

ZIYAD THOMAS
Senior Development Planning Manager
Eastleigh Borough Council

Application	F/23/96631
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Wednesday 29 April 2026

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

Application No. F/23/96631

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 3 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHMF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development)

Site: Land between Burnetts Lane and Fir Tree Lane, Eastleigh

Subject to due compliance with the following conditions:

- Implementation timeframe

The development hereby permitted shall start no later than two years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to encourage delivery.
- Approved plans

The development hereby permitted shall be implemented in accordance with the plans listed on the 'SID (Foxwood Road) - Main Plans List' (dated 26 March 2026), and in broad accordance with the technical highway, drainage and lighting plans listed on the 'SID (Foxwood Road) - Additional Plans List' (dated 26 March 2026), unless otherwise altered in accordance with the conditions of this permission.

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

3 Construction Environmental Management Plan

Before any site clearance or development commences, a final Construction and Environmental Management Plan (CEMP), to include Code of Construction Practice and a Construction Traffic Management Plan (CTMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- a) the appointment of an Ecological Clerk of Works;
- b) the indicative timing and phasing of the works (including all piling, the prevention of works during periods of heavy rainfall events and the timing of ground works close to watercourses so as to avoid sensitive spawning periods for Atlantic salmon);
- c) confirmation of no burning of site clearance or waste on site;
- d) hours of working;
- e) the location of temporary site buildings, plant and material storage areas;
- f) the arrangement for construction deliveries including construction traffic routing (including any restrictions);
- g) measures to prevent or minimise the risks of air pollution (through controls over dust emissions, exhaust emissions, bonfires etc.);
- h) temporary construction car parking and turning provisions on and off-site,
- i) temporary artificial lighting, including hours of lighting;
- j) mud on the road mitigation;
- k) a scheme for controlling noise and vibration from construction activities (to include piling) so as not to disturb sensitive biodiversity or harm residential amenity;
- l) the protection, closure and/or diversion of public rights of way during construction;
- m) storage of and collection of waste;
- n) controls for the volume and the quality of surface water runoff (including treatments for pollution and sediments) and which prevent or minimises the risks of land contamination and water pollution (including minimising the area of land that is disturbed and exposed, temporary covering/protection of disturbed areas, the installation of temporary SuDS, the use of silt traps and any other relevant requirements);
- o) watercourse crossings and any proposed diversions (temporary or permanent);
- p) a map or plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include appropriate buffers, exclusion zones, protective fencing and any other requirements to avoid damage to hedgerows, trees, streams and other important ecological features with no trenches for services or drains sited within the crown spread of retained trees;

q) Information on the persons/bodies responsible for particular activities associated with the construction phase to include suitably competent SHEQ's on site at all times during construction who can monitor and control activities in accordance with the agreed CEMP and who shall ensure that there are satisfactory monitoring and reporting arrangements and that incidents and emergencies are immediately reported to the local planning authority;

r) Details of invasive species management.

All works shall be carried out in accordance with the approved CEMP and should have due regard to the advice and guidance contained in British Standard BS5228:2009 (A1 2014) "Code of Practice for noise and vibration control on construction and open sites".

Reason: In the interests of amenity, highway safety, flood risk prevention and the protection of ecology and watercourse features during construction, in accordance with Policies DM1, DM5, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

4 Tree protection

The development shall accord with the arboricultural report reference 11705_R16b_JP. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plans reference 11705_P32 Rev B sheets 1 and 2. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

5 Unexpected contamination

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority and any recommendations complied with. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and the road hereby approved shall not be brought in to use until such approval is provided.

Reason: In the interests of human health and in order to comply with Policy

DM8 of the Eastleigh Borough Local Plan (2016-2036).

6 Surface water drainage

Prior to commencement of the development hereby permitted (other than vegetation clearance), a detailed surface water drainage scheme for the site, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in broad accordance with the submitted drainage plans shown on 'SID (Foxwood Road - Additional Plans List' (dated 26 March 2026) and in broad accordance with the 'Ridge Spine Road Drainage Strategy (dated December 2023, rev. P06)' and 'Technical Note dated 10.09.04, ref. 5018551-TN-003 P01), and shall include:

- a. A technical summary highlighting any changes to the design.
- b. Details of the discharge watercourses to include bank / bed levels and water levels.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Exceedance plans at a suitable scale demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This should also take into account potential barriers to land drainage routes, as opposed to surface water drainage for impermeable areas, to ensure the road drainage can function appropriately.

The drainage system shall be implemented in accordance with the approved details prior to first use of the road.

Reason: To ensure that a suitable drainage scheme is in place to manage water runoff and prevent flood risk to the site and surrounding area, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

7 Drainage management and maintenance

Prior to first use of the road hereby permitted, a detailed management and maintenance plan for the drainage system shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. Maintenance schedules for each drainage feature type;
- ii. A plan detailing ownership of each drainage feature;
- iii. Confirmation that adoption of feature is accepted by relevant public bodies;
- iv. Responsibilities of each party for the post-construction implementation, management and maintenance of the drainage scheme.

