

The Holme and The Homestal

Statement of Community Involvement

December 2025

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ONE HORTON HEATH

Statement of Community Involvement

Holme and Homestal

Reserved Matters Application

November 2025



DOCUMENT CONTROL

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Eastleigh Borough Council

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1. Background

1.1 Increased community involvement in the planning system is one of the key components of the *Planning and Compulsory Purchase Act 2004*. *The Localism Act*, which became law in 2011, creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all planning applications, publicising the proposals and consulting with residents in the vicinity of the land concerned. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

1.2 The NPPF advocates the importance of early engagement with the public and local authorities to improve efficiency and effectiveness, ensure the right outcomes for local communities and to deliver sustainable development. The NPPF highlights that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. The more issues that can be resolved at pre-application stage, the greater the benefits.

1.3 This Statement of Community Involvement (SCI) has been prepared to demonstrate that a fully managed programme of consultation with the local community and wider stakeholders has been undertaken in the preparation of the One Horton Heath (OHH) Reserved Matters Planning Application for the Holme and Homestal.

1.4 The pre-application period has facilitated feedback which has been carefully considered throughout, playing an important role in shaping OHH and making the process of planning and design more accessible. Careful consideration to relevant legislation and guidance has been undertaken.

1.5 This statement provides a full account of the One Horton Heath consultancy team's approach to consultation and demonstrates how feedback has been taken into account. The structure of this report is organised by each stage of consultation undertaken and provides an overview on how the project has responded to consultation comments.

2. Policy Context

The Localism Act

2.1 The principles within *Section 122: Consultation before applying for planning permission of the Localism Act* (2011) have been considered when undertaking pre-application consultation:

- Wide publication of the proposed application, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- Make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- Give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (2024)

2.2 The consultation approach taken was informed by National Planning Policy Framework, paragraphs 40- 43, which outline the positive effects of early engagement with local communities and planning authorities. The below wording sets out the parameters for a successful consultation according to the NPPF.

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

42. *The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

43. *The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or 6 operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.*

National Planning Practice Guidance (2019)

2.3 Relevant guidance issued by the Department for Communities and Local Government sets out the value of pre-application engagement and acknowledges that the approach to preapplication engagement needs to be tailored to the nature of the proposed development and the issues to be addressed (See Paragraph: 013 Reference ID: 15-013-20190722). It advises that pre-application engagement involve the local planning authority, statutory and non-statutory consultees, elected members and local people.

Eastleigh Borough Council Statement of Community Involvement

2.4 The Eastleigh Borough Council (EBC) *Statement of Community Involvement* (SCI) was adopted in May 2024.

2.5 The SCI is a statement of how the Council will involve the community in local planning matters. Much of the focus of the document is specific to the creation of local planning policy framework documents, such as Local Plans and Supplementary Planning documents, however some overarching guidelines re detailed on how the council will consult.

2.6 This advises that *'In undertaking consultation with the community, a wide range of methods and techniques will be used in order to:*

- *Inform people about opportunities to make their views known, and;*
- *Engage as many people and as broad a range of interests as possible'*

2.7 In with the principles of the EBC SCI, an effective public consultation exercise was undertaken to ensure that all relevant stakeholders and those potentially affected by the development had the opportunity to comment and influence the proposals.

3. Methods of Consultation

3.1 Stakeholders are, by definition, individuals or groups who may be affected by the proposals being assessed. Consultation has therefore been focussed upon those who have an interest in engaging in the assessment of the proposal's effects, as will be explained in the section below. This was done with the aim of deriving multiple benefits including:

- Meeting EBC's aspirations for an inclusive approach to the OHH project design
- Ensuring that the proposed development meets the needs of the wider community
- Facilitating access for and the collaboration of all available technical expertise and local information to ensure best practice and a fully informed application.

3.2 The pre-application engagement undertaken with the local community has included:

- Setting up a dedicated website for the One Horton Heath Project.
- Actively engaging with local Councillors through Councillor and Member briefings
- An in-person public exhibition in which the draft proposals were presented and made available for comment.

Mechanisms of Pre-Application Consultation

3.3 Several key mechanisms have been used during the consultation process and are outlined below.

Formal Planning Pre-Application with Eastleigh Borough Council

3.4 In their role as the determining local planning authority, Eastleigh Borough Council have been consulted throughout this process from project inception. A Pre-Application Enquiry was submitted to Eastleigh Borough Council in June 2025 covering the design development of the proposals. In addition to this there has been frequent feedback between EBC Officers and the Project Team on the development proposals facilitated via a Planning Performance Agreement. Further details on the Pre-Application process are detailed in the Planning Statement.

Direct Pre-Applications with Statutory Bodies

3.5 The One Horton Heath team have engaged in direct discussions with Hampshire County Council (HCC) representatives from Highways and the Lead Local Flood Authority. This feedback was principally conducted via the Pre-Application submission,

Open Invite Public Exhibition

3.6 Following an extensive period of engagement, as outlined above, consultation material was produced which was sufficiently detailed to proceed with a public exhibition.

3.7 The One Horton Heath team were keen to understand potential concerns and seek the views of the public on the draft proposals. Likewise, it was important several key messages were communicated during the public consultation events, with the input of lead consultants on individual areas of expertise.

3.8 An in-person public exhibition was held on the 02nd October 2025 at Fair Oak Parish Council Offices, Knowle Park Lane, Eastleigh, SO507GL. Exhibition Boards detailing the proposals were provided (Appendix A) and key members of the One Horton Heath project and consultancy team were available to answer questions. The consultation was open to be public between 17:30 and 19:30pm.

3.9 Attendees were able to submit their responses via an on-line consultation portal that was open between the 02nd October and the 23rd October 2025. Paper comments forms were also made available at the public exhibition itself.

Promotion of the Public Exhibition and Feedback Survey

3.10 Flyers were issued on the 23rd September to residential addresses bordering and within 500meters of the site's boundaries and key community buildings in the area.

3.11 The flyer provided a broad overview of the proposals and invited residents to attend the exhibition in person or review the proposals and submit their comments via the project website. A QR code was provided on the flyer providing a link to the feedback survey. A sample copy of the flyer is included in Appendix B.

3.12 The date and time of the public exhibition as well as a link to the online feedback survey was publicised using the Council's social media platforms which have an extensive reach. OHH's Instagram page saw 860 views to the first social media post advising of the in-person event, and a

further 416 views to the second social media post that advised the consultation had finished, thanking everyone who participated.

3.13 The consultation was also publicised on Eastleigh Borough Council's dedicated webpage which saw 2 views between 02nd October and the 23rd October 2025 when the consultation was publicised and live. The consultation was also publicised on the One Horton Heath website's dedicated consultation page with 301 views, along with a news piece with 49 views during the same period.

Dedicated Webpage for Feedback Survey

3.14 On the flyers and the social media posts a QR code or website link was provided to a dedicated webpage for consultation on the Holme and Homestal proposals. The website was live from 02nd October and the 23rd October 2025 (3 weeks).

3.15 The page sought to raise awareness of the consultation; allow the community to access consultation materials, allowed users to provide feedback on the draft proposals and find out how to contact the One Horton Heath Project Team.

3.16 An online feedback survey form was made available via the OHH website (Appendix C), which was designed to capture comments and feedback on the proposals. To further embed the link to the information discussed, plans and imagery from public exhibition boards were provided.

3.17 Those participating had the option to write additional comments in free text boxes in all sections of the form.

4. Findings from the Public Consultation

4.1 As is noted above, the public consultation was advertised to over 1,000 addresses close to the site. A public exhibition was held on the 02nd October and was attended by 10 visitors who were directed to make their comments via the website.

4.2 Further to the public exhibition and consultation period, a total of 5 responses were received. The questions on the feedback survey are addressed in turn below, with the number of responses to an option provided in brackets () next to a specific response.

Questions 1 to 3

4.3 This is the 'About You' section of the feedback survey and focused on respondent characteristics. There were 5 respondents in total, all of whom identified as residents.

4.4 All 5 respondents provided a post code, of which 4 were based in the S050 postcode area and are considered local to the development.

Question 4

Q4. Planning permission has already been granted in principle for this site. Do you support the layout shown for the Holme and Homestal parcels? You may comment after choosing an answer below:

- *I strongly support it (0)*
- *I support it (1)*
- *I'm not sure (2)*
- *I don't support it (0)*
- *I strongly oppose it (2)*

Summary of feedback

4.5 4 respondents elaborated on their answer in the comments section. 1 respondent who answered that they strongly oppose the proposal commented that they were against the general principle of housing on the site.

4.6 1 individual who was not sure about the proposed layout advised they had concerns about the vehicle links with the road network to the north and the east. They were also concerned with the increase in traffic arising from the new housing.

4.7 Another individual who was 'not sure' about the proposed layout stated that they felt play areas could be more central to the design. They also felt there should be more room for gardens and provision for growing food (such as allotments) and encouraged the inclusion of fruit trees within the landscaping.

Question 5

Q5. Do you support how the emerging designs for the new homes on the 'Green Spine' area will look? You may comment after choosing an answer below.

- *I strongly support them (0)*
- *I support them (0)*
- *I'm not sure (3)*
- *I don't support them (0)*
- *I strongly oppose them (2)*

Summary of feedback

4.8 2 respondents provided further details; 1 of which stated they were concerned over the proposed density, whereas the other advised they liked the spacious nature of the layout but felt the elevations needed more variety.

Question 6

Q6. Do you support how the emerging designs for the new homes on the 'Green Fringes' area will look? You may comment after choosing an answer below

- *I strongly support it ()*
- *I support it (0)*
- *I'm not sure (3)*
- *I don't support it (0)*
- *I strongly oppose it (2)*

Summary of feedback

4.9 2 respondents provided further details; 1 of which reiterated their concerns over density, whereas the other advised they, again, liked the spacious nature of the layout but felt the elevations needed more variety and that they had concerns over the use of dark timber cladding.

Question 7

Q7. Do you support how the emerging designs for the new homes on the 'Quobleigh Villas' area will look? You may comment after choosing an answer below:

- *I strongly support it (0)*
- *I support it (0)*
- *I'm not sure (3)*
- *I don't support it (0)*
- *I strongly oppose it (2)*

Summary of feedback

4.10 There were 2 comments for this question, of which 1 reiterated their concern over the density / number of units proposed.

4.11 The other respondent generally supported the emerging designs but felt that there was insufficient variety and that they had misgivings over the extent of black cladding.

Question 8

Q8. Do you support how the emerging designs for the new homes on the 'Holme Road' area will look? You may comment after choosing an answer below:

- *I strongly support it (0)*
- *I support it (0)*
- *I'm not sure (3)*
- *I don't support it (0)*
- *I strongly oppose it (2)*

Summary of feedback

4.12 There were 2 respondents who both advised that the housing in this character area seemed 'monotonous. 1 respondent added that more variety and color to the frontages would help break this area up and that it currently felt 'narrow'.

Question 9

Q9. Do you support how the emerging designs for the new homes on the 'Foxwood Road' area will look? You may comment after choosing an answer below:

- *I strongly support it (0)*

- *I support it (0)*
- *I'm not sure (2)*
- *I don't support it (0)*
- *I strongly oppose it (3)*

Summary of feedback

4.13 There was 1 response to this question which was strongly opposed to the 3-storey houses and apartment blocks in this location. Their view was this was not in keeping with the existing settlement and that it appeared 'urban'.

Question 10

Q10. Do you support how the emerging designs for the new homes on the 'Greenway' area will look? You may comment after choosing an answer below:

- *I strongly support it (0)*
- *I support it (0)*
- *I'm not sure (2)*
- *I don't support it (0)*
- *I strongly oppose it (2)*
- *No Answer (1)*

Summary of feedback

4.14 A single respondent elaborated on their response further in the comments stating they generally liked the design except for the 3-storey houses, which are too high.

Question 11

Q11. Do you support how the emerging landscape design for the conversion of 'Fir Tree Lane' into a car free bridleway through the green space? You may comment after choosing an answer below

- *Yes (1)*
- *No (2)*
- *No Opinion (0)*
- *Not Answered*

Summary of feedback

4.15 There were 2 respondents who commented in support of the conversion of Fir Tree Lane into a bridleway. 1 of these highlighted the need for the new bridleway to connect positively into the wider cycle / pedestrian network whereas the other suggested the inclusion of dynamic play / exercise equipment along the route.

Question 12

Q12. Do you support the emerging landscape design for the remainder of the public open space in these areas? You may comment after choosing an answer below

- *I strongly support it (0)*
- *I support it (2)*
- *I'm not sure (1)*
- *I don't support it (0)*
- *I strongly oppose it (2)*

Summary of feedback

4.16 No respondents elaborated further on their answer.

Question 13

Q13. Do you support the sustainable transport routes for The Holme and Homestal? You may comment after choosing an answer below.

- *I strongly support it (0)*
- *I support it (0)*
- *I'm not sure (1)*
- *I don't support it (1)*
- *I strongly oppose it (2)*
- *No Answer (1)*

Summary of feedback

4.17 3 respondents provided further commentary to their response. 1 advised the sustainable transport routes appear too convoluted. The other 2 comments focused on the movement of vehicular traffic, raising concerns over whether the number of vehicle access points into the parcels were sufficient and, more generally, concerns about the impact of new homes on the local road network.

Question 14

Q14. Is there anything else you think should be included in the design or layout of the site? Please comment here.

Summary of feedback

4.18 1 individual commented on this section and made several suggestions including; more play areas, outdoor gyms, bigger gardens, communal allotments with communal building, native fruit trees, nature trails with appropriate information and flowers and bushes planted with encouragement for maintenance by local community.

