

Bryony Stala
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

Application	RM/25/100430
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Email	gregg.chapman@eastleigh.gov.uk

Wednesday 18 March 2026

Dear Mrs Stala,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Outline Planning Conditions – Quobleigh Breach Phase

In pursuance of their powers under the above Act and in accordance with your application received on 12 November 2025 and made valid on 18 November 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: RM/25/100430

Description: Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Submission) of Outline Planning Permission O/20/89498 for the erection of 269 dwellings within Phase 6 (Quobleigh Breach), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following **Outline Planning Permission conditions:**

- **Condition 4 – Reserved Matters Submission;**
- **Condition 6 – Phasing Plan and Masterplan Compliance;**
- **Condition 16 – Arboricultural Impact Assessment and Tree Survey;**
- **Condition 21 – Design Code Compliance;**
- **Condition 25 – Refuse Collection Strategy;**
- **Condition 31 – Access Standards;**
- **Condition 32 – Internal Space Standards;**
- **Condition 35 – Built Heritage Statement;**
- **Condition 58 – Flood Risk Mitigation;**
- **Condition 61 – Drainage Scheme**
- **Condition 64 – Ecological Mitigation and Management Plan (EMMP);**
- **Condition 71 – Biodiversity Net Gain;**
- **Condition 72 – New Forest Protected Sites mitigation.**

Site: ONE HORTON HEATH, QUOBLEIGH BREACH, HORTON HEATH, FAIR OAK, EASTLEIGH

This letter relates only to the approval of Outline Planning Permission conditions for the Upper Acre phase, which were submitted alongside the reserved matters submission RM/25/100430. Members of the Horton Heath Development Management Committee resolved to approve these condition on 17th March 2026. For the avoidance of doubt, this decision notice is not the approval of the reserved matters submission, that is subject to a separate decision notice.

Approval listed herein of the Outline Planning Permission (O/20/89498) conditions, is only in respect of this reserved matters phase, and does not discharge the conditions of the Outline Planning Permission for any other phase.

The approval of the conditions listed below should not be taken as the approval of all necessary conditions. There are other conditions that are part of the Outline Permission, and as imposed on the Reserved Matters Approval (RM/25/100575) that require submission, approval, and compliance, together with legal obligations from the Outline Planning Permission.

Some of the condition matters approved can only be partly approved, as there remain outstanding requirements for the condition. This is set out below.

Condition 4 (Reserved Matters Submission) applies specifically to the requirement for the submission of reserved matters, and has been subject to consideration under RM/25/100430, and does not, therefore, need to be approved through this decision notice.

Condition 6 (Phasing and Masterplan Compliance) is a compliance condition and does not require any specific submission, or condition approval. For the avoidance of doubt, it was considered through the Reserved Matters Submission RM/25/100430 that all the Quobleigh Breach development phase was in accordance with the Illustrative Masterplan ref 29607A/1000A Rev C and Indicative Phasing Plan February 2023 ref 30454G/1000A.

Condition	Details	Compliance and Date
16. Arboricultural Assessment	The development shall broadly accord with the Preliminary Arboricultural Impact Assessment reference 11705_R05a_JP_HM dated 15 December 2020. Each reserved matters application shall be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan, as per British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. Prior to the commencement of adjoining works, the approved arboricultural documents must be adhered to in full and may	Approved for Quobleigh Breach Phase 17th March 2026

	only be modified subject to written agreement from the Local Planning Authority. <u>Reason:</u> to retain and protect the existing trees which form an important part of the amenity of the locality and for compliance with Policy DM1 of the Eastleigh Borough Local Plan. <u>Submitted Documents:</u> CBA Trees Arboricultural Development Statement (November 2025) (reference: CBA11370QB v1C)	
21. Design Code Compliance	Unless otherwise agreed in writing by the Local Planning Authority, all development shall comply with a final Design Code which shall be submitted to the Local Planning Authority on or before the submission of any application for reserved matters. <u>No Reserved Matters consent for any phase shall be granted unless and until the final Design Code relevant to that phase has been agreed in writing by the Local Planning Authority.</u> <u>Reason:</u> To ensure a comprehensive approach to high quality design across the site and in order that these matters may be considered by the Local Planning Authority. <u>Submitted Documents:</u> Clague Architects Quobleigh Breach Design and Access Statement (November 2025).	Partially Approved for Quobleigh Breach Phase 17th March 2026 This approval relates only to the underlined part of the condition that has been demonstrated through the documents submitted.
25. Refuse (Waste Collection)	Alongside any reserved matters application, a refuse collection strategy for each reserved matters phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development of that phase, and these approved provisions shall be fully implemented and retained. <u>Reason:</u> to ensure adequate refuse collection and in the interests of amenity and for and compliance with Policy DM1. <u>Submitted Documents:</u> Paul Basham Associates Reserved Matters Transport Assessment (November 2025)	Approved for Quobleigh Breach Phase 17th March 2026

