

Pete Tanner
Arthur Stanley House
3rd Floor
40-50 Tottenham Street
London
W1T 4RN

Application	RM/25/100614
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Email	Rebecca.altman@eastleigh.gov.uk

28 April 2026

Dear Mr Tanner

Town and Country Planning Act 1990

Outline Planning Conditions – The Folds Phase

In pursuance of their powers under the above Act and in accordance with your application received on 12 December 2025 and made valid on 22 December 2025, the Council, as Local Planning Authority, hereby confirm the status of the following conditions in respect of:

Application No: RM/25/100614

Description: Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, **to include details relevant to the following outline conditions:**

- **Condition 16 (Arb Assessment)**
- **Condition 21 (Design Code Compliance)**
- **Condition 25 (Refuse)**
- **Condition 31 (Higher Access Standards)**
- **Condition 32 (Internal Space Standards)**
- **Condition 58 (Flood Mitigation)**
- **Condition 61 (SUDs)**
- **Condition 64 (EMMP)**
- **Condition 71 (BNG)**
- **Condition 72 (New Forest Protected Sites Mitigation)**
- **Condition 76 (Nutrient Neutrality)**

(Outline application subject to Environmental Impact Assessment) (amended description)

Site: Land West of Burnetts Lane (The Folds), Horton Heath, Eastleigh, SO30 2HH

This letter relates only to the approval of Outline Planning Permission conditions for The Folds phase, which were submitted alongside the reserved matters submission RM/25/100614. Members of the Horton Heath Development Management Committee resolved to approve these conditions on 23 April 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/25/100614) 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	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 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> The Folds Arboricultural Impact Assessment and Method Statement (Tyler Grange, 10th December 2025, ref. 11705 R022b)	Approved for The Folds Phase 28 April 2026
21.	Unless otherwise agreed in writing by the Local Planning Authority, all development shall comply	Partially Approved for

Design Code Compliance	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> The Folds Design and Access Statement (Re-Format, December 2025, ref. RFT-17-XX-RP-A-0001 Rev P01)	The Folds Phase 28 April 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> - The Folds Transport Assessment (Stantec, December 2025, ref. 332612639) - Technical Note: Response to Hampshire County Council Highways Comments (4th March 2026, ref. STA-ZZ-XX-TN-T-0002) (including tracking plans) - Proposed Refuse Strategy, plan ref. 1001 Rev. P01	Approved for The Folds Phase 28 April 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.	Approved for The Folds Phase 28 April 2026

	<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> The Folds Design and Access Statement (Re-Format, December 2025, ref. RFT-17-XX-RP-A-0001 Rev P01)	
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> - The Folds Design and Access Statement (Re-Format, December 2025, ref. RFT-17-XX-RP-A-0001 Rev P01) - Plot Types Index, ref. 2000 Rev. P02	Approved for The Folds Phase 28 April 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. - 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.	Approved for The Folds Phase 28 April 2026

	<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> The Folds Flood Risk Assessment and Surface Water Drainage Strategy (Stantec, February 2026, ref. 332612639-STN-HDG-17-RP-C-0500-P04)	
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 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	Approved for The Folds Phase 28 April 2026

	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 CIRIA 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 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> • The Folds Flood Risk Assessment and Surface Water Drainage Strategy (Stantec,	
--	---	--

	February 2026, ref. 332612639-STN-HDG-17-RP-C-0500-P04) Emails dated 9 March 2026 and 10 April 2026 – LLFA Responses	
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 take place (including protection zones for SINCs, 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;	Approved for The Folds Phase 28 April 2026

	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; The Folds Ecological Mitigation and Management Plan (Johns Associates, 11 December 2025, ref. 1735/Version: V3.0)	
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: <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	Partially Approved for The Folds Phase 28 April 2026 This approval relates only to the underlined part of the condition that has been demonstrated through the documents submitted.

	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> The Folds Biodiversity Net Gain Assessment (Johns Associates, 11 December 2025, ref. 1735/Version 6.0)	
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 mitigation for the New Forest Protect comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan. <u>Submitted Documents:</u> The Folds Mitigation to the New Forest Protected Sites (One Horton Heath, December 2025)	Approved for The Folds Phase 28 April 2026

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> • The Folds Nutrient Neutrality Study (Hilson Moran, December 2025, ref. 37245-HML-XX-XX-RP-U-870001 Issue P04)	Approved for The Folds Phase 28 April 2026
--	---	--

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

Yours faithfully



Nicholas Parker
Planning Manager