Question 15

Q15. Do you have any comments or ideas you'd like to share about the proposals? Please comment here.

Summary of feedback

4.19 3 respondents provided answers to this question. 1 objected to the principle of the One Horton Heath development in its entirety while another referred to their response to Question 14. The remaining respondent asked for additional information on building heights and the location of 3+ storey buildings.

5. One Horton Heath Team Response

5.1 Following a review of the consultation responses received from public exhibition, the key themes raised by respondents were identified and considered. Responses to each of these key themes are provided below:

Principle of One Horton Heath

5.2 Wording on flyers, public exhibition boards and survey questions were clear that the purpose of the consultation was not to dispute the principle of the One Horton Heath development as this already benefits from outline planning permission (Application Ref: O/20/89498). Rather, feedback was sought on the details of the forthcoming Reserved Matters planning application for The Holme and Homestal parcels with questions focused on layout, appearance green spaces and pedestrian and cycle movement.

Traffic Generation

5.3 Some of those concerned over the principle of the One Horton Heath development cited the increase in traffic generation in the area. A comprehensive analysis of traffic impact was undertaken as part of the Environmental Impact Assessment for the Outline Planning Application and the impact of development was considered acceptable subject to a suite of improvements to the highway network and nearby junctions, for which planning contributions were secured via the section 106 legal agreement.

5.4 A site-specific Transport Assessment has however been provided as part of the Reserved Matters application. This concludes that the expected traffic generated by the development is in line with the Outline Planning application and that the impact is considered acceptable accordingly.

Children's Play

5.5 The distribution and type of children's play areas on the site is in accordance with the *Open Place and Play Strategy* (July 2024), that was approved as part of the Outline Planning Application. This ensures that all properties are within 500 meters of a 'Formal' play area and 300 meters of an informal play area.

5.6 There are two areas earmarked for play on the Holme and Homestal: a 'formal play area' on the eastern boundary and an 'informal play area' near the green infrastructure to the south. Public

comments have made suggestions on the types of equipment to be provided in these areas; however, the detailed design and specification of play areas will be secured via planning condition.

Open Space

5.7 The distribution of green space across the site has been established via the approved Parameter Plans for the Outline Planning Application (See: Green Infrastructure Plan). Site-wide green infrastructure and assets have been distributed so as to make best use of existing natural assets, such as hedges and woodland.

5.8 There are two large area of Green Infrastructure bookending the Holme and Homestal RM parcel – Quobleigh Woods to the north and Foxhole Wood to the south and all housing on the parcel will be circa 300m from one of these areas. In addition, there are areas of formal and informal green space provided as part of the landscaping scheme.

Sustainable Transport

5.9 Some respondents raised concerns over the efficacy of the sustainable transport routes proposed. The cycle and walking routes within the Holme and Homestal will provide routes to adjacent residential parcels and community facilities such as the school and local centre. It is however acknowledged that it was difficult to gauge site-wide connectivity from the Plans shown at the consultation and efforts will be made to clarify this in the planning submission.

Elevations and Materials

5.1 The design approach for most of the Holme and Homestal parcels, and indeed much of One Horton Heath, is a contemporary interpretation of traditional architecture. A criticism of the images for the Character Areas shown at the public exhibition was a perceived lack of variety in the elevational treatments proposed, however this is largely due to the stage of design development and limitations to the number of designs able to be shown on the exhibition boards. The application submission will contain a greater range of house-types and designs.

5.2 A shared palette of materials has been applied across the development based on materials commonly found in Hampshire, such as red brick, clay and slate roof tiles. Several concerns were raised about the extent of dark cladding used in some of the Character Areas proposed. Dark weatherboarding is a material that can be found on many rural buildings across Hampshire and its neighboring counties and has been incorporated into the material palette for One Horton Heath on that basis.

5.3 Further details on the proposed materials and elevational treatment on the homes proposed in the Character Areas can be found in the Design and Access Statement.

Building Heights

5.4 Appropriate heights across the whole of the One Horton Heath site have been established via the approved Parameter Plans for the Outline Planning Application (See: Building Heights Parameter Plan EAST200403_PP 04 P31). This concludes that building heights of up to four storeys would be acceptable across most of the Holme and Homestal Reserved Matters parcels, with the exception directly to the east of the Listed Fir Tree Farmhouse, which is limited to three storeys. Parts of the Holme and the Homestal residential parcels are located closest to the proposed Local Centre and the shops, services and community facilities contained within. These areas are some of the most sustainable locations in the development and are correspondingly better suited for higher density development, such as apartment blocks. Further details on building heights and density are provided in the Design and Access Statement.

6. Conclusion

6.1 In order to ensure that the local community was fully briefed and provided with an opportunity to comment on the plans, public engagement was carried out with key stakeholders and the local community.

6.2 An in-person public exhibition was held on the 2nd October with an online feedback survey available online between the 2nd October and the 23rd October. Consultation flyers were sent to circa 1,500 addresses within 500metres of the application. The consultation was also promoted via the Council's social media channels, OHH and council newsletters, as well as posters around the public event location of Fair Oak Parish Council Offices.

6.3 During the consultation dates, the dedicated project website garnered a total of 301 views. 5 feedback forms were received during the public engagement period. This feedback has been analysed and summarised as part of this report, with responses provided where necessary.

6.4 Going forward the One Horton Heath project team remain committed to engaging with the local community and key stakeholders to work together to resolve concerns as far as possible.

Appendix A

ONE HORTON HEATH

Holme & Homestal
Public Consultation

One Horton Heath

What has been approved?

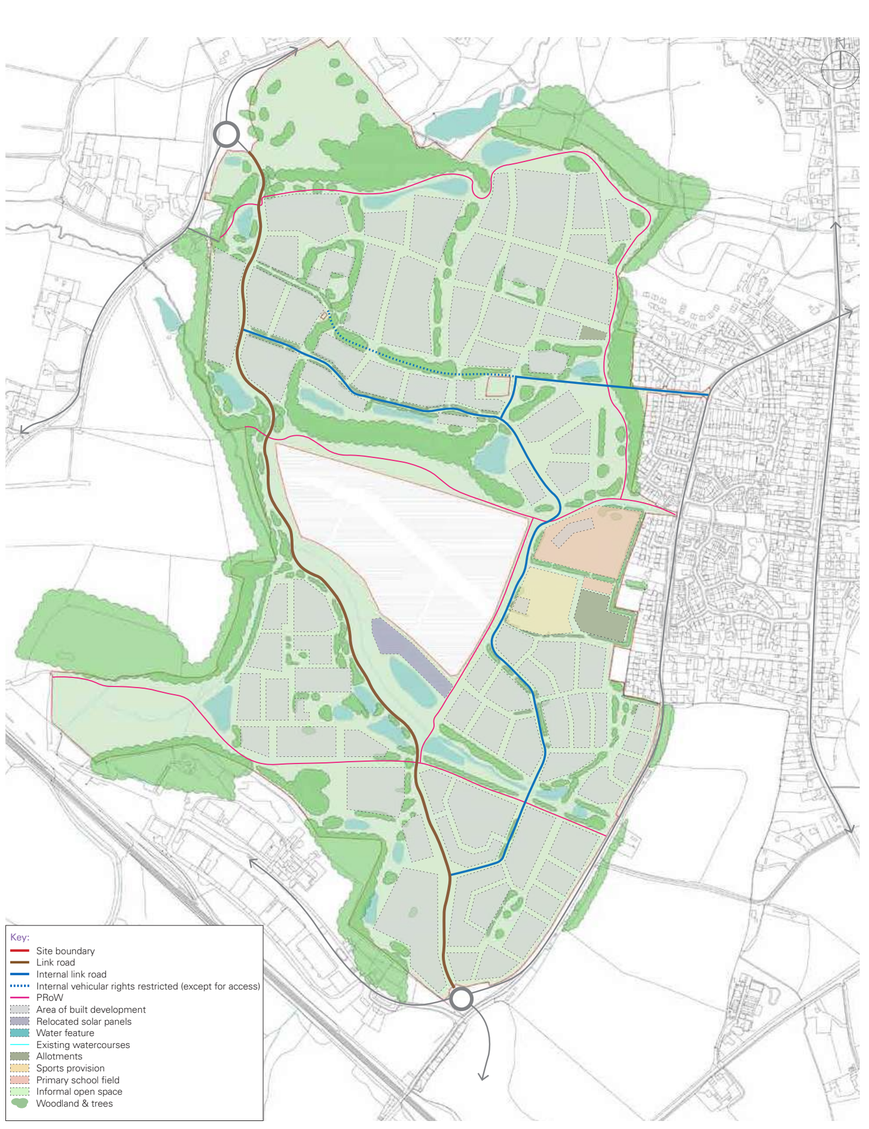
Thank you for taking the time to view our proposals for ***The Holme and The Homestal***, a ***Reserved Matters*** parcel of the wider One Horton Heath development. (LPA ref no. O/20/89498).

One Horton Heath is a major mixed-use development which has received a ***resolution to grant outline planning permission***, meaning the principle of development is already agreed. The approval allows for up to 2,500 homes, a local centre, a primary school and commercial floorspace to be delivered by Eastleigh Borough Council.

We're preparing a ***Reserved Matters*** planning application at one of the development parcels at One Horton Heath: named ***The Holme and The Homestal.*** This will set out the detailed design, layout, appearance, landscaping, and access arrangements.

We'd like your views on these early proposals. What do you like? What would you change?

Your feedback will help shape the plans and the development of The Holme and Homestal.



Holme & Homestal

Where is it and what is being proposed?

The Holme and The Homestal are to the North and central to One Horton Heath development.

Quobleigh Breach is to the West and has been presented at consultation recently and ***The Folds*** to the East, will be presented soon.

Fir Tree Lane divides ***The Holme and The Homestal.*** It will be reclassified as a new bridleway in between the two development areas.



- 350-400 New Homes
- Family Homes
- A mixture of house and apartment sizes
- Mixture of tenures
- Later Living provision

- New play areas
- New Public open spaces and parkland
- Fir Tree Lane converted to bridleway
- Improved Biodiversity
- New trees, shrubs and grassland

- New primary access road to One Horton Heath
- New cycle lanes
- Improved connectivity across One Horton Heath
- Improved access to Public Rights Of Way

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Find out more at **eastleigh.gov.uk/ohh-community-consultation-2025**

ONE HORTON HEATH

Holme & Homestal
Public Consultation

Masterplan

What is being proposed at The Holme & Homestal?

1. New cycle routes to better connect to the rest of One Horton Heath
2. Improved access to public right's of way, bridleways and woodlands
3. New trees, shrubs and flowers

   Retained and enhanced natural boundaries
4. New play areas

   A mix of natural, informal and formal play areas
5. 350-400 New Homes

   Mix of house sizes and tenures



6. Improved Biodiversity

   Sustainable drainage
7. Recreation spaces and parkland

   Generous tree planting
8. New connecting road linking One Horton Heath phases
9. 35-50 Later Living apartments
10. Fir Tree Lane converted to a bridleway

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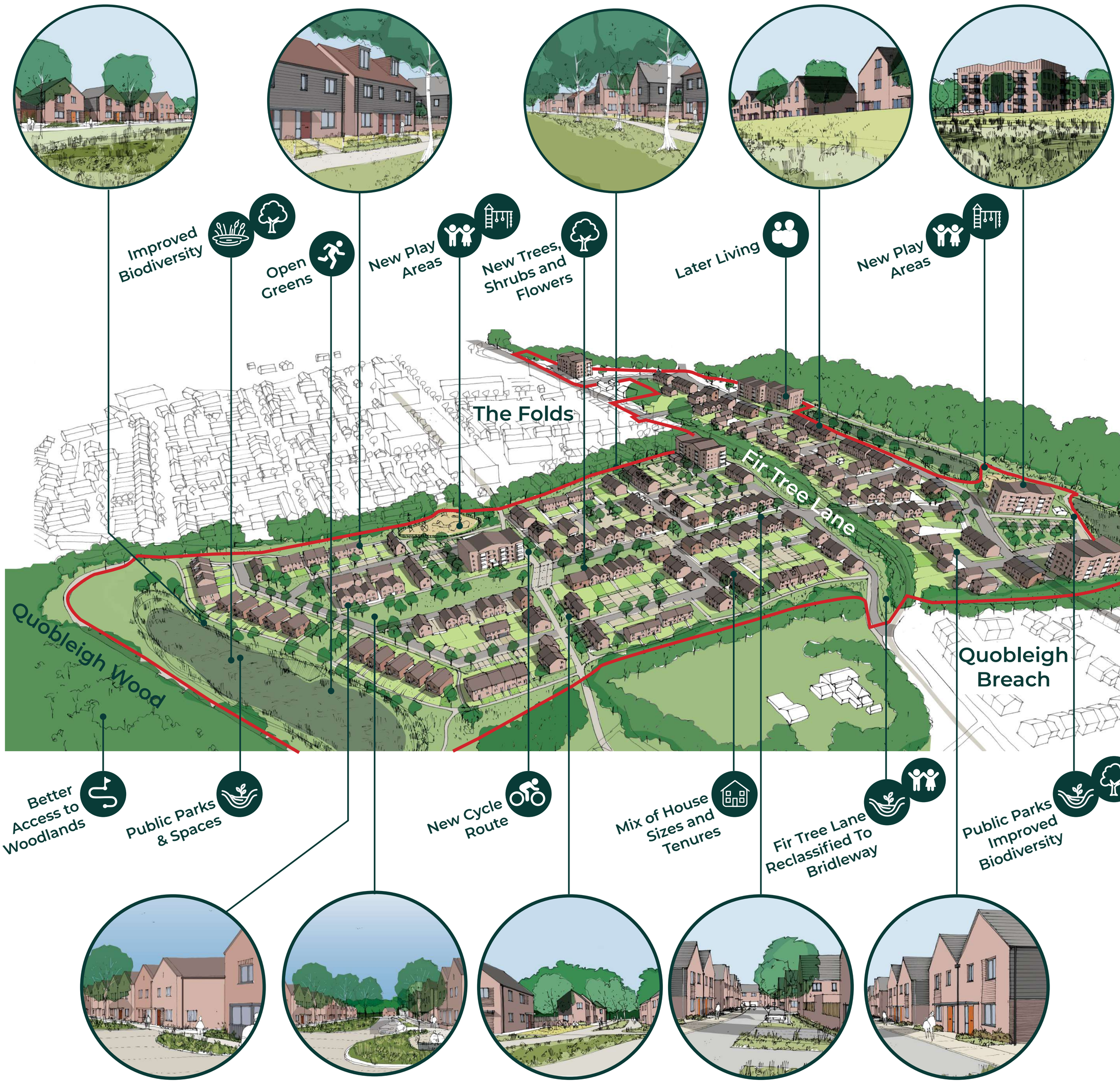
Find out more at **eastleigh.gov.uk/ohh-community-consultation-2025**