The drainage scheme shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure long term maintenance of the drainage system, to prevent flood risk and protect water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

8 Drainage verification

Within 3 months of the completion of the drainage scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall contain as built plans and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place. Photographs of excavations, soil profiles and any installation of flow control devices shall also be included.

Reason: to ensure the drainage scheme is properly installed so as not to increase flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

9 Bird Hazard Management Plan

Prior to commencement of the development hereby permitted, a final Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Bird Hazard Management Plan shall comply with Advice Note 3: Wildlife Hazards Around Aerodromes (CAST). The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development.

Reason: It is necessary to manage the areas on the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

10 Landscaping

- a) Within 6 months of commencement of the development (excluding vegetation clearance, demolition and groundworks), final hard and soft Landscape Plans shall be submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, schedules, species, sizes, densities, details of service runs, and an implementation timetable;
- b) The landscaping scheme shall be carried out in accordance with the details approved under part (a) of this condition in the first planting season following first use of the road;
- c) Within 3 months of completion of the landscaping scheme, written verification that the approved plans have been fully implemented shall be submitted to the Local Planning Authority for approval;
- d) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and

size as that originally approved shall be planted at the same place within the next planting season.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area and biodiversity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

11 Landscape Management Plan (LMP)

Within 6 months of commencement of the development (excluding vegetation clearance, demolition and groundworks), a final updated Landscape Management Plan (LMP) shall be submitted to and approved in writing by the local planning authority. The content of the LMP shall include the following:

- a) Details, extent and type of new planting (planting shall be of native species appropriate to the area);
- b) Details of long term management and maintenance including that for watercourses, buffers around watercourses and wetland habitats and invasive non-native species controls;
- c) Details of new and compensatory habitat created on or off site including details of target condition for the retained habitats and those created, restored or enhanced and monitoring methods and remedial measures to ensure these targets including Biodiversity Net Gain are achieved;
- d) Details of watercourse buffer zones including the planting and long-term management of watercourses and their associated buffer zones;
- e) Prescriptions and specifications for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) to deliver the management and monitoring actions;
- g) Details of the body or organization responsible for implementation of the plan;
- h) Details of how contingencies and/or remedial action will be identified, agreed and implemented to ensure the development delivers the landscape objectives of the originally approved scheme.

The LMP shall be fully implemented in accordance with the approved details prior to first use of the road.

Reason: To ensure that landscape, protected species and 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 Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

12 Archaeology monitoring

During construction, the parts of the development comprising the road crossing the Parish boundary and stream valley shall be subject to archaeological monitoring, watching brief and recording, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect heritage interests of the site in accordance with Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

13 Employment and Skills Plan

Prior to commencement of the development hereby permitted, an Employment and Skills Plan (ESP) shall be submitted to and approved in writing by the Local Planning Authority. The ESP shall be fully complied with during the construction phase.

Reason: To provide employment and skills development opportunities as a result of the development, in accordance with Policy DM16 of the Eastleigh Borough Local Plan (2016-2036).

14 Road/footway verification

In relation to the road, footways and cycleways to be provided the following requirements shall be met:

- a) Prior to construction of any road, footway or cycleway a plan showing the extent of the roads, footways and cycleways to be adopted and unadopted shall be submitted to and approved in writing by the Local Planning Authority;
- b) The road and all footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards.
- c) A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to Hampshire County Council's current adoptable construction standards shall be provided to the Local Planning Authority on completion of the final road surface. The report shall include the relevant construction details that the road, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

15 Lighting

Within 6 months of the commencement of development, a final lighting design strategy and plans shall be submitted to the local planning authority. The

strategy shall be in broad accordance with the lighting plans listed on Plans List and Distributor Road Lighting Impact Assessment (Hydrock, 10/12/23, 24755-HYD-XX-XX-RP-Y-5007), and shall:

a) identify those areas/ecological features and the species they support that are particularly sensitive to artificial lighting and where artificial lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to clearly demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the approved details prior to first use of the road, and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that crepuscular and nocturnal animal species are not significantly disturbed by artificial lighting such that it adversely affects their breeding, roosting, foraging and commuting patterns and behaviour and to protect residential amenity, highway safety and security, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

16 Adherence to Ecological Report

Development shall be carried out in accordance with the recommendations of the Ecological Appraisal Report prepared by Johns Associates, ref. J00947/Version 1.2, dated 18 December 2023.

Reason: To ensure that ecological features and species are protected from harm in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

17 Ecological Mitigation and Management Plan (EMMP)

No development shall commence (including vegetation clearance and groundworks) until an Ecological Mitigation and Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall be based on the One Horton Heath Ecological Mitigation and Management Strategy Version 2, Johns Associates, September 2024 (EMMS) and the One Horton Heath Secondary Infrastructure Road Ecological Appraisal Report J00947/Version 1.2 dated 18/12/23 (Johns Associates). It shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on and off-site, together with a timetable for implementation. The development shall be carried out in accordance with

the approved details. The EMMP shall include the following:

- a) Detailed risk assessment of potentially damaging site clearance and construction activities;
- b) Method Statement for the removal or long-term management/control of any invasive non-native species (if determined to be present);
- c) Details of the extent and location of important ecological features and protected species (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, hedgehog, dormice, otter, reptiles, badger and water vole) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- d) Identification of 'biodiversity protection zones' where no construction related activities will take place (including protection zones for SINCs, woodland, hedgerows, ponds and watercourses);
- e) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey;
- f) Include a Biodiversity Net Gain Plan;
- g) Identify where Protected Species Licences will be required;
- h) Detailed practical measures (both physical measures and sensitive working practices) 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);
- i) The times during construction when specialist ecologists need to be present on site to oversee works;
- j) Ecological trends and site constraints that might influence management; and
- k) Details of long-term management responsibilities including a description and evaluation of the ecological features to be managed.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be fully implemented in accordance with the approved details prior to first use of the road and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To protect features of ecological importance during site clearance and construction in accordance with the National Planning Policy Framework (NPPF, December 2024) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

18 Pedestrian / cycle route details

Within 6 months of commencement of the development, full details of all pedestrian and cycle routes, to include a timetable for implementation and details of crossing locations, shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian and cycle routes shall thereafter be implemented in accordance with the approved details and timetable.

Reason: To ensure suitable connectivity for cyclists and pedestrians in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

19 Junctions and crossing points

Prior to commencement of the development hereby permitted (other than vegetation clearance), details of the location and design of the following shall be submitted to and approved in writing by the Local Planning Authority. These details shall be in broad accordance with the submitted technical plans as included in 'SID (Foxwood Road) - Additional Plans List' (dated 26 March 2026):

- a) all junctions from the distributor road to adjacent residential land parcels to include visibility splays (excluding those within the proposed Local Centre land parcel);
- b) all uncontrolled and controlled crossing points, to include pedestrian and cycle priority at each crossing of a side road and suitable visibility (excluding those within the proposed Local Centre land parcel);

The junctions and crossing points shall thereafter be installed in accordance with the approved details prior to first use of the road.

Where a junction is not to be implemented, as a result of the detailed design of the adjacent land parcel, then a plan showing how the highway will be completed (kerbing, drainage, lighting, and any other features), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide suitable access to adjacent land parcels in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

20 Bus stop locations and details

Prior to installation of any bus stops including any temporary stops where required (excluding those within the proposed Local Centre land parcel), full details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. Bus stops shall thereafter be installed in accordance with the approved details.

Reason: To provide appropriate provision for public transport, in accordance

with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

21 Visibility splays

All visibility splays shall remain clear of any obstruction over 0.6m in height in perpetuity.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

22 School parking strategy

Prior to first use of the road hereby permitted, a School Parking Strategy to include details of parking management responsibilities to prevent parking obstruction on the road in proximity of the school, shall be submitted to and approved in writing by the Local Planning Authority. The School Parking Strategy shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

23 Minerals

No development shall commence (other than vegetation clearance) until the following has been submitted to and approved in writing by the Local Planning Authority and thereafter all works shall be carried out in accordance with the methods agreed throughout the construction period:

- i) A method for ensuring that such incidental materials that can be viably recovered during the development are recovered and put to beneficial use;
- ii) A method to record the quantity of recovered mineral (re-use on site or off-site).

Reason: To provide minerals recovery and reuse where viable and to comply with Policy 15 of the Hampshire Minerals and Waste Plan.

24 Soil handling

Prior to the commencement (other than vegetation clearance) of the section of road within Grades 3a in the Agricultural Land Classification (ALC) system, as shown on plan reference 30454/999 dated May 2023 of application O/20/989498, a Soils Handling Strategy, which complies with the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction, shall be submitted to, and approved in writing, by the Local Planning Authority to ensure, where feasible, the beneficial use of any higher quality (BMV) soils within the development, including in landscaping and allotments.

Reason: To protect the onsite best and most versatile soil from being

compromised and for compliance with Policy S5 of the Eastleigh Borough Local Plan.

Note to applicant: In accordance with the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to applicant: Advice from Southern Water:

- If it is intended for Southern Water to adopt the SuDS system, it shall be designed and constructed in line with the following Design and Construction Guidance: Sewerage Sector Guidance - approved documents | Water UK
- The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to: Developer.Services@southernwater.co.uk.
- Any new connections to the public sewerage system will require a Section 106 connection application to Southern Water. For further advice please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (tel. 03303030119).
- Please refer to Southern Water's consultation response dated 31 December 2025 for further information on the above matters.

Note to applicant: Advice from Hampshire County Council Countryside Service:

i Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must always remain available for public use.

ii All vehicles and plant crossing a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times.

iii Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

iv. There must be no surface alterations to a Public Right of Way without the prior consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.

Note to applicant: Advice from Natural England - Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;

b) written confirmation from Natural England or accredited ecologist that the operation does not require such a licence.

The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.

Note to applicant: Advice from the Lead Local Flood Authority (LLFA) – If the proposals include works to an ordinary watercourse, prior consent from the LLFA is required.

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

N.B. See Attached Notes