	- Clague Architects Proposed Refuse Strategy Plan - 30071D - CLA - PRRS - 00 - PD - A - 0001 - P5 - Paul Basham Associates Technical Highways Response Note (131.0010/HRN/1)(February 2026)	
31. Higher Access Standards	Applications for the approval of relevant Reserved Matters relating to residential development shall include the submission of a scheme to demonstrate how the development will comply with the Part M4(1) and Part M4(2) requirements of Eastleigh Borough Local Plan Policy DM29 Higher Access Standards or be commensurate to that standard and the proposed provisions shall be fully implemented. <u>Reason:</u> To ensure an appropriate provision for higher access and for partial compliance with Policy DM29 of the Eastleigh Borough Local Plan. <u>Submitted Documents:</u> Clague Architects Drawing Schedule 30071D (issue 12/02/2026)	Approved for Quobleigh Breach Phase 17th March 2026
32. Internal Space Standards	Applications for the approval of relevant Reserved Matters relating to residential development shall be in accordance with Eastleigh Policy DM30 Internal Space Standards for New Residential Development of the Eastleigh Borough Local Plan 2016-2036. <u>Reason:</u> To ensure an appropriate provision for internal space standards in accordance with Eastleigh Borough Local Plan Policy DM30. <u>Submitted Documents:</u> Clague Architects Drawing Schedule 30071D (issue 12/02/2026)	Approved for Quobleigh Breach Phase 17th March 2026
58. Flood Mitigation	Each reserved matters application shall include details of a scheme to address the flood risk issues raised below and no development shall commence until such time as this scheme has been submitted to, and approved in writing by, the local planning authority: Ensure the development is flood resilient by ensuring all finished floor levels are built 600mm above the 1 in 100yr design flood level with the latest climate change allowances.	Approved for Quobleigh Breach Phase 17th March 2026

	• Ensure no development is built within flood zones 2 and 3 • Ensure development is directed away from any watercourse • Ensure any watercourse crossings are detailed and do not increase the risk of flooding either on or off-site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. <u>Reason:</u> To reduce the risk of flooding to the proposed development and its future users and for compliance with Policy DM5 of the Eastleigh Borough Local Plan <u>Submitted Documents:</u> • Motion Drainage Strategy (13/11/2025 Final D). • Motion Drainage Management & Maintenance Plan (14/01/2026 Final B).	
61. Sustainable Urban Drainage	No development of each reserved matters phase shall begin until a detailed final surface water drainage scheme, based on the submitted PFA Flood Risk Assessment G277-FN14- FRA Addendum dated June 22 & submitted 13 Sept 2022 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include: a) at least three forms of naturalised filtration (as proposed)and supported by hydrological studies to demonstrate that the drainage system will not adversely affect the integrity of the River Itchen Special Area of Conservation (SAC) and will contribute towards achieving the conservation objectives of the SAC by improving water quality and reducing fine particle sediment inputs; b) details of how the scheme will contribute to reductions in sediments, silts, nitrogen and phosphorous in receiving waters including the River Itchen SAC; c) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and addendums. d) Updated drainage plans and calculations as appropriate to include type, layout and	Approved for Quobleigh Breach Phase 17th March 2026

	dimensions of drainage features including references to link to the drainage calculations. e) Cross and long sections of proposed basins to include exceedance flow paths in the event of flow control blockage between basins I & J. f) Details of protection measures to minimise blockage risk to flow control devices. g) Evidence that urban creep has been included within the calculations. h) Updated exceedance plans demonstrating the extent of flooding expected at the 1:100 + climate change event. These must also detail how flows are likely to behave at the apparent low spots where no onward flow path is identified. i) Details of land drainage provision to allow suitable drainage of green areas where overland flow routes are disrupted as a result of the development. j) Confirmation that the SuDS infrastructure is in place or will be in place prior to the development of the related plot. k) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753. l) Sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the CRIA SuDS Manual C697 CIRIA SuDS Manual C753, or equivalent and updated local or national design guidance where available. If SuDS are proposed as part of the open space provision on a site, gradients should generally not exceed 1:4; m) Details for the long-term maintenance, management, adoption and monitoring arrangements for the surface water drainage system. The submitted details shall include: i) Maintenance schedules for each drainage feature type ii) A plan detailing ownership of each drainage feature iii) Confirmation that adoption of features is accepted by Southern Water/Highways Authority/other public body iv) Details of protection measures v) Specify the responsibilities of each party for the implementation of the SuDS scheme. vi) Specify a timetable for implementation. The sustainable drainage system shall be implemented and thereafter managed and	
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	maintained in accordance with the approved details. <u>Reason:</u> to prevent risk of flooding and ensure satisfactory drainage for the development in accordance with Policies DM3, DM5, DM6 and DM11 of the Local Plan. <u>Submitted Documents:</u> • Motion Drainage Strategy (13/11/2025 Final D). • Motion Drainage Management & Maintenance Plan (14/01/2026 Final B).	
64. Ecological Mitigation and Management Plan	Each Reserved Matters application shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP) relating to that phase of development. No development shall commence (including vegetation clearance and groundworks) until an EMMP covering all the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority. Each EMMP shall be based on the approved Ecological Mitigation and Management Strategy (EMMS) and the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the revised Green Infrastructure Parameter Plan (dated 25.05.2021). They shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on-site and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. Each EMMP shall include the following: a) Detailed risk assessment of potentially damaging site clearance and construction activities; b) Details of the extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans; c) Identification of 'biodiversity protection zones' within which no construction related activities will	Approved for Quobleigh Breach Phase 17th March 2026

