EASTLEIGH BOROUGH COUNCIL

Application	RM/25/100615
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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. RM/25/100615

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 December 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 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions:

- Condition 16 (Arb Assessment)
- Condition 21 (Design Code Compliance)
- Condition 25 (Refuse)
- Condition 31 (Higher Access Standards)
- Condition 32 (Internal Space Standards)
- Condition 35 (Built Heritage)
- Condition 58 (Flood Mitigation)
- Condition 61 (SUDs)
- Condition 64 (EMMP)
- Condition 71 (BNG)
- Condition 72 (New Forest Protected Sites Mitigation)
- Condition 76 (Nutrient Neutrality)

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

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

Subject to due compliance with the following conditions:

1 Approved plans

The development hereby permitted shall be implemented in accordance with the plans listed in the 'Drawing List' dated 9 April 2026.

Reason: For the avoidance of doubt and in the interest 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 enhancements

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 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 listed in the 'Drawing List' dated 9 April 2026 as hereby approved. The details shall include;

a) Further refined details of the open space north of the Green Spine and the area to the rear of Apartment Block 04;
b) All boundary treatments and means of enclosure including any retaining structures/walls plus enclosure details for the northern attenuation basin;
c) Hard surfacing materials;
d) Existing and proposed finished levels and contours;
e) Street furniture and structures (e.g. refuse or other storage units, signs and lighting);
f) Details of the location of below ground services and lighting columns to ensure that conflicts are not created;
g) Planting plans at 1:200 scale (for new trees, hedges and other planting) including schedules of plants, noting species, plant sizes, numbers and densities;
h) A schedule of tree planting to include details of specialised tree cell planting pits where specified on the Landscape General Arrangement Plans;
i) Details of any irrigation or drainage infrastructure and tree root barriers (if required);
j) Details of tree staking/support systems;
k) Written specifications (including cultivation and other operations associated with plant and grass establishment);
l) Landscape maintenance plan.

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).

5 Parking and Traffic Management Plan

Prior to first occupation of the development hereby approved, a Parking and Traffic Management Plan to include measures to prevent obstructive parking on internal access roads, junctions, turning areas and refuse/emergency vehicle routes, and any necessary parking controls and signage, shall be submitted to and approved in writing by the Local Planning Authority. The Parking and Traffic Management Plan shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that satisfactory access, manoeuvring, and parking management are provided and maintained in the interest of highway safety and the amenity of future residents, in accordance with policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

6 Flood Risk and Drainage Strategy

The development hereby permitted shall be carried out in accordance with the details set out in the Flood Risk Assessment and Surface Water Drainage Strategy prepared by Stantec, ref. 332612639, February 2026 (other than where these relate to foul drainage details covered by Condition 59 of the outline permission O/20/89498).

Reason: To ensure appropriate drainage in the interest of managing flood risk and water quality, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

7 Ecological Mitigation and Biodiversity Net Gain

The development hereby permitted shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (Johns Associates, ref. 1735/Version V4.0, dated 12 December 2025), and the Biodiversity Net Gain (BNG) Report (Johns Associates, ref. 1735/Version 3.0, dated 11 December 2025).

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

8 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).

Yours faithfully

Nicholas Parker
Planning Manager

N.B. See Attached Notes