Altman, Rebecca

From: Michelle Allen <deputyexec@fairoak-pc.gov.uk>
Sent: 21 January 2026 15:28
To: Altman, Rebecca
Subject: Fair Oak and Horton Heath PC response to RM/25/100615

Categories: Consultation responses

> You don't often get email from deputyexec@fairoak-pc.gov.uk. Learn why this is important

Dear Rebecca,

Thank you for consulting us on the Reserved Matters application for The Holme & The Homestal (RM/25/100615). Following review of the submitted documents and statutory/non-statutory consultee responses, please find our consolidated comments:

The Parish Council has reviewed the submitted information and offers the following consolidated comments.

We note that the Public Art Statement meets the necessary requirements, and we are satisfied that delivery can be managed through developer contributions in accordance with the adopted Vision for Public Art. In relation to Active Travel England, we understand that standing advice applies and would emphasise the need for a layout that is genuinely permeable, provides safe cycling routes, and includes secure cycle parking facilities.

Hampshire Constabulary has advised that Secured by Design principles should be followed, and we support the inclusion of defensive planting along Fir Tree Lane, rear boundaries of at least 1.8 m with lockable gates, and appropriate lighting for communal parking areas. On heritage matters, we note that the development will result in less than substantial harm—though at the higher end—to the setting of Fir Tree Farmhouse. We support the proposed mitigation through the use of darker external materials on the elevations facing the listed building and the planting of native hedgerow species to help soften views and maintain local character.

Environmental Health has indicated that the noise assessment is largely acceptable but requires clarification on break-in noise calculations, ventilation requirements under Approved Document F, and the overheating strategy under Approved Document O. We agree that enhanced glazing and acoustic vents will be needed for properties closest to Fir Tree Lane. For ground conditions, although no contamination has been identified, further work is still required, including an updated Conceptual Site Model, an updated risk assessment, and completion of gas monitoring before the relevant condition can be discharged.

The Ecological Impact Assessment confirms the presence of protected species, including dormice, bats, reptiles, and hedgehogs. We support the need for a comprehensive ecological strategy covering construction management, long-term habitat management, and species protection measures. We also note the requirement for protected species licences and support the sensitive lighting strategy and other enhancements proposed. The scheme appears to achieve a positive biodiversity net gain overall, with hedgerow impacts compensated through on-site and off-site measures under the applicant's control.

Natural England has raised no objection and is satisfied with the nutrient neutrality approach, with which would agree.

In summary, the Parish Council does **NOT OBJECT** to the Reserved Matters application, provided that the ecological mitigation measures, lighting strategy, and habitat management plans are secured by condition, and that outstanding matters relating to contaminated land and ventilation/overheating requirements are resolved before those conditions are discharged.

Best Wishes,

Michelle Leadbitter-Allen
Deputy Executive Officer

Fair Oak & Horton Heath Parish Council
Tel: **023 8069 2403**
Ext:**1005**

My working days are Monday-Thursday
I am in the office to discuss burials, internments and memorials on Mondays & Wednesdays
www.fairoak-pc.gov.uk