



Fair Oak & Horton Heath Parish Council

2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL

Telephone: (023) 8069 2403 email: enquiries@fairoak-pc.gov.uk

SUMMONS

Dear Member

27 August 2019

You are hereby summoned to attend a meeting of **PLANNING & HIGHWAYS COMMITTEE** at the Parish Offices, 2 Knowle Park Lane, Fair Oak on **Monday, 2 September 2019 at 7.00 p.m.**

*or at the conclusion of the public participation period.

Melanie Stephens

Melanie Stephens
Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 15 minutes, where members of the public can address the Committee on issues relevant to the business of the Parish Council.

AGENDA

APOLOGIES

1 DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

2 MINUTES (PAPER A)

To note the minutes of the meeting held on 24 June 2019, previously approved at Full Council on 15 July 2019.

3 HIGHWAYS

- a) To discuss a resident's request to reduce the speed limit along Knowle Lane (Appendix 1).
- b) To note a letter received from a resident on application number F/18/83945 (Appendix 2).

4 EASTLEIGH BOROUGH COUNCIL LOCAL PLAN EXAMINATION

To note the Inspector's hearing session dates and guidance notes and establish whether the Parish Council would be making representation at the hearing (Appendix 3)

5 PLANNING APPLICATIONS

To discussion planning applications received to w/e 23 August, note comments made to applications received during the summer recess (Appendix 4) and note decisions made.

Application No: [F/18/83945](#)

Site Address: Chalcroft Business Park, Burnetts Lane, West End

Description: Hybrid Planning Application consisting of:

- 1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m2 of Use Class B1(c)), development of 767m2 of B1b/B1c

floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and

2. Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).

Application No: [I RM/18/83278](#)

Site Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Reserved matters for the construction of 242 dwelling units and retention of 2 dwellings pursuant to outline permission O/15/77190 for residential development of 250 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration).

Application No: [H/19/86211](#)

Site Address: 6 Camelia Grove, Fair Oak, SO50 7GR

Description: Two storey side extension to provide independent living space/annex for disabled daughter.

Application No: [H/19/86160](#)

Site Address: 51 Scotland Close, Fair Oak, SO50 7BR

Description: Proposed ground floor rear extension

Application No: [H/19/85998](#)

Site Address: 40 Brendon Gardens, Fair Oak, SO50 7GG

Description: To replace and extend existing wooden fence with 1 m high metal railings to front of property along the boundary line

Application No: [H/19/86097](#)

Site Address: 46 Sandy Lane, Fair Oak, SO50 8ET

Description: Dropped kerb

Application No: [T/19/86207](#)

Site Address: 14 Sandy Lane, Fair Oak, SO50 8EQ

Description: 1 no. Yew Tree - Reduce crown by 2 metres

Application No: [T/19/86220](#)

Site Address: 2 The Hedges, Botley Road, Horton Heath, SO50 7QJ

Description: 1 no. Oak (T1) - Remove the lowest lateral limb that extends over the gardens of 2 and 3 The Hedges back to the main stem.

1 no. Scots Pine (T2)- Located in neighbours garden. Remove the overextending lateral over the garden of 2 The Hedges back to the main stem, reduce the remainder of the overhang by up to 50cm.

Application No: [H/19/86245](#)

Site Address: The Tamarisk, 8 Barley Fields, Horton Heath, SO50 7FD

Description: Proposed single storey rear extension with balcony extension over, provision of additional car park space to the front following removal of existing tree.

Application No: [X/19/86303](#)

Site Address: Fir Tree Farm And Victoria Farm House, Fir Tree Lane Horton Heath, SO50

Description: VARIATION OF CONDITIONS 1, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24 and 39 of planning permission O/16/79354 (For residential development of up to 450 dwellings with new road and access onto

Fir Tree Lane and Allington Lane and associated infrastructure and facilities) to amend the phasing parameter plan details to include a phase A1 for a public right of way between Fir Tree Lane and Quobleigh

Woods and sub Phase A2 for the Allington Lane access infrastructure, and to amend the pre-commencement requirements in respect of Phase A1 and Phase A2.

LIST OF DECISIONS MADE

Application details: H/19/85476

Proposal Detached single storey outbuilding

Decision: refused delegated

Location 1 Highbury Close, Fair Oak, Eastleigh, SO50 7JG

Application Details T/19/85495 Consent under Tree Preservation Orders

Decision: 10 Jul 2019 Part Consent Part Refuse Trees Delegated Decision

Proposal: 1 no. Oak (T1) - Crown reduce overall by 3 metres to leave a finished height of 10 metres.

Location: 8 Newmarket Close Horton Heath, SO50 7LJ

Application Details: F/19/85060 Full planning

Decision: 11 Jul 2019 Permit Delegated Decision

Proposal: Retention of log-burner flue and wooden safety guttering to existing property

Location: East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Application Details: L/19/85186 Listed building

Decision: 11 Jul 2019 Grant Listed Building Consent Delegated Decision

Proposal: Listed Building Consent: Retention of log-burner flue and wooden guttering to existing property

Location: East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA

Application Details: T/19/86062 Consent under Tree Preservation Orders

Decision: 19 Jul 2019 Withdrawn Delegated Decision

Proposal: There is an oak tree in our back garden that has died. We believe there is a risk it may fall as it is rotting .

Location: Oaklands, Winchester Road, Fair Oak, SO50 7H

Application No: V/19/85818

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

Description: Deed of variation to vary the Pembers Hill Farm S106 Agreement dated 11 May 2018 so that 15% Affordable Housing is secured by the Planning Agreement O/15/77190 and 25% by other contractual means under the Council's control (overall total to remain at 35% Affordable Housing). Also, amendment to Mortgagee in Possession clauses to meet with the Registered Providers requirements.

Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Letter from EBC "Thank you for your recent letter containing your comments about the above application. I am writing to inform you that it has now been withdrawn"

Application Details H/19/85308 Householder planning

Decision 29 Jul 2019 Permit Delegated Decision

Proposal Two storey infill rear extension

Location Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Application Details L/19/85821 Listed building

Decision 29 Jul 2019 Grant Listed Building Consent Delegated Decision

Proposal Listed Building Consent: Two storey infill rear extension

Location Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH

Application Details: H/19/85831 Householder planning

Decision 5 Aug 2019 Refuse Planning Permission For Delegated Decision

Proposal Extension to front of garage and the creation of a new second floor with small dormer windows

Location 43 Ascot Road, Horton Heath, SO50 7JP

Application Details H/19/85688 Householder planning

Decision 9 Aug 2019 Permit Delegated Decision

Proposal Erection of a single-storey rear extension

Location 5 Selhurst Way, Fair Oak, SO50 7JX

Application Details F/19/85829 Full planning

Decision 5 Aug 2019 Permit Delegated Decision

Proposal Construction of first floor extensions to existing care home and new window to west elevation.

Location Home Park, Knowle Lane, Horton Heath, SO50 7DZ

Application Details H/19/85798 Householder planning

Decision 8 Aug 2019 Permit Delegated Decision

Proposal Single storey rear and side extensions following demolition of existing detached garage.

Location 395 Fair Oak Road, Fair Oak, SO50 7AB

Application Details H/19/85956 Householder planning

Decision 16 Aug 2019 Permit Delegated Decision

Proposal Single storey front and side extensions and alterations to roof **Location** The Mount, Winchester Road, Fair Oak, SO50 7HD

The plans and documents for the above applications can be accessed via the Eastleigh Borough Council Planning Portal by clicking on the links above.

Committee Members

Cllr D Abbott

Cllr K Forfar

Cllr M Jermy

Cllr H McGuinness

Cllr T Mignot

Cllr D Scott (Chairman)

Officers

Linda Greenslade, Deputy Clerk



Fair Oak & Horton Heath Parish Council

2 Knowle Park Lane, Fair Oak, Eastleigh, SO50 7GL

Telephone: (023) 8069 2403 email: enquiries@fair-oak-pc.gov.uk

Minutes of the Planning & Highways Committee meeting
held on Monday 24 June 2019 at 7.00 pm
at 2 Knowle Park Lane, Fair Oak

P – present, Ab – absent, Ap – apologies.

Committee:

P	Cllr Jermy	P	Cllr Scott (Chairman)
Ap	Cllr Mignot	Ab	Cllr Warrillow
P	Cllr McGuinness		Vacancy

Others Present: Cllrs Abbott & Forfar.

Officers in attendance: Mrs L Greenslade, Deputy Clerk.

PUBLIC PARTICIPATION

None present.

9 DECLARATIONS OF INTEREST

None received.

10 MINUTES

RESOLVED

That the minutes of the meeting held on 3 June 2019 (previously approved at Full Council on 17 June 2019) be noted.

11 HIGHWAYS

RESOLVED

- That the Parish Council support the suggestions from a resident relating to additional signage at the Stubbington Way traffic lights and asked the Deputy Clerk to review the worthiness of the existing signage as it did not reflect the current road layout.
- That the EBC Traffic Regulation orders relating to Fair Oak & Horton Heath be noted; and
- That Tree Preservation order number 840 for land at 2 Epsom Close, Horton Heath be noted.

12 PLANNING APPLICATIONS

Cllrs discussed planning applications, and made the following comments: -

Application No: V/19/85818

Site Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Deed of variation to vary the Pembers Hill Farm S106 Agreement dated 11 May 2018 so that 15% Affordable Housing is secured by the Planning Agreement O/15/77190 and 25% by other contractual means under the Council's control (overall total to remain at 35%)

Affordable Housing). Also, amendment to Mortgagee in Possession clauses to meet with the Registered Providers requirements.

Comments: Members requested that the 35% affordable housing remain in the curtilage of the development.

Application No: H/19/85358

Site Address: Berbice, Paynes Lane, Fair Oak, SO50 7GS

Description: **Single storey side extension and detached garage**

Comments: **No Objection**

Application No: H/19/85554

Site Address: 19 Stubbington Way, Fair Oak, SO50 7LQ

Description: Retention of boundary fence

Comments: No objection

Application No: F/19/85028

Site Address: **Site 2 Land to the West of The Kings School, Allington Lane, Fair Oak, SO50 7DB**

Description: **Construction of 35 dwellings including 12 affordable, with associated public open space, landscaping, ecological mitigation, car parking and cycle storage.**

Comments: **No Objection**

Application No: H/19/85688

Site Address: **5 Selhurst Way, Fair Oak, Eastleigh, SO50 7JX**

Description: **Erection of a single-storey rear extension**

Comments: **No objection**

Application No: F/19/85829

Site Address: **Home Park, Knowle Lane, Horton Heath, SO50 7DZ**

Description: **Construction of first floor extensions to existing care home with raised terrace to north elevation and new window to west elevation.**

Comments: **No objection**

Application No: H/19/85798

Site Address: **395 Fair Oak Road, Fair Oak, SO50 7AB**

Description: **Single storey rear and side extensions following demolition of existing detached garage.**

Comments: **No objection**

Application No: H/19/85831

Site Address: **43 Ascot Road, Horton Heath, SO50 7JP**

Description: **Extension to front of Garage and the creation of a new second floor with small dormer windows**

Comments: **No objection**

Application No: L/19/85821

Site Address: **Stroudwood Farm, Winchester Road, Lower Upham, SO32 1HH**

Description: **Two storey infill rear extension**

Comments: **No objection**

LIST OF DECISIONS MADE

Application Details H/19/85070 Householder planning

Decision 20 May 2019 Permit

Proposal Two-storey side extension

Location **78 Stoke Heights, Fair Oak, SO50 8AJ**

Application Details: H/19/84873 Householder planning

Decision 22 May 2019 Permit

Proposal Erection of 1.5 storey side extension with gable end including 2no. dormers to front & 1no. dormer to rear with front porch canopy and pitched roof over existing single storey rear extension

Location 7 Knowle Lane, Horton Heath, SO50 7DZ

Application Details X/19/85356 Removal/variation of conditions

Decision 29 May 2019 Permit Delegated Decision

Proposal Minor material amendment to vary condition 2 (Approved plans) of permitted application F/18/83458, to replace first floor window with floor to ceiling glazing.

Location 349 Fair Oak Road, Fair Oak, SO50 8AA

Application Details H/19/85291 Householder planning

Decision 5 Jun 2019 Permit Delegated **Proposal**

Formation of dropped kerb.

Location 48 Sandy Lane, Fair Oak, SO50 8ET

Application Details H/19/85071 Householder planning

Decision 7 Jun 2019 Permit Delegated Decision

Proposal Erection of carport to side of existing garden store

Location Cheldage, Pempers Close, Fair Oak, SO50 7BN

Application Details H/19/85461 Householder planning

Decision 10 Jun 2019 Permit Delegated Decision

Proposal Conversion of garage into habitable accommodation with new pedestrian side access and parking area

Location 1 Denham Fields, Fair Oak, SO50 8DH

Application Details H/19/85410 Householder planning

Decision 13 Jun 2019 Permit Delegated Decision

Proposal Rear dormer in association with enlarged second floor living accommodation and new rooflight to front roof slope

Location 29 Centaury Gardens, Horton Heath, SO50 7NY

Application Details H/19/85040 Householder planning

Decision 12 Jun 2019 Permit Delegated decision

Proposal Erection of a double garage in front garden.

Location Oak Cottage, Winchester Road, Fair Oak, SO50 7GQ

RESOLVED

- a) That the comments set out above, be submitted to the Borough Council, and;
- b) That the planning decisions be noted.

This was all the business and the meeting closed at 7.40 pm.

Signed Chairman

Dear Parish Council.

I write to you in connection with Knowle Lane.

I did try with Lib-Dem but nothing back,?

The road is becoming a rat race cars going up & down too fast how there is 40mph limit I don't know also HGV lorries 3 times I've bumped into there is a lot of wild life deers foxes, badgers squirrels & birds as well as people walking up & down from Nursing Home I think the speed limit should be lower 20mph.

For me it's an accident waiting to happen. Too many people who use the road as a short cut don't live in the countryside and don't give a damn about the surrounding area.

Could you forward this to the relevant people so that this matter gets the attention it needs
yours sincerely

Appendix 2

Dear All

We have just received this revised planning application from EBC for expansion of Charlcroft Industrial Estate (attached).

Since we have an ongoing (several years!) dangerous and disruptive HVG issue at the top of Meadowsweet Way caused by artic lorries that are mostly likely bound for Charlcroft, we trust the our Councillors etc will be taking this into consideration with any decision on the application.

We take it that this will increase capacity which will no-doubt increase lorry movements! The problem should be solved; not added too!

Attached again a photo of the one last week hitting the road sign and narrowly missing walls and cars (but on all pavements of course!). Pavements should be safe places for people to walk. There is also a play area up this end of the estate!

Regards



Deputy Clerk

From: Clerk
Sent: 20 August 2019 09:28
To: Bruce Tennent; Colin Bird; Daniel Abbott; Des Scott; Gemma Warrillow; Helen Douglas; Hugh McGuinness; Kristina Forfar; Mike Jermy; Nick Couldrey; Peter Barrett; Philip Spearey; Scott Anderson; Trevor Mignot; Trudie Higby
Cc: Deputy Clerk
Subject: FW: Eastleigh Borough Council Local Plan Examination
Attachments: ED38 Inspector's Guidance Notes Final 19.8.19 .pdf

Dear Members,

Please see below for your information.

Kind Regards

Melanie Stephens BA (Hons)

Parish Clerk
Fair Oak & Horton Heath Parish Council
Tel: **023 8069 2403**
Email: clerk@fairoak-pc.gov.uk
www.fairoak-pc.gov.uk

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From: PO Services <louise@poservices.co.uk>
Sent: 19 August 2019 22:37
To: Louise St John Howe <louise@poservices.co.uk>
Subject: Eastleigh Borough Council Local Plan Examination

Good Evening,

As the Programme Officer for the Eastleigh Borough Council Local Plan Examination, I am writing to inform all those who submitted a Representation at the Regulation 19 Stage, when the Council invited comments on the submission draft of the Local Plan, that the hearing sessions of the Examination have now been arranged and are set out below.

Hearing Sessions

These will all be held in the Millennium Suite at the Botleigh Grange Hotel, Grange Road, Hedge End, Southampton, Hampshire, SO30 2GA and will open on **Thursday 21 November, 2019 at 10.00 am**. They will run for a period of six weeks on the following dates:-

Week 1: Thursday 21 November
Friday 22 November

Week 2: Tuesday 26 November
Wednesday 27 November
Thursday 28 November
Week 3: Wednesday 4 December
Thursday 5 December
Friday 6 December

Week 4:
Wednesday 8 January
Thursday 9 January

Week 5:
Tuesday 14 January
Wednesday 15 January
Thursday 16 January

Week 6: Tuesday 28 January
Wednesday 29 January
Thursday 30 January

Inspector's Guidance Notes

I am attaching a copy of the Inspector's Guidance Notes which set out the process of the Examination and give information on the provision of hearing statements and how to register to take part in the hearing sessions. On the last page of the Guidance Notes you will find a chart which sets out the key dates associated with the Hearing Sessions.

Please note that if you wish to participate in any of the hearing sessions you will need to notify me of this by **11 October**, even if you indicated in your response at Regulation 19 that you wished to take part. The Inspector's Matters Issues and Questions and Draft Programme for the hearing sessions will be sent out w/c 23 September so that you have time to decide which of the hearing sessions would be most relevant for the issues you wish to discuss.

Please get in touch with me by phone or email if you have any queries about the Examination or would like further clarification on any of the details in this email, however I will not be available between 20th August and 9th September as I will be on leave during this period.

Kind regards,

Louise

Louise St John Howe
Programme Officer,
PO Services, PO Box 10965,
Sudbury, Suffolk CO10 3BF
Email: louise@poservices.co.uk
Phone: 07789-486419

Eastleigh Borough Council

Examination of the Local Plan

Guidance Note for people participating in the Examination

Inspector:	Christa Masters MA (Hons) MRTPI
Programme Officer:	Louise St John Howe PO Services, PO Box 10965, Sudbury, Suffolk Co10 3BF
Tel	07789 486419
Email	louise@poservices.co.uk

Introduction

1. This note is intended to assist those who have made representations in relation to the examination of the Eastleigh Local Plan as part of the pre-submission consultation process and those who wish to appear in person. Its purpose is to explain the procedural and administrative matters relating to the examination process.

Inspector and Programme Officer

2. The Plan was submitted to the Secretary of State for independent examination on 31 October 2018. I am the Inspector who has been appointed to carry out the examination.
3. The Programme Officer (PO) for the Examination is Louise St John Howe. She can be contacted on 07789 486419 or by email at louise@poservices.co.uk.
4. The PO is independent of the Council and works as an impartial officer of the Examination under my direction. The main tasks of the PO are to liaise with all parties to ensure the smooth running of the Examination, to organise the hearings, to ensure that all documents are recorded and distributed as necessary. Any documentation connected with the Examination process should be forwarded to her. Any other procedural questions or other matters that you wish to raise with me prior to the hearings should be directed through the PO.

Examination Hearings

5. The Examination hearings for the Eastleigh Local Plan (LP) will commence on Thursday 21 November 2019 at 10am. The hearings will form part of my Examination of this Local Plan and will proceed on the basis of an agenda that I will prepare shortly in advance of the hearings. I will also produce a provisional timetable which may be subject to change and will be placed on the Examination website.
6. There will be no pre-hearing meeting held. Participants are advised to make use of the Examination website where further information concerning the hearing sessions, timetable and relevant documents can be found. www.eastleigh.gov.uk/lpexamination

Inspector's role and the Examination process

7. My task is to consider the soundness and legal compliance of the Local Plan, on the basis of the relevant legislation and the guidance contained within paragraph 182 of the National Planning Policy Framework (NPPF). Considering soundness involves examining the Local Plan to determine whether it is:
 - (a) **positively prepared** – based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - (b) **justified** – the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;
 - (c) **effective** – deliverable over its period and based on effective joint working; and

- (d) **consistent with national policy** – able to achieve sustainable development in accordance with the NPPF's policies.
8. The starting point for the Examination is that the Council has submitted what it considers to be a sound LP. Those seeking changes must demonstrate why it is unsound by reference to one or more of the tests of soundness. Representations will be considered insofar as they relate to soundness and legal requirements. My report will not refer to individual representations.
9. I will seek to address unresolved issues concerning soundness or legal compliance of the plan through round table discussions at the examination hearings as well as through a consideration of the original written representations. It should be emphasised that my role is not to improve the LP or to make it "more" sound but to determine whether or not it meets the soundness tests as it stands. For example, if an alternative version of a policy is put forward I cannot recommend it as an improvement if the LP is already sound. It is possible that further work will need to be carried out by the Council. If that is the case, the timetable, when known, will be provided on the examination website.

The Matters and Issues for the Examination

10. I am in the process of identifying a number of Matters, Issues and Questions which relate to the soundness of the LP and these will be set out in detail on a separate note. I sent the Council some initial questions on 20 March 2019 which can be seen on the Examination website. I have been provided with a response to this letter from the Council dated 29 March 2019 and this is also available on the Examination website.
11. Participants should be aware that the Council have produced updated/additional evidence in connection with the Local Plan examination. These documents can be found here

<https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/local-plan-examination/examination-library/documents-submitted-since-october-2018>

and representors may wish to take account of these documents in preparing any written statements. Where necessary, my matter and issues take account of these additional documents.

Alternative sites

12. The allocations, policies and overall strategy identified by the Local Plan should be appropriate having considered relevant alternatives and should be founded on a robust evidence base.
13. My starting point is that the Council has submitted allocations, policies and an overall strategy which it considers to be sound. I will not look beyond the LP's allocations, policies or strategy unless I conclude otherwise. There is no requirement for me to report on individual alternative sites and if I find the allocations contained within the Local Plan to be sound, individual alternative sites are unlikely to be addressed as part of my report.

Representations and written statements

14. Respondents have been asked by the Council whether their views should be dealt with in written form or whether they need to come and put them across at a hearing. **Both methods will carry the same weight and I shall have equal regard to views put at a hearing or in writing.** Attendance at a hearing session will only be useful and helpful to me if you need to participate in a discussion concerning the soundness or legal compliance of the Local Plan. Those who wish to proceed by written means can rely on what they have already submitted. There is no need to prepare a further statement if all the points are already covered in the original representation.
15. For those who do choose to provide statements, they should directly address the matters to be identified in the Schedule of Matters and Issues. Please only submit appendices to statements where they are essential. The statement should make it clear why they are relevant. Appendices should have a contents page and be paginated throughout. They should not contain extracts from any publication that is already before the examination, such as the Submission, Supporting and Examination Documents – a paragraph number or page reference will suffice. Representor's statement should encompass the following:
 - relate solely to the matters raised in their earlier representation
 - explain which particular part of the LP is unsound
 - explain why it is unsound, having regard to the NPPF
 - explain how the LP can be made sound
 - explain the precise change/wording that is being sought
16. From the Council, a written statement in response to all of the matters is required. These should include full and precise references to the evidence base to justify the policy and to demonstrate that the Local Plan is sound. They should also include references to any main modifications the Council considers necessary to make the Local Plan sound and set out the Council's position on changes sought by other parties, where relevant.
17. All statements should be provided to the PO in accordance with the key dates produced at the end of this guidance note. Statements should be limited to no more than 3000 words per matter. They should include the appropriate Matter and Issue number, as well as the name of the representor, at the top of the front page. Unnecessary repetition should be avoided. Representors should also bear in mind that the Council has produced a schedule of proposed changes to the LP (ED32/ED33, ED34 and ED35/ED36 in the Examination documents) in light of the representations made. In some cases this may satisfactorily address the comments or objections made.
18. Three paper copies (not bound) of each written statement should be sent to the PO. An electronic copy should also be provided. Statements should be on A4 paper and stapled. Plans or diagrams should fold down to A4 size.
19. Participants should adhere to the timetable to be published for submitting written statements. **Late submissions and additional papers are**

unlikely to be accepted on the day of the relevant session, since this can cause disruption and result in unfairness, and may lead to the hearing being adjourned. In addition, I will not accept any further representations or evidence after the hearing sessions have finished unless specifically requested. Any late or unsolicited material is likely to be returned.

Statements of Common Ground

20. Further discussion between the Council and representors is strongly encouraged, this should ideally take the form of a Statement of Common Ground. These statements will be welcome where they would help to identify points not in (or remaining in) dispute, and so enable the hearing to concentrate on the key issues that need further testing to establish whether the plan is sound. They could, for example, include agreed wording of a suggested change to a policy, agreed factual information, or clearly-identified points of disagreement. Statements of Common Ground should be submitted in time to feed into the relevant hearing statement. Please advise the PO in connection with the progress of the preparation of such statements.

Site visits

21. Where necessary, I shall visit sites and areas referred to in the representations and statements before, during, or after the hearings. These visits will generally take place unaccompanied by any other parties, unless I need to arrange access to private land.

Participation at hearing sessions

22. Only those who have made representations seeking to change the Local Plan have a right to appear before, and be heard by, the Inspector.¹ However, I must stress that written representations carry the same weight as those made orally at a hearing session. As a result, participation at a hearing session is only necessary if, in the light of the Matters and Issues, you have specific points you wish to contribute.
23. To confirm, people who are able to participate in the forthcoming hearing sessions are those who made representations seeking to change the Local Plan under Regulation 20 (ie when the Council invited representations before submitting the LP for Examination) where their representation relates to a point among the Matters and Issues to the Examination.
24. The right to participate in a hearing extends only to those who propose changes to the LP in order to make it sound and legally compliant and is limited to those policies or matters which were the subject of the original representation. This strictly excludes those who have simply commented on a policy in the LP. So although anyone can attend the ability to speak is not available to all but is limited to either those with a legal right or those specifically invited. There is no need for those supporting the Local Plan to take part in the hearing. **All those who are seeking a change to the LP and wish to participate in the hearing session(s) please inform the Programme Officer no later than 11 October 2019.** If you do not contact the PO by that date it will be assumed that you do not

¹ S20(6) of the Planning and Compulsory Purchase Act 2004

wish to appear to be heard and you will not be listed as a participant. A draft programme and list of participants will be prepared which will be regularly updated and available on the Examination website. The hearing session will be open for anyone to observe.

Hearings Arrangements

25. The Council will advertise the start of the hearing sessions at least 6 weeks in advance.
26. The hearing sessions will commence on Thursday 21 November at 10am at the Millennium Suite, Botleigh Grange Hotel, Grange Road, Hedge End, Southampton, Hampshire, SO30 2GA. The hearing sessions will take place across a number of weeks and the full schedule of dates will be placed on the examination website. The PO will draw up the hearing programme which will reflect the main topics for discussion and invite participants on each date. Please check the Programme on the Examination website regularly for the full details of times and sessions. **It is the responsibility of participants to keep themselves up to date with the arrangements and programme, including being available at the reserve time indicated on the programme.** Whilst every effort will be made to keep to the draft timetable, late changes may be unavoidable.
27. The oral Examination will be based on the Matters, Issues and questions which will be published shortly. The hearings will deal with the individual policies and any issues in turn and will consider them by way of structured discussions which I will lead. The hearings will not normally involve cross-examination. Those attending may, if they wish, bring professional experts with them. Barristers and solicitors, if present, will be treated as part of the respective team.
28. The purpose of the hearings is to concentrate on the matters that I need to hear about. It is not an opportunity simply to repeat a case already set out in written representations. The discussions will be structured around an agenda which will be issued in its final form shortly before each hearing session. The emphasis will be on testing for soundness. I shall make a few brief comments on the matters I want covered, then invite individuals to make their contribution in response to the points I have raised. All participants will have an equal chance to speak.
29. Please advise the Programme Officer as soon as possible if you have any specific needs in relation to attendance and participation at the hearing sessions.

Availability of information

30. The PO will maintain the Examination Library online at the Examination website. This contains all of the core documents, copies of the evidence base, associated documents and representations. The library will also include further written statements and related correspondence as it is received. The PO will also maintain a record of all documents submitted.

Closing the Examination and the Inspector's Report

31. After the hearings have closed, I will prepare a report for the Council with my conclusions and recommendations. I will have explained the next steps in the Examination process including any indication of its likely completion date at the final hearing session. If I find the submitted Local Plan to be legally compliant and sound in all respects, my report will recommend its adoption. If I find the Local Plan non-compliant or unsound in any respect, I can, subject to the Council's formal notification and agreement, recommend main modifications to make it compliant and sound. My report will deal with the main issues concerning the soundness of the Plan, taking into account the representations received.
32. If Main Modifications are proposed by the Council, adequate consultation will need to take place on them where necessary, so that the rights of interested parties are not prejudiced. Where appropriate, main modifications may also need to be covered by a revised Sustainability Assessment. The Council may then, if it so wishes, formally adopt the LP, incorporating the recommended main modifications.
33. The Examination will remain open until my report is submitted to the Council. However, no further representations or evidence will be accepted after the hearings close, unless I specifically request it. Any late unsolicited material will be returned.

Christa Masters

INSPECTOR

19 August 2019

KEY DATES

Week commencing 23 September 2019	Inspector's Matters Issues and Questions to be published Draft Hearings Programme to be published
11 October 2019	Deadline for Representors who wish to be heard at the hearings to contact the Programme Officer
18 October 2019	Deadline for Hearing Statements (both hard and electronic copies) to be received by the Programme Officer
Week commencing 4 November 2019	Hearings programme to be finalised and published
Week commencing 11 November 2019	Agendas to be published
Thursday 21 November 2019	Hearings commence

PLANNING APPLICATIONS to w/e 5 July 2019

Application No: T/19/85734

Site Address: Oak House, 5 Cotsalls, Fair Oak, SO50 7HP

Description: 1 no. Oak - (T1) - Fell.

Comment: No objection

PLANNING APPLICATIONS to w/e 19 Jul 2019

Application No: H/19/85956

Site Address: The Mount, Winchester Road, Fair Oak, SO50 7HD

Description: Single storey front and side extensions and alterations to roof

Comment: No objection

Application No: H/19/85358

Site Address: Berbice, Paynes Lane, Eastleigh, SO50 7GS

Description: Erection of first floor rear extension, single storey side extension and detached garage (AMENDED DESCRIPTION)

Comment: No objection

Application No: H/19/85786

Site Address: 30 Lathan Road, Fair Oak, SO50 8EZ

Description: Two storey side extension

Comment: No objection

Application No: H/19/85929

Site Address: 41 Mortimers Lane, Fair Oak, SO50 7BH

Description: Conversion of conservatory to orangery. Loft conversion and new roof over entrance porch

Comment: No objection

PLANNING APPLICATIONS TO w/e 26 July 2019

Application No: X/19/86132

Site Address: Mortimers Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Removal of condition 2 (dwelling for sole use of agricultural worker) of planning permission Z/19357/012/00.

Comment: No objection

Note: Cllr Douglas did not participate in any decisions or comments for this application.

Application No: F/19/86119

Site Address: Land east of Anson Road, Horton Heath, Southampton

Description: Erection of 1 no. bungalow with associated landscaping, amenity areas and a means of access from Anson road.

Comment: No objection

PLANNING APPLICATIONS to w/e 2 August 2019

Application No: A/19/85627

Site Address: Pembers Hill Farm, Mortimers Lane, Fair Oak, SO50 7EA

Description: Display of hoarding signage fronting Mortimers Lane and 12no. sales flags and 2no. 'V' signs above hoarding

Comment: No objection

Application No: H/19/86116

Site Address: Mayfield, Botley Road, Fair Oak, SO50 7AP

Description: First floor front extension, front porch, addition of chimney to side elevation and detached garage

Comment: No objection

Application No: T/19/86123

Site Address: Lorrean, 4 Rustan Close, Fair Oak, SO50 7BL

Description: 1 no. Beech and 1 no. Oak in rear garden to crown lift to 6 metres and remove the epicormic growth on the oak stem.

Comment: No objection

Application No: T/19/86125

Site Address: Twin Oaks, 5 Rustan Close, Fair Oak, SO50 7BL

Description: 1 no. Oak tree - Reduce lowest lateral branch to last growing point and remove epicormic growth from main trunk.

Comment: No objection