ONE HORTON HEATH

Holme & Homestal
Public Consultation

Masterplan

What will it look like?



What will the materials be?

Front Garden walls and railings



Robust Modern Fences



Contemporary Doors & Canopies



Modern Windows



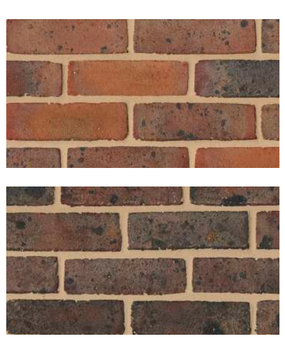
Cladding Effects



Grey & Red Tiles



Local red multi brick



Brick Details



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ONE HORTON HEATH

Holme & Homestal
Public Consultation

Homes

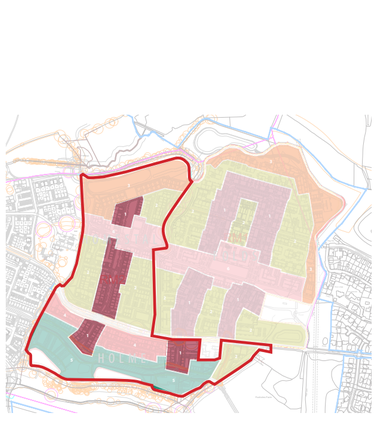
How might the new homes look?

Six ‘Character Areas’ have been defined throughout the proposal. These zones, whilst sharing a common architectural palette, individually reflect and respond to the identity of their varying streetscapes and surroundings.

The Green Spines

- Formal and spacious main route into Homestal
- The road is softened by generous green spaces
- 2-storey semi-detached homes / short terrace rows
- No on-street parking: Parking will be on driveways, in between houses or to the rear in parking courts













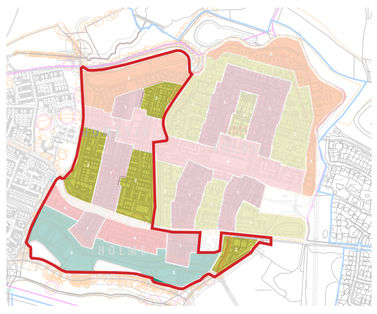




Green Fringes

- Rural edges with houses fronting surrounding green spaces
- Tree-lined cycle and pedestrian pathways parking to the rear
- A common palette of materials and a strong connection to neighbouring tree belts
- 2-storey semi-detached/ short terraced rows of houses

















ONE HORTON HEATH

Holme & Homestal
Public Consultation

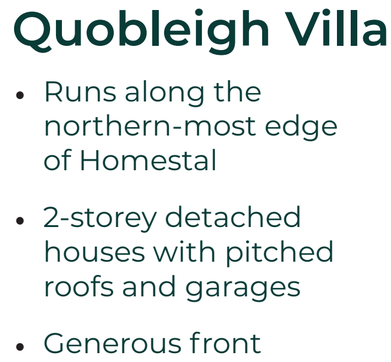
Homes

How might the new homes look?

Quobleigh Villas

- Runs along the northern-most edge of Homestal
- 2-storey detached houses with pitched roofs and garages
- Generous front gardens ensure privacy
- Frontages maximising the connection to the green space
- Car-free spaces ensure the northern edge is peaceful with a strong connection to nature















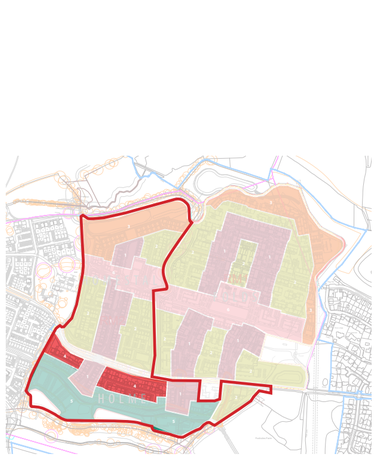




Holme Road

- Mixture of 2 and 2.5-storey detached/ semi-detached houses back onto Fir Tree Lane
- A mature, rural backdrop, but with strong direct links to the local infrastructure
- On-street parking mixed with off-street between homes



















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ONE HORTON HEATH

Holme & Homestal
Public Consultation

Houses

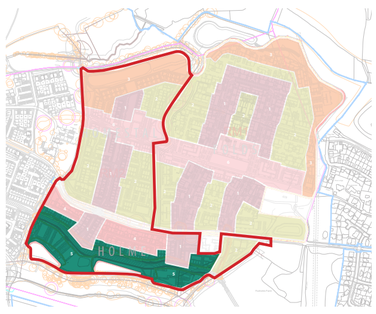
What might the new homes look like?

Foxwood Road

- Links the Local Centre, the Folds and Quobleigh Breach.
- Apartments blocks to the south of Foxwood Road and terraced houses to the north of Foxwood Road
- Mixture of 2 and 3-storey houses with 4-storey apartment blocks.
- Large recreational space and access to the woodland areas to the South















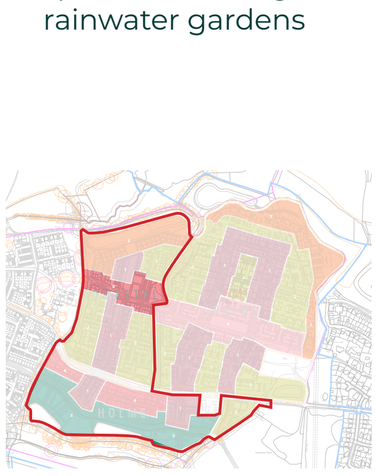




Greenway

- A landscape intensive zone, forming the main East-West cycle and pedestrian route
- Common architectural design features to adjacent areas (Green Fringes and the Green Spine)
- Mixture of 2 and 3-storey terraced/ semi-detached houses
- Large areas of green space containing rainwater gardens



















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ONE HORTON HEATH

Holme & Homestal
Public Consultation

Landscape

What are we proposing?

The new landscape will allow nature to be enjoyed and accessed on their doorsteps by all. The new green spaces will create a connection between the new and the existing established hedgerows and woodlands.

The Holme and Homestal will have lots of public green spaces that will have a variety of ***new trees, new plants and new benches.*** Plants will be climate change tolerant and bring a new diversity of habitats.

Fir Tree Lane

The majority of Fir Tree Lane will become a ***Car-Free Bridleway*** with seating areas, play equipment and wild flowers























Play

Equipped Play Spaces will be located in central spaces along pedestrian paths and will be themed to have local relevance







EASTLEIGH BOROUGH COUNCIL

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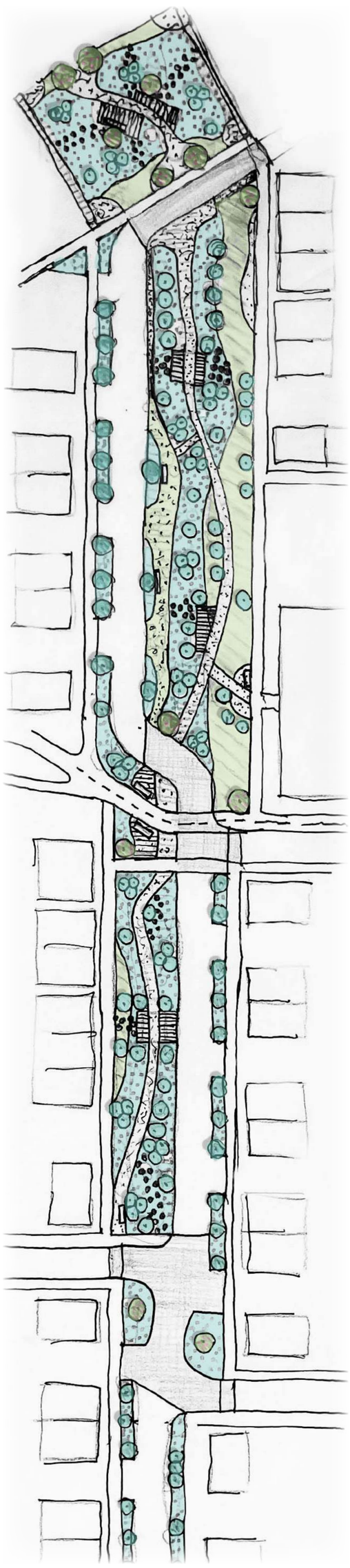
Find out more at **eastleigh.gov.uk/ohh-community-consultation-2025**

ONE HORTON HEATH

Holme & Homestal
Public Consultation

Landscape

What are we proposing?



Green Spine

Parkland Public Open Space

Existing hedgerows and mature trees will be retained with new roads and paths placed carefully to allow public access to new naturalistic Public Open Space



Central Cycle Greenway

The Greenway will be well planted and will connect public gardens and green spaces. It will be well lit with seating and play spaces



Public Parks

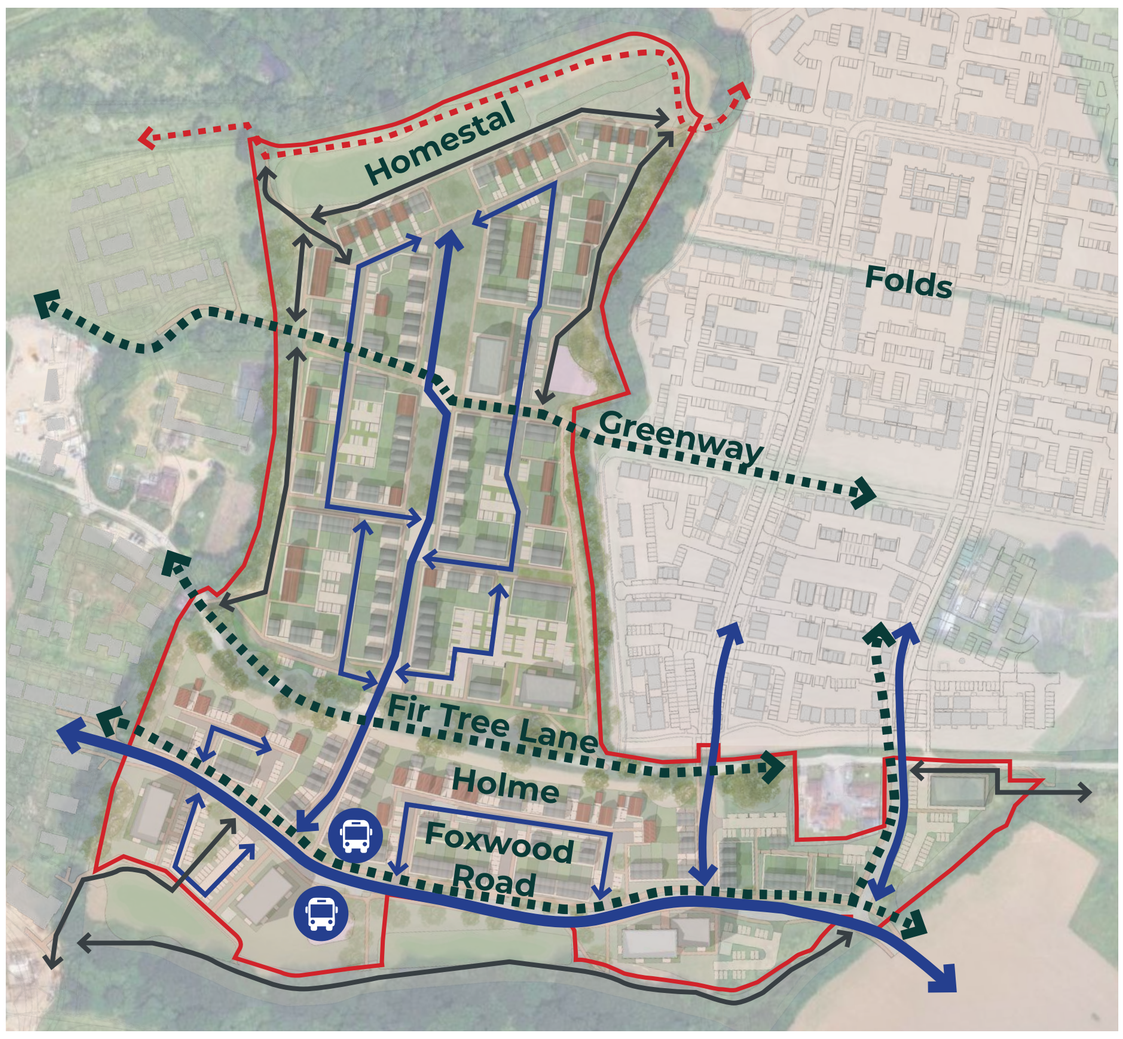
Parks will be designed to be inclusive with plenty of places to sit, walk and play. The types of plants and surfaces will help create unique characters in the Holme and Homestal





Transport & Parking

What are we proposing?



Vehicle Movements

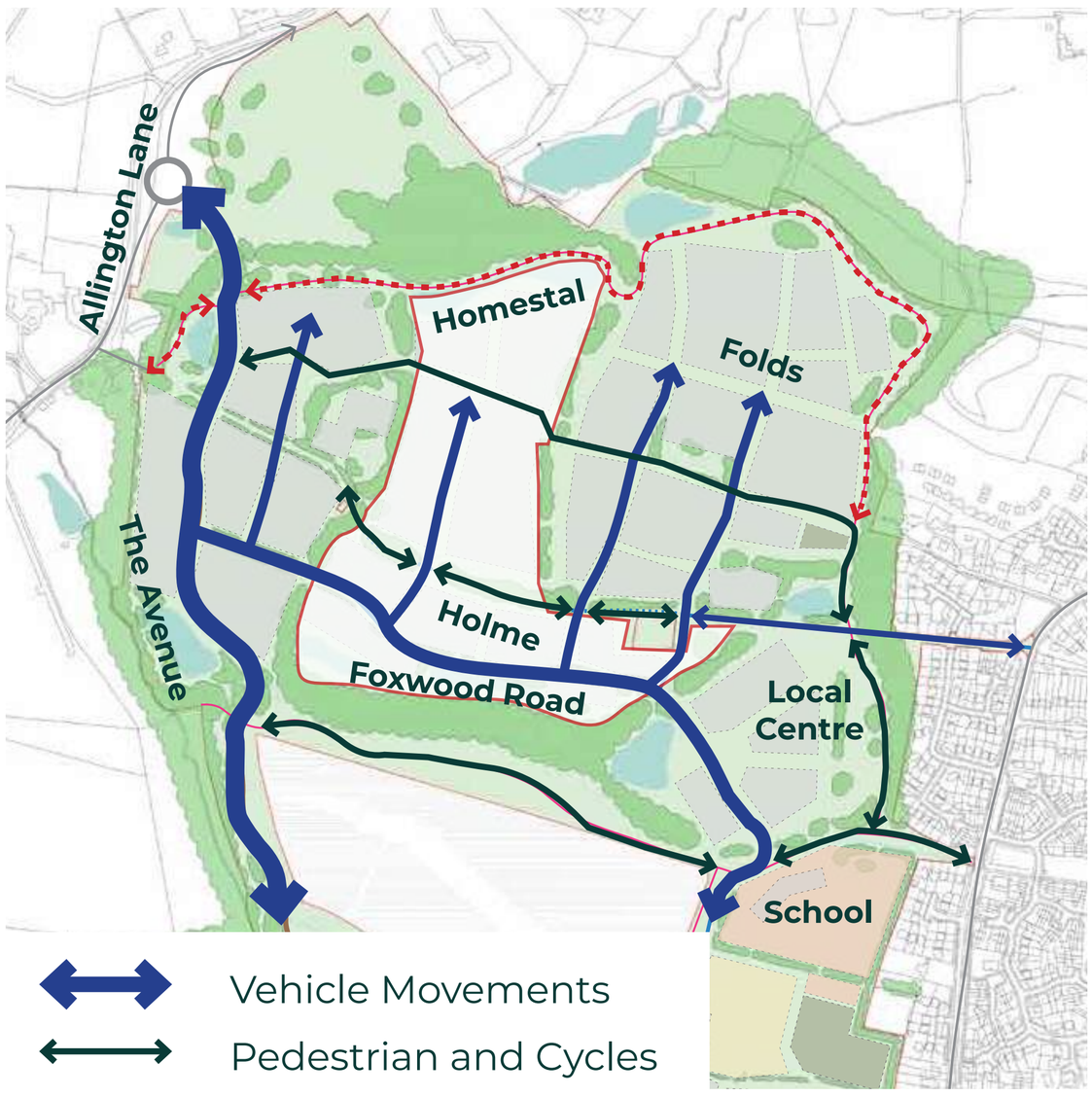
Main Pedestrian and Cycling Routes

Other Pedestrian and Cycles Routes

Public Right of Way

- ***Foxwood Road*** travels through The Holme linking the site to the wider masterplan
- New local junctions will serve the new homes
- Parking provisions have been ***carefully planned*** to balance the future needs of residents

- A ***high quality walking and cycling greenway*** will run east-west, linking The Avenue and the Local Centre
- ***Safe and direct*** footpaths and cycleways will follow key roads and provide direct routes
- Well-designed crossings at key points provide ***safe and convenient*** access
- ***Fir Tree Lane transformed,*** removing vehicles and creating a new bridleway for pedestrians and cyclists
- ***New links*** will connect into the improved ***public rights of way***



Vehicle Movements

Pedestrian and Cycles

Public Right of Way

- ***New bus stops*** along the main internal road will connect residents to the wider network.
- ***Regular services*** will support sustainable travel and reduce reliance on cars.

- The Avenue provides the principal means of access to Hedge End (south) and Fair Oak (north).
- The secondary internal road will guide ***local traffic*** from The Avenue to The ***Holme and The Homestal*** residential areas.
- The retained vehicular part of Fir Tree Lane is intended ***for local access only***
- ***Prioritising active travel*** through high quality landscaping, way-finding, and crossing points supporting walkable neighbourhoods.

ONE HORTON HEATH

Holme & Homestal
Public Consultation

The Plan

What's Next?



Today's Consultation

Present the proposal to the public to gather feedback

→

Planning Submission

Target planning submission following further stakeholder engagement and consultation:
Winter 2025

→

Planning Decision

Planning Decision to be made by committee:
Spring 2026

Over the Autumn, we'll keep developing the designs using your feedback and comments to help deliver a scheme for Eastleigh to be proud of.

We will be consulting experts in ecology, landscape and biodiversity to ensure we develop a scheme which fits within the unique landscape and the design parameters of the wider One Horton Heath development (LPA ref no. O/20/89498).

We aim to submit a planning application for ***The Holme and The Homestal*** in Winter 2025.

Thank you for reviewing the proposals. We look forward to hearing your views on The Holme and The Homestal

Scan this QR code to review all of this information in your own time and share your feedback

Appendix B

OHH Community Consultation
The Homestal and Holme

Come and see our early ideas for the next stages at One Horton Heath.

We're seeking your views on two sets of detailed proposals:

- Homes at The Holme
- Homes at The Homestal

These areas are all part of the wider OHH development.

The land is already allocated for housing – now we're sharing the detailed designs and want your feedback.

NEW Location: Fair Oak Parish Council Offices, 2 Knowle Park Ln, Eastleigh SO50 7GL

Date: Thursday 2 October 2025

Drop-in: 5.30pm – 7.30pm

Can't make it in person?

