

HHDMC Update Paper – 17 March 2026

<u>Item no.</u>	<u>Page no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
6 – Quobleigh Breach	30	64	Landscape Officer response – No objection Amended landscape proposals respond positively to earlier discussions and provide an acceptable basis for the detailed landscaping scheme to be secured by condition.	Updated response received following publication of the report.
	31	68	Condition 21 – Design Code Condition 21 of the outline permission requires all development to comply with a final Design Code, which is to be submitted to the Local Authority before submission of any reserved matters. The condition further states that no reserved matters shall be approved until the Design Code relevant to that phase has been agreed. The final Design Code for One Horton Heath was submitted under Conditions application ref. DC/25/100397 on 7 November 2025 prior to any reserved matters applications being submitted. The first part of Condition 21 has therefore been complied with. The submitted Design and Access Statement and application documentation confirm that the development of Quobleigh Breach has been designed in accordance with the principles set out in the Design Code. Written approval of the sections of the Design Code relevant to Quobleigh Breach will be given before approval is granted for the reserved matters.	To provide additional clarification.
	36	78	Condition 76 – Nitrate Neutrality Whilst condition 76 isn't specifically listed as applied for by the applicant, supporting Nitrate Neutrality information has been submitted, and	

			considered. Members are referred to paragraph 78 of the main Committee Report, where the nutrient neutrality position for the Quobleigh Breach phase is considered. This information is appropriate so as to address the condition 76 requirement for Quobleigh Breach.	
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7 – Upper Acre	60	30	HCC Local Lead Flood Authority response – No objection Update to Recommendation: For condition 5 – Drainage Strategy - Insert reference to “<u><i>Designers Response to LLFA comments (Arch Associates, February 2026)</i></u>” into condition. <u>Revised Condition 5 in full:</u> The development hereby permitted shall be carried out in accordance with the details in the Drainage Strategy (Arch Associates, November 2025) and <u><i>Designers Response to LLFA comments (Arch Associates, February 2026)</i></u> (other than where these relate to condition 59 of the Outline Permission O/20/89498) which has been submitted to and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details. Reason: To accord with the submitted Drainage Strategy and ensure that appropriate drainage pathways are formed with suitable flow rates in accordance with Policy DM5 of the Eastleigh Borough Local Plan 2016 – 2036.	Updated response received following publication of the report.

	76	65	Landscape Officer response – No objection Revised plans have addressed earlier comments from discussions and provide an acceptable basis for detailed hard and soft landscaping to be secured by condition. Update to Recommendation: For condition 6 – Landscape Details - Insert reference to latest Illustrative Landscape Masterplan (1560-HED-XX-ZZ-DR-L-0100 <u>REV 04</u>) <u>Revised Condition 5 in full:</u> Further to the requirements of conditions 66 and 67 of the Outline Permission O/20/89498 full details of landscaping shall be submitted to and approved in writing within six months of development commencing. The details shall be in broad accordance with the Illustrative Landscape Masterplan (1560-HED-XX-ZZ-DR-L-0100 <u>REV 04</u>), as hereby approved. The details shall include; a) planting plans with specification (including cultivation and other operations associated with plant and grass establishment); b) a schedule of plants noting species, plant sizes and proposed numbers/ densities; c) a schedule of tree planting to include the specification of tree planting pits where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure; d) details of measures to soften the impact of bin stores and sub stations.	Updated response received following publication of the report.

		e) details of the location of below ground services and lighting columns to ensure that conflicts are not created. f) notwithstanding the submitted plans an alternative landscape arrangement in the triangular area to the south of Block 3 (west of Foxwood Road). The hard and soft landscaping details shall be accompanied by an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority and to the appropriate British Standard. Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents and for compliance with Policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036.	
72	60	Parking By way of clarification, following a review of the overall quantum of parking, for the 762 spaces stated at paragraph 60, 759 are for the residential development, and three are for servicing substations. This is still in excess of the agreed One Horton Heath parking provision standard of 1 space per 1 and 2 bed property and 2 spaces for 3 and 4	To provide additional clarification.

			bed properties, with an additional 0.2 spaces for visitor parking, which would equate to a total requirement of 720 spaces.	
78	69	Condition 21 – Design Code Condition 21 of the outline permission requires all development to comply with a final Design Code, which is to be submitted to the Local Authority before submission of any reserved matters. The condition further states that no reserved matters shall be approved until the Design Code relevant to that phase has been agreed. The final Design Code for One Horton Heath was submitted under Conditions application ref. DC/25/100397 on 7 November 2025 prior to any reserved matters applications being submitted. The first part of Condition 21 has therefore been complied with. The submitted Design and Access Statement and application documentation confirm that the development of Upper Acre has been designed in accordance with the principles set out in the Design Code. Written approval of the sections of the Design Code relevant to Upper Acre will be given before approval is granted for the reserved matters.	To provide additional clarification.	
84	78	Condition 76 – Nitrate Neutrality Members are referred to paragraph 78 of the main Committee Report, where the nutrient neutrality position for the Upper Acre Breach phase is considered. The submitted information is appropriate so as to address the condition 76 requirements for the Upper Acre phase.		