	take place (including protection zones for SINC, woodland, hedgerows, ponds and watercourses); d) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey; e) Include a Biodiversity Net Gain Plan based on current DEFRA advice; f) Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully; g) Detailed practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements) h) The times during construction when specialist ecologists need to be present on site to oversee works. The approved EMMP shall be adhered to and implemented in accordance with the approved details. <u>Reason:</u> To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework (NPPF) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan. Submitted Documents; Johns Associates Ecology and Mitigation & Management Plan (1791a/Version V2.0) (14 January 2026).	
71. Biodiversity Net Gain	Unless otherwise agreed in writing by the Local Planning Authority, the development as a whole shall provide for overall Biodiversity Net Gain (BNG) prior to final occupation, with details to be submitted for each Reserved Matters Application phase using a site-wide BNG tracker and assessed against the most current Biodiversity Metric provided by DEFRA. Each reserved matters submission shall provide for:	Partially Approved for Quobleigh Breach Phase 17th March 2026 This approval relates only to

	<u>- BNG to meet the overall net gain site-wide target and not per singular phase</u> - An updated tracker to show how that reserved matters phase contributes to an overall BNG <u>- a BNG report setting out the proposed detailed works per phase</u> - a timescale of BNG works. The BNG tracker (as updated) shall be approved in writing by the Local Planning Authority prior to the commencement of works on each reserved matters phase and maintained to capture the realised outcomes as each phase is built out and BNG delivered. The proposed BNG works for each reserved matters phase shall be fully implemented in accordance with the agreed details and timescale. <u>Reason:</u> To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework and Policies DM1 and DM11 of the Eastleigh Borough Local Plan. <u>Submitted Documents:</u> • Johns Associates Biodiversity Net Gain (BNG) Report (1791/Version V4.0) (5 November 2025).	the underlined part of the condition that has been demonstrated through the documents submitted.
72. New Forest Protected Sites	Reserved Matters applications for the 382nd dwelling and above shall reference how mitigation to the New Forest Protected Sites shall be achieved in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025). Details of the on-site mitigation shall include proposed planting, footpaths, bins, signage, funding and future management and maintenance arrangements, with the final quantum and details of on-site mitigation as agreed by the Local Planning Authority and Natural England. <u>Reason:</u> To ensure that mitigation requirements in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025) in order to provide	Approved for Quobleigh Breach Phase 17th March 2026

	mitigation for the New Forest Protect comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan. <u>Submitted Documents:</u> Mitigation to New Forest Protected Sites – Quobleigh Breach Reserved Matters Parcel – November 2025	
76. Nutrient Neutrality	No dwelling hereby within any permitted phase shall be first occupied until written agreement from the Local Planning Authority has been provided that a suitable nutrient neutrality mitigation scheme has been secured via i) the purchase of credits from the Eastleigh Borough Council's Offsetting Scheme (full amount 70.38 credits) OR ii) A final site-specific water neutrality mitigation scheme in line with the recommendations of the Hilson Moran One Horton Heath Nutrient Neutrality Study XX-HML-XX-XXRP-U-930001 Issue P06, dated 30 May 2025 has been (a) agreed in writing with the Local Planning Authority AND (b) implemented in full for that phase. The mitigation scheme(s) shall include a timetable for implementation and measures for retention and maintenance of that mitigation scheme OR iii) a combination of approaches i) and ii) above has been provided. <u>Reason:</u> To mitigate the impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017. <u>Submitted Documents:</u> Hilson Moran Nutrient Neutrality Study – One Horton Heath: Quobleigh Breach (29th October 2025)(Ref.: 35961-HML-XX-XX-RP-U-870002 Issue P02)	Approved for Quobleigh Breach Phase 17th March 2026

Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager