developments impact upon local road junctions would be acceptable and schemes provide sustainable transport initiatives (e.g. new Mortimers Lane bus stops and improved cycle provision). The revised Framework Travel Plan has been agreed, and a full Travel Plan would be secured through S106, along with associated monitoring fees.
27. Some aspects would require further detailed work at the implementation stage, including surface treatment near trees, ditch embankment design, and mobility hub. These matters should be secured through legal obligations within the S106 agreement.

Sustainable Transport Officer - Comments

28. Hampshire County Council is progressing a separate improvement scheme for a shared-use path between Mortimers Lane and Eastleigh Road.
29. The Stagecoach 69 service runs hourly and is not considered frequent enough to encourage longer walking distances to access public transport. The Transport Assessment's claim that rural residents are

more willing to walk further is not supported by evidence. Research shows that frequency and total journey time are the key factors influencing willingness to walk.

30. Although the site is near two employment areas, Census 2021 data shows most residents in Fair Oak commute more than 10km, indicating likely car dependence.
31. The Transport Assessment suggests a multi-use hub would reduce travel demand but lacks sufficient detail on its facilities or services. As a result, the effectiveness of the hub in promoting sustainable travel is uncertain.
32. **Active Travel England** – Response directs Council towards Active Travel England Advice Note: Active travel and sustainable development. This document provides tools to assess transport sustainability for developments including trip generation, footpath/ cycleway route quality, access to amenities and public transport, site permeability, placemaking, cycle parking and travel planning.
33. **Tree Officer – No objection**, subject to a detailed arboricultural method statement, tree protection plan and details of replacement planting being secured via condition.
34. **Ecology Officer – No objection**. However, concern raised about the loss of approximately 200 metres of mature, species-rich hedgerow along Mortimers Lane for the cycle path and recommend exploring other options. Biodiversity Net Gain (BNG) information provided needs to be revised to ensure a 10% BNG is achieved in all sections (including hedgerow and watercourses). The surface water drainage strategy needs further work to reflect the natural drainage patterns and provide the three stages of filtration. The amended Biodiversity Net Gain and Drainage information can be secured through condition. Monitoring fees for Biodiversity Net Gain could be secured through a legal agreement.
35. **Nature Space (Great Crested Newts) – Comment**. The ponds within 250m of the site have been surveyed for great crested newts and all returned negative results. The report concluded that the species were likely absent and no further mitigation was required. The ponds should be resurveyed at the reserved matters application.
36. **Flood and Water (HCC)– No objection**. The proposals are to utilise a mix of swales, pipes, basins and cellular storage prior to discharge into the watercourse bounding the site at greenfield runoff rates. Further detailed drainage information to be secured by condition.
37. **Environmental Health – No objection in principle**. The acoustic assessment and land contamination site investigation provided are acceptable. A detailed air quality report, contaminated land remediation scheme and verification should be secured via condition.

38. **Built Heritage - No objection** subject to reinforcing the natural hedgerow between the site and Mortimers Farm to preserve a sense of the rural setting around the farmstead.
39. **Archaeology (HCC): No objection.** Archaeological matters can be addressed at a post determination stage secured by conditions.
40. **Affordable Housing – No objection.** This site would be a qualifying site for affordable housing provision and should be secured via a legal agreement in line with the adopted Affordable Housing SPD.
41. **Minerals and Waste (HCC) – No objection.** The underlying geology of the site does not contain sufficient viable mineral resources to warrant the inclusion of incidental extraction conditions
42. **SUEZ recycling and recovery – No objection.** The assessment has been updated to consider the worst-case scenario i.e. failure of gas/leachate management systems on the landfill.
43. **Countryside Services - Public Rights of Way (HCC) – No objection.** Footpaths 17, 18, 19, 21 & 23 are in the vicinity of the site and will be used by the new residents. Contribution required towards footpath resurfacing and replacing stile with accessible gate.
44. **Public Art Officer – No Objection.** Contributions to be sought in accordance with the adopted SPD. Public Art commissioning is guided by the Public Art Vision for Bishopstoke, Fair Oak and Horton Heath.
45. **Direct Services – No response**
46. **Natural England** – Previously expressed concerns with the land selected for Eastleigh Borough Council's phosphates scheme. Applicant to use alternative phosphates mitigation. Habitat regulations assessment completed and sent to Nature England. Further comments awaited.
47. **Environment Agency – No comments** to make as proposal will connect to mains foul drainage.
48. **Hampshire & Isle of Wight Constabulary - No objection.** The development would incorporate the principles of Secured by Design, which includes crime prevention measures.
49. **NHS Care Commission – No objection** providing a primary care contribution is secured to increase capacity at Stokewood Surgery, The Old Anchor Surgery and Bishops Waltham Surgery.
50. **Southampton Airport – Comment.** A full safeguarding impact assessment would be undertaken for the reserved matters application.

51. **Southern Water – Comment.** The desk top study indicates that the additional flows from the development may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water and Southern Water will liaise with the developer to allow network reinforcement projects to align with occupation of the development. Southern Water can provide a water supply to the site.
52. **Southern Electric – No response**
53. **Fair Oak Parish Council – Objection** on the following grounds:
- Contrary to the National Planning Policy Framework
 - Application premature to the local plan.
 - Contrary to Local Plan Inspector's conclusion that development on Mortimers Lane would impact surrounding roads to an 'unacceptable' level.
 - Another 250 would be added to the already stretched infrastructure.
 - Existing nature conservation at the site would be put at risk.
 - Mortimers Lane is remote from local services and development would exacerbate existing traffic congestion in locality.
 - Impact of additional traffic noise
 - Impact upon listed buildings and archaeological remains
54. **Winchester City Council – No objection**
55. **South Downs National Park Authority – Comment.** The current planning application for 245 dwellings is a much smaller quantum of development than that which would have been delivered through the strategic growth area. Advice should be sought from the Highway Authority regarding the traffic implications on the country park.
56. **Durley Parish Council – Objection** as application is premature and cumulative increase in traffic from proposal and other housing developments.
57. **Upham Parish Council - Objection** to additional traffic movements on local roads, lack of infrastructure and services in the area.
58. **Owslebury and Morestead Parish Council – Objection** on the grounds that the proposal would have a significant and unjustified impact on road traffic through the parish, which cannot be mitigated.
59. **Policy Context and Designations**
- Outside Urban Edge – Within Countryside
 - Not within the Settlement Gap
 - Minerals and Waste Safeguarding Area
 - Within buffer of Fair Oak Closed Landfill
 - Great Crested Newts (Medium/ High Impact Zone)

- HRA Screening Area (Nutrient Neutrality)

Legislative Background

60. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013.

Development Plan

61. Strategic policies: S1 (Delivering sustainable development); S2 (Approach to new development); S3 (Location of new housing); S5 (New development in the countryside); S8 (Historic environment); S9 (Green infrastructure); S10 (Community facilities) & S11 (Transport) and S12 (Strategic footpath, cycleway and bridleway links)
62. Development Management Policies: DM1 (General criteria for new development); DM2 (Environmentally sustainable development); DM3 (Adaptation to climate change); DM6 (Surface water management); DM8 (Pollution); DM9 (Public utilities and communications); DM10 (Water and waste water); DM11 (Nature conservation); DM12 (Heritage assets); DM13 (General development criteria - transport); DM14 (Parking); DM21 (new retail development); DM23 (Residential development in urban areas); DM24 (Creating a mix of housing); DM28 (Delivering affordable housing); DM29 (Dwellings with higher access standards); DM30 (Internal space standards); DM33 (Provision of recreation and open space facilities within new development); DM36 (Community, leisure and cultural facilities) & DM38 (Funding infrastructure).

Hampshire Minerals and Waste Plan

63. Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

- Parking Standards (September 2025)
- Trees and Development (April 2025)
- Affordable Housing (December 2023);
- Quality Places (November 2011);
- Environmentally Sustainable Development (March 2009);
- Biodiversity (December 2009);
- Planning Obligations (July 2008).

Other documents

- EBC's Public Art Strategy 2023-2028

National Planning Policy

64. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) are material considerations of the highest weight in the determination of planning applications.
65. The NPPF sets out the government's aspirations and policy requirements for the planning system and forms the basis for local plan policies. The PPG provides further detailed technical advice on various aspects of the planning process.
66. Section 2 of the NPPF (and PPG) states that the purpose of the planning system is to contribute to the achievement of sustainable development, through three interdependent overarching objectives.
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
67. The proposal is assessed against these three objectives within the planning balance section of the report.

ASSESSMENT

Principle of the Development

68. The proposal is for the construction of up to 245 dwellings on an unallocated site outside of the urban edge. As such the proposal would be subject to Policy S5, which sets out the types of development appropriate within the countryside. For residential development this consists of householder extensions and replacement dwellings, limited residential conversions and rural workers' dwellings. The Local Plan

does not support the creation of new residential development in the countryside, and therefore the development is contrary to Policy S5.

69. The proposal also includes up to 350m² of non-residential development, which is envisaged to provide additional facilities or services for the residents of the housing development. No specific use has been identified, but it would be within a commercial, business, service or community use. The creation of these new uses, along with any associated buildings and structures, would also be contrary to Policy S5. New retail or community uses are usually located within existing town and local centres, where there are better sustainable transport links and where they support the vitality and viability existing centres. No information has been put forward as to how the development meets the requirement of Policies DM21 & DM36.
70. The proposal is therefore contrary to Local Plan Policy. However, planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material planning consideration of the highest weight in decision making. The NPPF has been updated since the Local Plan was adopted in 2022 and therefore extra consideration needs to be given to changing policy requirements at a national level.
71. The newest version of the NPPF (December 2024) requires all councils to demonstrate a five-year supply of housing. Eastleigh Borough Council is unable to meet this requirement as its latest housing supply report identifies a supply of 4.1 years, including the required 5% buffer (as of 1 April 2024).
72. The proposed housing development would not affect any assets of national importance, and the site does not contain the best and most versatile agricultural land (grade 1, 2 or 3A). Therefore, due to the Council's shortfall in housing supply paragraph 11d of the NPPF applies. This paragraph requires the Local Planning Authority to grant planning permission for housing developments unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
73. The next sections of the report will assess the material planning considerations including sustainability of the location; amount of development & design concepts; countryside landscape; access and cycleway; highway network; nature conservation; drainage and flood risk; heritage assets; contamination land, noise and air quality; minerals and waste; residential amenity; special protection area and planning obligations. At the end of the report a planning balance section will consider the adverse impacts of the proposal against its benefits and explain how the recommendation has been reached.

Sustainability of the location

74. Paragraph 110 of the NPPF states “*Significant development should be focused on locations which are, or can be made, sustainable, through limiting the need to travel and offering a genuine choice of transport modes... However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*” This guidance aligns with Policy DM13 of the local plan.
75. The Borough itself is well connected in sustainable transport terms. Eastleigh Town sits on two intersecting trainlines (connecting London to the destinations along the South Coast) and many of the smaller settlements within the borough have their own train stations. The borough is positioned to the immediate north and east of Southampton with regular bus connections from Eastleigh and areas close to the city boundary.
76. The application site is at the edge of Fair Oak, which does not have its own train station (the closest stations being Eastleigh 5.6 km away or Hedge End 5.8km) and is geographically one of the furthest points from Southampton. It is considered less sustainable than some other parts of the borough. However, Fair Oak has a large village centre that can provide for the daily needs of local residents. It also has a regular bus service to Eastleigh (every 10-20 minutes during peak times) and the route can be cycled in around 18mins (combination of off and on road cycle provision).
77. While Fair Oak village centre is reasonably well connected, the settlement has not developed evenly out from the middle, but rather in a series of major housing developments spreading northwards along Winchester Road and eastwards along Mortimers Lane. The application site sits on Mortimers Lane immediately adjacent to the eastern edge of Fair Oak, 1.5km from the village centre. The site is relatively poorly connected by sustainable transport modes, although this is not uncommon for new greenfield development sites.
78. The development would improve the site’s connectivity by creating a new shared footpath / cycleway along the southern side of Mortimers Lane (from the site entrance to the pavement in front of Pembers Hill Drive). While this connection would provide a safe walking route into Fair Oak it would take residents about 19mins to walk from the access to Tesco Express or 24 mins from the southern end of the site (according to Google). This equates to a 38 to 48 minute round trip, with most of the walk being alongside the heavily trafficked Mortimers Lane. It is therefore unlikely that most residents would regularly choose to access Fair Oak Village Centre by foot.
79. As a guide Active Travel England recommends that a mix of local amenities should be located within an 800m walking and wheeling distance of residential properties. The distance from the site to local amenities is set out below:

Walking Distances (according to Google maps)		
Facility	From the site access	From southern end of site
Knowle Hill Recreational Area (woodland trails)	350m	850m
Deer Park Industrial Estate and East Horton Business Park	600m	1.1km
St Thomas Church	1.2km	1.7km
Knowle Park Recreation Ground	1.2km	1.7km
Botley Road Esso Garage / Tesco Express	1.3km	1.8km
Fair Oak Village Centre (including convenience store, butchers, hairdressers, pharmacy, post office, retail units, takeaways, a pub and restaurant)	1.5km	2km
Wyvern College (secondary school)	1.7km	2.2km
Fair Oak Infant & Junior Schools	1.8km	2.3km
Stokewood Surgery	2.3km	2.8km

(An extra 500m has been added on for dwellings located at the far southern end of the site).

80. The only facilities under 800m are a local nature reserve, as well as Deer Park Industrial Estate and East Horton Business Park that offer limited employment opportunities. All other facilities are within 1.2km to 2.8km of the site, which is double or triple the recommended 800m distance. It is therefore considered that the long walking distances, together with the heavily trafficked nature of the roads would make it very unlikely that residents would regularly choose to access local amenities by foot.
81. It is acknowledged that the proposal includes 350m² of multi-functional space, which is intended to provide a retail or community facility within easy walking distance of the new properties and so reduce vehicular trips. However, the benefit would depend on the nature of the facility, for example a convenience store may be used daily by the residents whereas a specialist shop may be used far less often. It is also unclear whether there would be sufficient commercial demand for these types of facilities given the size of the development and location at the edge of the settlement. As such limited weight can be given to multi-functional space as a means of improving the sustainability of the site.
82. In terms of public transport, Active Travel England advises that development should be within 400m of a high-frequency bus stop or 800m of a train station. At present the nearest bus stop is outside Bradshaw Close. However, the development would deliver a new westbound and eastbound bus stop on Mortimers Lane near the

entrance to Pembers Hill Farm. While this is within 400m of the site entrance, it would only service the existing bus service (most notably the hourly 69 Stagecoach service between Winchester, Fair Oak Village Centre and Fareham). The bus service is not considered to be of sufficient frequency or offer enough destinations to be a reasonable transport alternative for most residents.

83. The only viable sustainable transport option for residents is to cycle, although cycling is often less popular than other transport modes and would only appeal to residents fit and competent enough to take part in the activity. It would take approximately 7mins to cycle from the site into Fair Oak, 9 mins to the local schools on Botley Road and 23mins to Eastleigh Town Centre / Train Station.
84. Furthermore, while these journeys would currently involve cycling along Mortimers Lane, Hampshire County Council is undertaking a project to widen the existing Mortimers Lane footpath to a shared footway / cycleway. The project is due to be completed Autumn 2026 [Fair Oak walking and cycling improvements | Transport and roads | Hampshire County Council](#). Once complete this will provide cyclists with a mostly off road route into Fair Oak and beyond into Eastleigh.
85. The proposal would connect into this cycle route with the last 150-250m of shared cycle way / footpath from the site being delivered by the applicant as part of the development. The applicant is also delivering a new shared surface cycleway / pedestrian route along Stubbington Way and the Western side of Botley Road to Fair Oak schools. This would be achieved by widening the existing footpath with upgraded toucan crossing points. The routes would provide residents and children living at the site and within the locality with a safe off road / low traffic route to the schools and many local facilities.
86. The proposed housing development includes a mobility hub towards the front of the site accommodating EV rapid chargers, covered secure cycle parking, cycle repair and maintenance station, way finding information to key destinations and seating area. The mobility hub may also include car club vehicles or e-bike hire, which have been rolled out in Eastleigh depending on whether an agreement with the existing providers can be reached. The development would also be supported by a travel plan providing a package of measures to incentivise residents to use sustainable travel methods (such as vouchers, cycling events and monitoring targets and commitments). Both the mobility hub and travel plan would be secured via the S106 legal agreement.
87. While the mobility hub and travel plan could have a positive impact upon persuading residents to cycle and use other non car transport methods, the precise package of measures is unknown and therefore it is difficult to estimate its benefits. Furthermore, these measures could easily be delivered on an alternative, similar sized development in a more sustainable location.

88. Overall, the position of the site and lack of public transport connections makes it unlikely that residents would choose to access local facilities on foot or by bus. While there will be new cycle routes provided, cycling tends to be less popular than other transport modes as it mainly appeals to residents who are fit, competent and willing enough to take part in the activity.
89. The location of the site and lack of public transport options would result in residents being reliant on private vehicles to access local services, contrary to Local Plan Policies S1e, DM13. The proposal would also be contrary to Paragraph 110 of the NPPF, which requires *“Significant development to be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”*
90. The lack of sustainable transport options would need to be considered as part of the planning balance.

Impact upon Countryside Landscape

91. In planning policy terms, the application site is located within the countryside, where the types of development are restricted under Policy S5. The policy states that where developments are acceptable, they should avoid adverse impacts on the rural landscape. This provision reflects the guidance in Chapter 15 of the NPPF which recognises the intrinsic character and beauty of the countryside.
92. The site is on the northeastern tip of Knowle Hill Farmland and Woodland (and is mostly contained within Area 8 of the Council's Landscape Character Assessment). The landscape area is described as *“predominantly rural, bounded by the urban edge of Fair Oak and Horton Heath. It has a varied landform and vegetation structure, and is attractive without being of particular distinctiveness The mosaic of developed land, woodland and mixture of field enclosure types limits intervisibility within the character area. The character is complicated further by the undulating landform and prominent woodland.”*
93. The site comprises two, gently sloping, pastoral fields of approximately 11 hectares. It is physically enclosed by well-established hedgerows and vegetation along its northern and eastern boundaries where it adjoins the countryside. Additional screening is provided by an area of woodland at Knowle Lane SINC which sits along the site's southern boundary. The boundary vegetation is less dense on its southwestern corner and along its western side where the site adjoins the urban edge. The houses at Pembers Hill Drive and buildings at East Horton Business Park are prominent in views from the site. The site has a rural character with urbanising features along its boundary with Fair Oak. Its features are

typical of the band of countryside described within Knowle Hill Farmland and Woodland character area.

94. An updated Landscape and Visual Impact Assessment has been submitted, which contains a reasonable range of close, mid and longer range viewpoints and includes winter photos. The enclosed nature of the site and topography means it is generally well screened from longer countryside views; including from the South Downs National Park (approx. 1.5km away). Instead, the development's visual impact would be more localised, primarily affecting views from Mortimers Lane, nearby houses and adjoining land. There would also be some visibility from the Public Rights of Way close to the site.
95. The proposed major housing development would irrevocably change the character and appearance of the site, introducing built form and associated infrastructure into a currently undeveloped open field. One element of particular concern is the loss of vegetation associated with the access works and proposed cycleway along Mortimers Lane and the visual impact this would have on the character and appearance of the locality (see access and cycleway section).
96. However, the site is not within an isolated pocket of countryside, but rather immediately adjacent to the Fair Oak settlement boundary. It would appear as an extension to Fair Oak, bringing the built-up edge of the settlement eastwards and adding to the dwellings at Pembers Hill Drive. This would result in a new clearly defined urban edge and the new development would be perceived as part of the village.
97. In conclusion, while the large scale housing development would change the character and appearance of the current site, this impact is mostly confined to its close surroundings when approaching Fair Oak from the east. The development's impact upon the wider band of countryside is less significant given that views tend to be more localised, and the development would be seen against the backdrop of the existing settlement. As such the proposal is not considered to have a materially harmful impact upon the rural landscape as a whole and so would accord with Policy S5 in this regard.

Access and Cycleway

98. Policy DM13 requires development to have a safe and convenient access to the highway network and make provision for cycle and pedestrian routes. The policy is consistent with the NPPF, of which Chapter 9 covers promoting sustainable transport.
99. The proposed development would be accessed via a new standard priority vehicular junction off Mortimers Lane. A new right hand turn lane would be created for vehicles turning into the site, replacing the existing hatched road markings. Two splitter islands would be positioned to the

west of the new junction to prevent overtaking and the existing 30mph speed limit would be extended eastward to cover the site.

100. The development also includes the provision of a 3m wide shared cycleway / footpath along the southern side of Mortimers Lane (stretching from the site access westwards connecting to the pavement in front of Pembers Hill Drive). The access works and cycleway have been agreed in principle by HCC as the Local Highway Authority, with the final details being subject to a Section 278 Highway Agreement.
101. While the proposed highway works would likely fall within the County Council's permitted development rights, the new infrastructure would be required as a direct result of the development and therefore its impacts can be considered under the planning application. The highway works would involve clearing existing vegetation along Mortimers Lane and therefore the impacts upon trees, ecology and visual amenity also need to be considered.
102. In terms of impact on trees, the arboricultural impact assessment has been extended to include the access and cycleway. The new infrastructure would result in the removal or partial removal of seven individual trees and six groups of trees alongside Mortimers Lane. None of the trees are covered by tree preservation orders, only one is of moderate quality (category B) with the remaining being low quality (category C) or ungraded. The information has been reviewed by the Tree Officer who has raised no objection to the proposal, subject to conditions (including new replacement tree planting at the site).
103. While the Ecology Officer has also not objected to the scheme, concern has been expressed that the works would result in approximately 200m of mature species rich hedgerow being lost along Mortimers Lane, mostly to facilitate the new 3m wide cycleway. It should be noted that a 1.8m wide footpath is to be constructed along this part of Mortimers Lane as part of the Mortimers Farm housing development (X/25/98908). However, upgrading of the proposed footpath to a cycleway for the stretch westward from the site access into Fair Oak would result in significantly more vegetation loss.
104. Unfortunately, it is not possible to retain the hedgerow by routing the cycleway through the site and into Pembers Hill Drive as the land needed would be outside of the control of the applicant. Instead, a landscaping condition could be used to ensure that the lost vegetation would be replaced within the wider site, and this would mature over time to provide the required ecological mitigation. Further conditions could require the development to achieve the required 10% biodiversity net gain, which would be done through both ecological enhancements at the site and the purchasing of off-site biodiversity net gain credits.
105. In terms of visual amenity, the tree lined hedgerow is an important feature of Mortimers Lane, particularly moving eastwards past the urban

edge into the area of countryside. This landscape feature makes a strong contribution to the leafy and rural character of the area, with the section in front of the site westwards providing a gentle transition from the countryside into the built settlement.

106. The proposed access, visibility splay and 3m wide cycleway would result in the loss of large sections of hedgerow, particularly in front of Pember Hill Drive where the existing dwellings would be visible. This would give a more urban feel to the settlement boundary, replacing the current leafy approach with built infrastructure and houses. The loss of existing hedgerow would be particularly stark given the limited vegetation on the northern side of Mortimers Lane and the prominence of the Pembers Farm Avenue housing.
107. The vegetation loss is considered extensive and has been raised as a concern by the Landscape Officer. The scale of the loss in this section would be greater than the 1.8m wide footpath to be provided under the Mortimers Farm development.
108. A landscaping condition could be used to secure some replacement planting behind the cycleway, but this would only be for the small section at the site. Most of the vegetation removed would be in front of Pembers Hill Drive on a relatively narrow strip of highway land and so there would be limited scope for replanting.
109. It is noted that the S278 highway agreement would include a payment for replacement tree planting. However, this is unlikely to be used in the immediate vicinity of the site and therefore would provide no visual mitigation for the loss of vegetation on Mortimers Lane.
110. In conclusion, the loss of vegetation and infrastructure associated with the development would have a strong detrimental impact upon the approach into Fair Oak, providing a much harder transition from countryside to settlement.
111. The development would therefore be contrary to Policy DM1 of the Local Plan and this adverse impact would need to be considered in the planning balance.

Impact on Road Network

112. The Transport Assessment (TA) estimates that the development would generate 142 AM peak two-way vehicular movements and 105 PM peak two-way vehicular movements, based on a turning counts survey of Pembers Farm Avenue. Most of the traffic would turn westwards out of the site towards Fair Oak and Horton Heath, with minimal vehicles heading eastwards towards the South Downs (approximately 6-9 vehicles movements at peak times).

113. Most of the nearby road junctions would continue to work within capacity, apart from Mortimers Lane/Winchester Road junction and Botley Road/Winchester Road/Eastleigh Road signalised junction which would require remodelling. The junction remodelling has been agreed in principle by the Highway Authority and would be secured as part of the legal agreement should permission be granted.
114. For the Mortimers Lane/Winchester Road junction the work would involve widening the west bound approach on Mortimers Lane to provide an extra lane at the junction. This would enable two vehicles to exit simultaneously from Mortimers Lane onto Botley Road. It is the Highway Authority's view that with the proposed highway works this junction would be able to absorb the additional traffic movement from the development and work within its capacity.
115. With regards to Botley Road/Winchester Road/Eastleigh Road signalised junction, the Highway Authority's chosen scheme involves altering the north bound approach from Botley Lane. The northern approach right-hand lane would then become a right turn only into Stubbington Way and all other traffic would use the left hand lane. This has the advantage of easier access for southbound vehicles turning right from Winchester Road into Eastleigh Road as they would only have to cross one lane of traffic rather than two, thus speeding up traffic movements in this direction.
116. The proposed works would also bring additional safety benefits to pedestrians and cyclists by introducing toucan crossing points over Botley Road and Stubbington Way. The toucan crossings would enable pedestrians and cyclists to cross the whole road in one go rather than waiting at the existing pedestrian island and increases capacity for non road users.
117. The traffic lights at the Botley Road/Winchester Road/Eastleigh Road signalised junction would be re-sequenced to take account of the change in traffic flows and optimise vehicular movements at the junction and there would be additional capacity for cars waiting to turn from Botley Road into Stubbington Way (accommodating four vehicles). Although, even with the proposed work, traffic from the development would add to the existing delays at the Botley Road/Winchester Road/Eastleigh Road signalised junction.
118. However, the NPPF makes it clear that *"development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. (para 116)"*
119. The Hampshire County Council as Local Highway Authority has not raised an objection to the development and do not consider the additional traffic impact to be severe. Their response states:

120. *“The Botley Road/Winchester Road/Eastleigh Road signalised junction has been the subject of considerable appraisal, both through this application and through the development of the Hampshire County Council cycle improvement scheme. All viable options for delivery of cycle provision in the vicinity within the available highway land whilst retaining acceptable vehicular capacity have been explored.*
121. *On balance, both the active travel and increased safety benefits of the proposals, are considered to outweigh the disbenefits to vehicular traffic resulting from implementation of this design. Furthermore, the improved pedestrian and cycle facilities will enable mode shift, reducing vehicular traffic through this junction and counterbalancing some of the increases in delay/ queuing.”*
122. As such the proposed development is considered to comply with Policies S11 and DM13 of the Local Plan & section 9 “Promoting sustainable transport” of the National Planning Policy Framework.

Amount of Development and Design

123. Chapter 10 of the National Planning Policy Framework emphasises the need to make efficient use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Similar provisions are set out within Local Plan Policy DM1 and the Council’s Quality Places SPD provides further advice and standards on layout and design.
124. The proposal is for up to 245 dwellings which would have a net density of between 35 and 39 dwellings per hectare. While this is below the 40 dwellings per hectare required by Policy DM23 for residential development within urban areas, it is considered appropriate given its position within the countryside at the outer edge of Fair Oak. The density would allow the development to meet the Council’s current design standards and the finished development would be similar to the adjoining housing at Pembers Hill Drive and Pembers Farm Avenue.
125. The design and access statement provides an outline of the design principles and splits the development into four character areas. Most of the dwellings would be two storeys, with some higher buildings of up to three stories on the southern field in key locations or where topography allows.
126. The illustrative layout positions the mobility hub and multi-functional building towards the north of the site where they would be easily accessible but set back behind landscaping. The larger southern field would accommodate most of the housing, public open space, play facilities (LEAP and LAP) and drainage features (pond, swales and attenuation basins). Most of the existing field boundaries would be retained and strengthened through additional planting, with replacement

planting also provided as mitigation for vegetation lost for the new cycleway.

127. Whilst details of external appearance would be determined at the reserved matters stage, the design and access statement indicates that dwellings would be traditional in appearance using materials compatible with the surrounding built form. Car parking would be mostly within private drives with a small number of parking courtyards for apartments and be served by EV charging points. Visitor parking would be on street and distributed across the site.
128. Overall, the proposal has the potential to create a high quality development, which would meet the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The nature and density of the housing development is considered appropriate for its countryside location and would enable it to meet current design standards. In this respect it is considered that the proposal meets local and national planning policy requirements.

Nature Conservation Interests

129. The existing vegetation on site comprises predominantly improved grassland fields, interspersed with mature and species-rich hedgerows, treelines, and ditches. There are no designated sites of nature conservation interest located within the site, although Knowle SINCR is located immediately adjacent the southern boundary of the site and is designated on account of the woodland and grassland it supports.
130. The site is within 3.3km of the River Itchen SAC, 6km of the Solent Marine SAC & Solent and South Water SPA and Ramsar and 19km of New Forest SAC, which are all statutory designated sites of international importance.

Protected Species

131. The submitted Ecological Impact Assessment (July 2025) identified a number of ecological features and potential species habitat on the existing site. The site was identified to have moderate activity for bats and breeding birds, low activity for dormice and badgers, potential for common reptiles and hedgehogs. There was no recorded activity for great crested newts when surveying nearby ponds.
132. The assessment sets out various mitigation measures to ensure there would be no adverse impact on these protected species, including:
- Phased vegetation clearance to allow reptiles and hedgehogs to move out of affected areas, reducing risk of injury or mortality. Creation of new native species-rich hedgerows to replace those lost along Mortimers Lane.
 - Retention and enhancement of field boundaries that provide habitat for bats. Other habitat creation and enhancement, including log piles,

hibernacula, species-rich grassland and scrub for reptiles, amphibians, and invertebrates.

- Protection of trees, hedgerows and species habitats during construction, with protective fencing.
- Development to include a minimum 20m biodiversity buffer to the SINC and a minimum 10m buffer to retained perimeter habitats.
- Hedgehog-friendly fencing and site permeability features to allow continued terrestrial movement through the development.
- Dormouse-specific mitigation, including maintaining connected hedgerow networks.
- Pre-construction checks for badger activity, and appropriate measures (e.g. exclusion zones, licensing) if active setts are found.

Subject to the recommended mitigation measures being adhered to, it is concluded that the development would not harm protected species, in accordance with the requirements of Policy DM11 of the Local Plan.

Biodiversity Net Gain

133. The development is required to achieve 10% biodiversity net gain (BNG) in accordance with the Environment Act 2021. Policy DM11 of the Local Plan and the NPPF also set out requirements for achieving biodiversity net gain on application sites.
134. The application is supported by an Ecological Appraisal with Biodiversity Net Gain Strategy and a Biodiversity Metric calculation. The habitat and watercourse units show the required 10% Biodiversity Net Gain Strategy. However, while the metric only shows a 5.63% net gain for hedgerows, this could be increased to 10% through purchase of off-site BNG credits. Some amendments to the BNG metric are also required in relation to the watercourses within the site and on the southern boundary, but this could be secured via a planning condition.
135. No objection has been raised by the Ecology Officer, subject to the amended BNG information showing 10% BNG in all categories and details for the 30 year management and monitoring of habitats. These can be secured through conditions and the S106 Agreement.

Impact on the Special Protection Area - Nutrients

136. Natural England has advised that the increase in wastewater from new housing developments within the Borough is having a detrimental effect on the quality of water entering the Itchen catchment area through nitrification. As such, all development for additional housing is required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed development would use the Chickenhall Lane wastewater

treatment works, which discharges into the Itchen and is required to achieve nutrient neutrality for nitrates and phosphates.

137. A nutrient budget calculation has determined that the development would generate an increased nitrogen load of 465.24 kg/TN/year and increase phosphates load of 12.25Kg TP/yr. To mitigate the increase in nutrients, the applicant intends to purchase nitrate and phosphate credits through the Council's Mitigation Schemes, which take land out of agricultural use and create recreational spaces, thereby reducing the nutrient output of the land. Discussions are ongoing with Natural England on some of the land included within the Council's scheme and if this is not resolved then the applicant would be able to use an alternative phosphates mitigation scheme. The mitigation could be secured as part of a S106 legal agreement.

Impact on the Special Protection Area - Recreational Disturbance

138. The site is outside of the 5.6km catchment area for the Solent Special Protection Area / Ramsar sites and the 13.8km catchment area for the New Forest SPA. As such the applicant is not required to make contributions towards projects aimed at reducing recreational disturbance to these protected areas.

Drainage and Flood Risk

139. The application site lies within Flood Zone 1 and is therefore at low risk of flooding from rivers or sea.
140. A flood risk assessment has been provided and the development would utilise a mix of swales, pipes, basins and cellular storage prior to discharging into the adjoining watercourse. While the level of information is acceptable for the outline application, the final drainage scheme would need revising to ensure that it mimics the natural surface water pathways & catchments and ensure surface water run off passes through three stages of natural filtration. No objection has been raised by the County Flood and Water Team or the Ecology Officer, subject to the design and maintenance details being secured via condition.

Heritage Assets

141. The site is not located within a Conservation Area. It also does not contain any Listed Buildings within its boundary, although there are Grade II Listed Buildings at Mortimer Farm located approximately 100m to the northeast. No objection has been raised by the Built Heritage Officer, provided the field boundaries at the northeastern corner are strengthened with additional planting to preserve the setting of the heritage asset. This could be conditioned as part of the landscaping scheme.

142. An archaeology and heritage baseline assessment has been submitted, which concludes that there is evidence of prehistoric and Roman activity in the area and the site has the potential to contain archaeological remains. The report has been reviewed by the County Archaeologist who has raised no objection, provided further archaeological assessments and recording take place before development. These could be secured via condition.

Contaminated Land, Air Quality and Noise

143. Ground investigation, noise and air quality reports have been submitted with the application. These have been reviewed by the Council's Environmental Health Team who have raised no objection.
144. Risks from ground gas from the nearby landfill site and other forms of contamination could be mitigated by standard remediation and verification conditions.
145. The site is not within an air quality management area and the conclusions of the air quality report are generally supported with further assessment of the potential dust impacts from the CWM Aggregates site to be secured via condition. Mitigation measures could include setting buildings at least 25m back from Mortimers Lane, electric charging points being provided for all dwellings, as well as improvements to pedestrian and cycle facilities.
146. Noise levels across the site are low and there is unlikely to be an adverse impact upon the new residents in terms of noise, with noise from East Horton Golf Club, East Horton Business Park and machinery at the landfill site all being considered. The principle noise source affecting the site is traffic from Mortimers Lane, and this impact could be fully mitigated for with the use of building setbacks, gardens orientated away from Mortimers Lane, acoustic glazing and mechanical ventilation, and limited garden screening. Details of appropriate mitigation measures could be secured via condition

Minerals and Waste

147. The site is located within a Minerals Safeguarding Area and the application is supported by a Minerals Safeguarding Statement. The statement has been reviewed by the County Minerals and Waste Team, who are content that the proposal would not result in sterilisation of potential viable mineral reserves. No further information is required.

Residential Amenity

148. It is accepted that the proposed development would significantly alter the outlook from some neighbouring properties. However, the loss of a view is not a material planning consideration and it is considered that on a site of this size sufficient separation distance could be created between

existing and proposed dwellings in terms of overlooking, outlook and overshadowing.

149. Similarly, while the construction of the proposed development would result in an increase in noise and disturbance in the area, this would not be a permanent impact. Subject to conditions requiring a Construction Environmental Management Plan and limits on hours of working, it is not considered that there would be a significantly detrimental impact that would warrant refusing the application.
150. As this is an outline application, the layout of the proposed development is not assessed at this time. However it is considered that the site could be developed in such a way as to ensure that there would be no adverse impact on the residential amenities of future occupiers.

Climate Change

151. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The scheme would be able to mitigate for the climate impacts through conditions, including requirements for low energy and water use infrastructure, landscaping, provisions for sustainable transport, and ecological protection and habitat enhancements.

Equalities Implications:

152. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:
1. A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
153. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.
154. It is considered that this application does not raise any equality implications.

Planning Obligations/ Considerations

155. In accordance with the guidance contained within the NPPF, Policies DM1, DM13, DM28, DM33, DM36 and DM38 of the submitted Eastleigh Borough Local Plan 2016-2036, the Council's 'Planning Obligations' SPD, and the requirements of Regulation 122 of the Community Infrastructure Regulations, there is a requirement for planning obligations

to ensure on and off-site provision for facilities and infrastructure made necessary by the development, and to mitigate against any increased need/pressure on existing facilities. This is in addition to any requisite on-site provision of affordable housing and any necessary ecological mitigation measures.

156. Contributions / obligations towards the provision of the following infrastructure, community and environmental facilities or mitigation measures have been identified as being required if permission were to be granted:
- 35% of dwellings to be provided as affordable housing
 - Off-site highway works
 - On site Public Open Space and Play Area Provision
 - Off-site Public Open Space provision
 - Community infrastructure
 - Health facilities
 - Secondary education
 - Public art
 - Travel plan
 - Provision of mobility hub
 - Improvement to Public Right of Way
 - Biodiversity Net Gain Monitoring fee
 - Nitrates and phosphates mitigation
 - S106 monitoring fees
157. The projects and measures identified for contribution expenditure would comply with the 3 tests set out in Regulation 122 of the Community Infrastructure Levy 2010, in that the monies would go towards the projects which are directly related to the development and are fairly and reasonably related in scale and kind to the proposed development. The contributions would be index-linked to ensure the contributions rise in line with the costs of providing the identified projects/measures. The obligations sought are necessary to make the development acceptable in planning terms and to meet the needs generated by the new residents and the potential impact on existing services and facilities.

Planning Balance

158. The NPPF requires Local Planning Authorities without a five year housing land supply *“to grant planning permission for housing developments unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”*. (para 11d).
159. In terms of social impacts, the proposal would provide up to 245 dwellings on the site, of which 35% would be provided as affordable housing units. This would have a considerable positive impact in that it would provide more places for people to live, including people waiting on the housing register. The development would also contribute towards

the Council's five year housing land supply, which is a requirement of the NPPF.

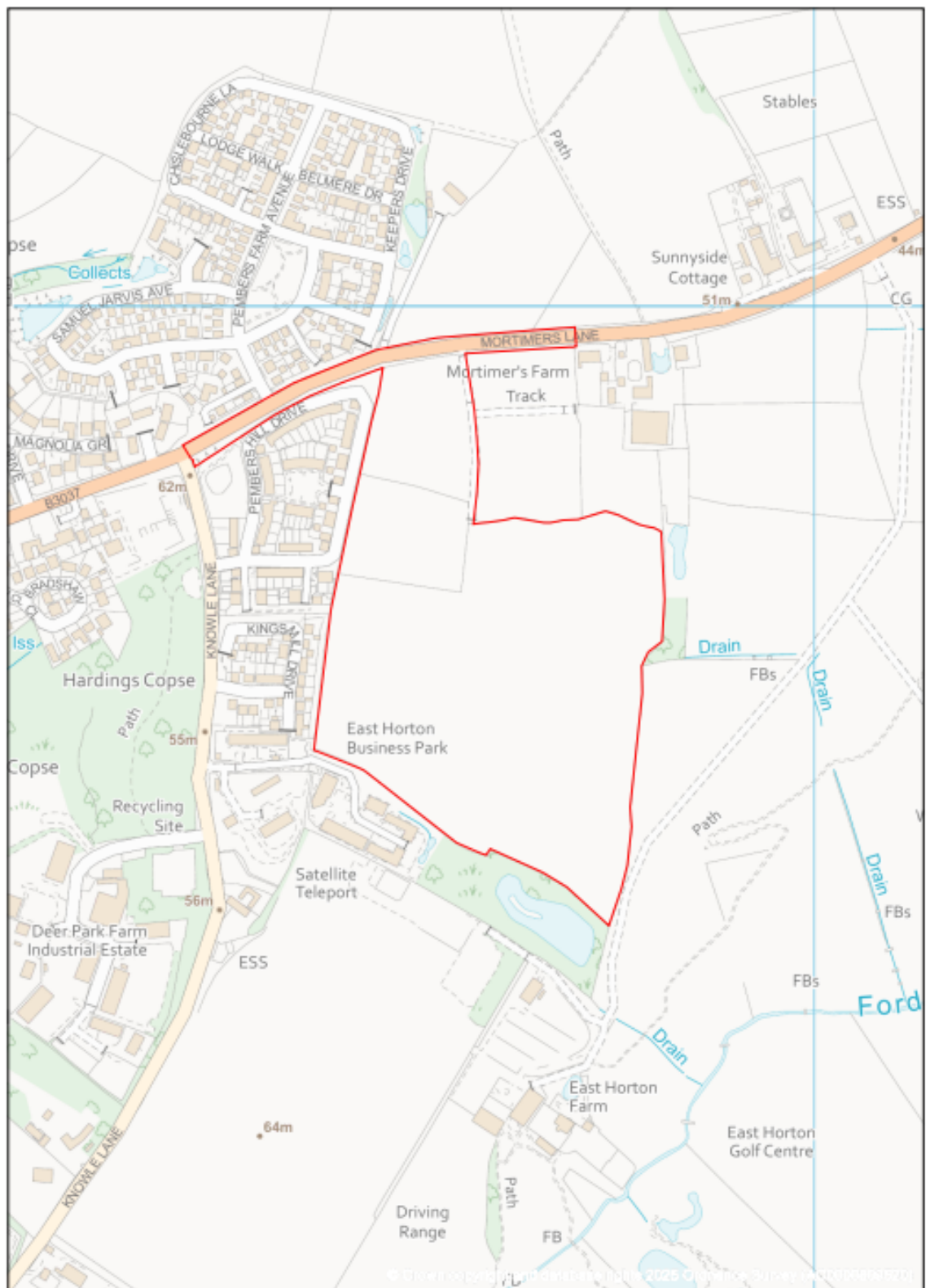
160. With regards to economic impacts, the proposed development would contribute to the local economy by providing employment opportunities in the short-term during construction and some longer-term jobs within the 350m2 of commercial, business, service or community use. There would also be benefits to the local economy from new residents spending within the area.
161. In terms of the environment, the proposal would have a significant adverse impact in that it would introduce a large-scale housing development into the current unspoilt pastoral fields at the eastern edge of Fair Oak. The development would have a substantial visual impact on the appearance of the immediate locality, particularly the associated cycleway and access along Mortimers Lane that would replace a large section of hedgerow giving a more urban feel to the entrance to Fair Oak. However, the development would have a less significant impact upon the wider countryside as it would appear as an extension to the existing settlement rather than an isolated development.
162. Another issue weighing against the development is the poor connectivity of the site, with long walks to local services & amenities and relatively infrequent bus services. However, new off-road cycle routes would be delivered by the Applicant and the Hampshire County Council scheme and cycling could be an option for some residents with a good level of fitness and confidence. The proposed mobility hub and travel plan initiatives could also encourage sustainable transport choices, although this would depend on the facilities available, which is unknown at this stage. As such due to the lack of sustainable transport options it is likely that most residents would be reliant on private cars.
163. It is the Highway Authority's opinion that, with the proposed offsite highway works, additional traffic from the development could be mostly absorbed into the transport network. The exception being the Botley Road/Winchester Road/Eastleigh Road signalised junction, although in this case the Highway Authority do not consider the traffic impact to be severe, and the works include new pedestrian and cycle facilities that would improve overall safety.
164. Most of the other impacts can be mitigated for by planning conditions and obligations including impacts on protected species, increased nutrients, heritage assets, pollution, flood risk & drainage, and impact on local services and facilities.

Conclusion

165. Sections 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require

planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

166. As Eastleigh Borough Council cannot currently demonstrate a five year housing land supply, then provided that impacts on European protected sites can be satisfactorily mitigated, it is necessary to determine the application in accordance with paragraph 11(d)(ii) of the NPPF. This requires an assessment of whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
167. To conclude, when weighed against the substantial benefits of housing delivery, the economic investment, and the social gains associated with new homes and affordable dwellings, the adverse impacts identified would not significantly and demonstrably outweigh the benefits. Accordingly, the tilted balance is tipped in favour of the development, and planning permission should be granted.
168. Therefore, in line with Paragraph 11d (ii) of the NPPF the development is recommended for permission subject to the obligations & conditions set out at the start of the report.



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