From 2 October to 23 October, you can view the proposals and give your feedback online.

This is an indicative aerial image



ONE HORTON HEATH

Find out more at
eastleigh.gov.uk/ohh-the-holme-and-homestal

We're preparing to submit Reserved Matters planning applications – showing the detailed design, layout and landscaping for new homes and green spaces that are already approved in principle through the Outline Planning Application.

What's proposed:

The Holme & Homestal

- 350 - 400 homes
- A mix of affordable and private market homes
- New parkland and play areas
- Generous tree planting and sustainable drainage areas

Your feedback will help shape how these areas feel and function.



We'd love to hear your thoughts - in person or online.

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Find out more at **eastleigh.gov.uk/ohh-the-holme-and-homestal**

Appendix C

OHH Community Consultation 2025 - The Holme and Homestal

Overview

Have your say on the next steps at One Horton Heath

We're sharing early design proposals for the next parts of the One Horton Heath development – and we'd really like to hear what you think.

This consultation brings together detailed plans for The Holme and The Homestal...

► a new neighbourhood of around 350 - 400 homes, including green spaces and parkland
► a mixture of houses and apartments, and tenures
► improved public right of ways, new cycle paths and connectivity

We're preparing to submit Reserved Matters planning applications - showing the detailed design, layout and landscaping for new homes and green spaces that are already approved in principle through the Outline Planning Application.

We're asking for your feedback on:

- The types and mix of homes
- How the neighbourhoods are designed and laid out
- Access, parking, and routes for walking and cycling
- The look, feel and function of parks, planting and green corridors
- How the spaces will connect with the wider community and local nature

These proposals aim to create a sustainable, attractive and inclusive place to live for new and existing residents. We're planning new homes that meet a range of needs, alongside public open spaces that support wellbeing, biodiversity and climate resilience.

Please note:
You do not have to answer every question - please feel free to focus on the topics that matter most to you. However, your responses **will only be received if you complete the survey and click 'Submit' at the end.** Saving your progress does not send us your feedback. *We also recommend that you open the below 'related documents' in other tabs before starting the survey, as a point of reference for some of the questions.*

Your comments will help us shape the final designs before we submit planning applications. Whether you live locally or are interested in moving to the area, your views matter.

Thank you for taking the time to get involved.

More information, maps and images - open these links before answering

Tip: To avoid losing your survey progress, we recommend opening the following reference links **before** you start the survey:

OHH Site Wide Map <*https://www.eastleigh.gov.uk/media/15662/dd579i01c_overall-site-plan_public-consultation-copy.jpg*>
Public Consultation Board 1 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-1.pdf*> - see the same info shown at the in-person event on 2 Oct
Public Consultation Board 2 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-2.pdf*>
Public Consultation Board 3 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-3.pdf*>
Public Consultation Board 4 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-4.pdf*>
Public Consultation Board 5 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-5.pdf*>
Public Consultation Board 6 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-6.pdf*>
Public Consultation Board 7 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-7.pdf*>
Public Consultation Board 8 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-8.pdf*>
Public Consultation Board 9 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-9.pdf*>
Public Consultation Board 10 <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-10.pdf*>
The Holme, Homestal Folds Site Layout <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH_HaH-ConsultationBoards_P2.png*>
The Holme, Homestal Folds - Aerial 3D Image <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/09/OHH_HH_Sketch-Aerial.jpg*>
The Holme & Homestal - Movement Plan <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHH_HaH-Movement-Key-scaled.png*>
Green Spine - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Green-Spine-Colour-scaled.jpg*>
Green Fringes - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Green-Fringes-Colour-scaled.jpg*>
Quobleigh Villas - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Quobleigh-Villas-Colour-scaled.jpg*>
Holme Road - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Foxwood-Road-Colour-scaled.jpg*>
Foxwood Road - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Foxholes-Wood-Colour-scaled.jpg*>
Greenway - 3D Streetscape <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Greenway-Colour-scaled.jpg*>
Fir Tree Lane – 'After' image <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_Fir-Tree-Lane-2.jpg*>
Parkland Public Open Space - Photo Montage <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/Parkland-Public-Open-Space-Montage-from-page-8.png*>

About you

What is your full name?

What is your postal code?

Are you responding to this survey as a...

Please select only one item

- ◯ Resident
- ◯ Business
- ◯ Community group or organisation (please specify below)
- ◯ Other (please specify below)

Please confirm if 'other' selected or your business, organisation or group name here

Your thoughts on the OHH The Holme and The Holmestal

Planning permission has already been granted in principle for this site. Do you support the layout shown for The Holme and Homestal parcels? You may comment after choosing an answer below.

More information, maps and images - open these links before answering

Tip: To avoid losing your survey progress, we recommend opening the following reference links **before** you start the survey:

1. **OHH Site Wide Map** <*https://www.eastleigh.gov.uk/media/15662/dd579i01c_overall-site-plan_public-consultation-copy.jpg*>
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5. **Public Consultation Board 4** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-4.pdf*>
6. **Public Consultation Board 5** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-5.pdf*>
7. **Public Consultation Board 6** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-6.pdf*>
8. **Public Consultation Board 7** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-7.pdf*>
9. **Public Consultation Board 8** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-8.pdf*>
10. **Public Consultation Board 9** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/OHHHaH_ConsultationBoard_Page-9.pdf*>
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22. **Parkland Public Open Space - Photo Montage** <*https://www.onehortonheath.co.uk/wp-content/uploads/2025/10/Parkland-Public-Open-Space-Montage-from-page-8.png*>

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I'm not sure
- ◯ I don't support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Green Spine’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support them
- ◯ I support them
- ◯ I’m not sure
- ◯ I don’t support them
- ◯ I strongly oppose them

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Green Fringes’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Quobleigh Villas’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Holme Road’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Foxwood Road’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support how the emerging designs for the new homes on the ‘Greenway’ area will look? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support the emerging landscape design for the conversion of ‘Fir Tree Lane’ into a car-free bridleway through the green space? You may comment after choosing an answer below.

Please select only one item

- ◯ Yes
- ◯ No
- ◯ No opinion

Optional) What do you like or think could be improved?

Do you support the emerging landscape design for the remainder of the public open space in these areas? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support it
- ◯ I support it
- ◯ I’m not sure
- ◯ I don’t support it
- ◯ I strongly oppose it

(Optional) Tell us more: What do you like or dislike about the proposed layout?

Do you support the proposed sustainable transport routes for The Holme and Homestal? You may comment after choosing an answer below.

Please select only one item

- ◯ I strongly support them
- ◯ I support them
- ◯ I'm not sure
- ◯ I don't support them
- ◯ I strongly oppose them

(Optional) Is anything missing or unclear about the routes?

Is there anything else you think should be included in the design or layout of the site?

Please comment here

Do you have any other comments or ideas you'd like to share about the proposals?

Please comment here