

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
Working hours	Mon to Fri 8:30am to 5pm
Email	gregg.chapman.contractor@eastleigh.gov.uk

Friday 20 March 2026

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

Application No. RM/25/100430

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 November 2025 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

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

Subject to due compliance with the following conditions:

1 **Approved plans**

The development hereby permitted shall be implemented in accordance with Clague Architects Drawing Schedule 30071D (issue 12/02/2026)

Reason: For the avoidance of doubt and in the interests of proper planning.

2 **Materials**

No development beyond slab level of each sub-phase shall start until details and samples of the materials to be used in the construction of the external surfaces of that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036.

3 **Protected species enhancement**

No development above slab phase of the development of the reserved matters phase shall occur until full details of species-specific enhancements, including bat roost features, hazel dormouse nest boxes, swift bricks/boxes, hibernacula for great crested newts and reptiles, and domes for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. This shall include the specification, number, and locations of all species-specific enhancements for the reserved matters phase, timings for works to be completed, and details of how the enhancement measures have been considered on a site wide holistic basis to achieve appropriate outcomes. Development shall be carried out in accordance with the approved details and timings for works.

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that species-based enhancements that are not part of Biodiversity Net Gain calculations/BNG delivery are incorporated within the development in a well-planned manner taking account of the wider development area in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016 – 2036.

4 **Ecological mitigation and BNG**

The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (Ecosa, November 2025) and Biodiversity Net Gain Strategy (John's Associates, 2025) which have 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.

Reason: To accord with the submitted Ecological Impact Assessment and to ensure that Biodiversity Net Gain enhancements are delivered in planned manner in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016 – 2036.

5 **Drainage strategy**

The development hereby permitted shall be carried out in accordance with the details in the Drainage Strategy (Motion, November 2025)(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.

6 **Landscaping details**

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 broadly in accordance with the Landscape General Arrangement Plans 2293-TFC-XX-XX-DR-L-1000 to TFC-XX-XX-DR-L-1009 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.
- e) details of the location of below ground services and lighting columns to

ensure that conflicts are not created.

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.

7 Highway Details

Prior to the first occupation of the development hereby approved, details of measures to address highway matters within the site shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall include:

1. Measures to prevent parking which would obstruct internal access roads, junctions, turning areas and refuse/emergency vehicle routes;
2. Any necessary parking controls or signage within the private estate;
3. Provision of dropped kerbs where required to facilitate pedestrian movement and refuse collection; and
4. Measures to ensure that landscaping and other features do not impede areas required for vehicle manoeuvring, including vehicle overhang.
5. A detailed scheme for the provision of the proposed bus stop including any shelters.

The approved measures shall be implemented prior to first occupation, other than the bus stop/shelter, which shall be provided within three months of the operation of a bus route that serves the reserved matters parcel. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that satisfactory access, manoeuvring, parking management, bus stop provision/waiting and pedestrian connectivity are provided and maintained in the interests of highway safety and in the

interests of the amenity of future residents in accordance with Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan 2016 – 2036.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes