

ALEX KING
TOWNGATE HOUSE
2-8 PARKSTONE ROAD,
POOLE
BH15 2PW

Application	F/25/100141
Please ask	Rebecca Altman
for	
Direct dial	023 8068 8266
Working	Mon to Fri 8:30am to
hours	5pm
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Thursday 20 August 2026

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

Application No. F/25/100141

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 October 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Residential development of 192 dwellings comprising houses and apartments, to include access, parking, landscaping and other associated works, along with off-site footway and bridleway improvements.

Site: Land south east of Kings Copse Avenue, Hedge End

Subject to due compliance with the following conditions:

- 1 Implementation timeframe
The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 Approved plans
The development hereby permitted shall be implemented in accordance with the following plans numbered: 0001 C01 (Site Location Plan); 0002 C01 (Proposed Block Roof Plan); 0003 C03 (Proposed Site Plan); 0003 C03 (Proposed Site Plan with landscaping); 0005 C01 (Proposed Streetscene Key Plan); 100 C02 (House Plans Type BB, Plots 7,8,11,12,15,16,19,20,23-25,51-

54,57,59-64,77,78,80,82,83,86,88-91,93,94); 101 C01 (House Plans Type GG, Plots 26-29, 65, 66, 76, 84, 92); 102 C03 (House Plans Type NN, Plots 50,55,56,58,67,79,81,85,87); 104 C01 (House Plans Type W, Plots 3, 22, 100); 105 C01 (Proposed Plans Type NN Corner House, Plots 6, 48, 49, 68); 106 C01 (House Plans Type UU, Plots 1, 5, 9, 30, 69, 72, 95, 102); 107 C02 (House Plans Type TT and J, J Plots 31-34; TT Plots 2,4,13,14,70,71,73-75,96-99,101); 108 C01 (House Plans Type B, Plots 36, 39, 42, 45, 46); 109 C01 (House Plans Type I, Plots 35, 37, 38, 40, 41, 43, 44, 47); 110 C01 (House Plans Type TT version 2, Plot 99); 111 C01 (House Plans Type NN without ensuite, Plots 10, 18); 112 C01 (Proposed Plans Type NN Corner House without ensuite, Plots 17, 21); 0200 C01 (Elevations Type BB); 0201 C01 (Elevations Type GG); 0202 C01 (Elevations Type NN); 0203 C01 (Elevations Type W); 0204 C01 (Elevations Type NN corner unit); 0205 C01 (Elevations Type UU); 0206 C01 (Elevations Type TT and J); 0207 C01 (Elevations Type B); 0208 C01 (Elevations Type I); 0209 C01 (Elevations Type TT version 2); 220 C01 (Flat Plans Block C and B handed ground, first and second floor); 221 C01 – (Flat Plans Block C and B handed third floor and roof); 222 C01 (Flat Plans Block D and A handed ground, first and second floor); 223 C01 (Flat Plans Block D and A handed third floor and roof); 230 C01 (Flat Elevations Block A and D handed); 231 C01 (Flat Elevations Block B and C handed); 250 C01 (Proposed Site Sections A-A and B-B); 251 C01 (Proposed Site Sections C-C, D-D, E-E, F-F); 252 C01 (Proposed Site Boundary Elevations northern and eastern); 254 C01 (Proposed Site Boundary Elevations southern and western); 235 C01 (Proposed Site Boundary Elevations north-west); 9110 Rev. P07 (Cut and Fill to Formation Level); and 3743.03C (S278 Works – Overall Scheme Plan including access works).

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

3 Contaminated land

A watching brief shall be followed at all times during construction works and confirmation of this shall be submitted to the Local Planning Authority (LPA) prior to completion. In the event that any evidence of potential contamination that was not previously identified in the approved Main Investigation Report (Soils Limited, December 2025, ref. 22085/MIR Rev1.0), is found during the watching brief, it must be immediately reported to the LPA. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation scheme is required by the LPA, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such

documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

4 Construction Environmental Management Plan

No construction to include site preparation works involving excavation shall start until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing, by the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP, which shall include:

- a) A programme of construction work;
- b) the location of temporary site buildings, compounds, construction material and plant storage areas;
- c) the arrangements for deliveries associated with all construction works;
- d) access and egress for plant and machinery;
- e) protection of pedestrian routes during construction;
- f) provision of long term facilities for contractor parking;
- g) methodology for ensuring dirt is not transferred onto the highway (i.e. wheel washers) and onwards mitigation should this fail (e.g. mechanical road sweepers), and the subsequent refresh of street lining as required should this be damaged;
- h) measures to control the emission of dust as set out in Table 16 of the submitted Air Quality Assessment (Omnia, ref. C11149-2/1.0); as well as dirt and airborne pollution;
- i) a scheme for controlling noise and vibration (to include piling);
- j) provision for storage, collection and disposal of rubbish from the development during the construction period;
- k) erection and maintenance of security hoarding including decorative displays where relevant;
- l) temporary lighting;
- m) temporary surface water drainage provisions;
- n) hours of working;
- o) adherence to the recommendations of the Ecological Impact Assessment (ACD Environmental, 06.11.2025) and the Great Crested Newt Precautionary Working Methods Statement (ACD Environmental, 2nd December 2025); and
- p) procedures for the management and reuse of excavated materials and soils, including segregation, temporary storage and appropriate reuse or disposal in accordance with the recommendations of the Main Investigation Report (Soils Ltd, December 2025).

Reason: To limit the impact the development has on the amenity of the locality

and to protect biodiversity, in accordance with Policies DM1, DM8 and DM11 of the Eastleigh Borough Local Plan 2016-2036.

5 Access provision

(a) No development shall start on site until a construction access has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority, and shall remain in place for the duration of construction works.

(b) The permanent site access, including the footway and / or verge crossing, shall be completed in accordance with the approved plans prior to first occupation of the development and the lines of sight splays shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

6 Tree Protection

The development hereby permitted must accord with the Arboricultural Impact Assessment and Method Statement (ACD Environmental, ref. EBC/24408aia_ams, dated 21/08/2025). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plans reference EBC24408-03 (Sheets 1 to 3). 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 and may only be modified subject to written agreement from the LPA.

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).

7 Drainage scheme

Prior to installation of any element of the drainage system, a final Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The final drainage strategy shall be based on the details set out in the submitted Flood Risk Assessment & Drainage Strategy prepared by AKS Ward, dated December 2024 (Rev. P03), unless an alternative scheme can be demonstrated to achieve the required policy and design standards, and shall include details as to how rain gardens and permeable paving will connect to the wider network. The drainage strategy shall thereafter be implemented in accordance with the approved scheme and completed prior to first occupation

of the development.

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

8 Drainage maintenance

Prior to occupation of the development hereby permitted, a detailed Drainage Maintenance Plan, to include details of regular maintenance, occasional maintenance, remedial actions and monitoring activities, and reference to the watercourse and main outfall, shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall thereafter be managed and maintained in accordance with the approved plan.

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).

9 Minerals Recovery Strategy

The development hereby permitted shall be carried out in accordance with the methodology for safeguarding and recovery of minerals as set out in the Minerals Recovery Statement prepared by Soils Limited, dated July 2025 (ref. 22023/MRS Rev 1.0). This shall include reporting of the following information to the Local Planning Authority and Minerals Planning Authority on 1st April each year following commencement until the development is completed:

- Tonnes of minerals extracted;
- Quantity re-used on site;
- If exported, the location of processing.

Reason: To ensure that minerals that can be viably recovered during the development operations are recovered and put to beneficial use in accordance with Policy 15 of the Hampshire Minerals and Waste Plan (2013).

10 Archaeology Evaluation and Mitigation

Prior to commencement of the development hereby permitted, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) a scheme for archaeological evaluation;
- (b) a programme of archaeological mitigation based on the results of the archaeological evaluation.

The archaeological evaluation and mitigation works shall thereafter be implemented in accordance with the approved details.

Reason: To assess the extent and nature of any archaeological deposits and the impact of the development upon these heritage assets, in accordance with

Policy DM12 of the Eastleigh Borough Local Plan (2016-2036).

11 Materials

Prior to any development above foundation / slab level, full details including samples where requested, of the proposed external materials for the buildings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

12 Central square

Prior to commencement of the development hereby permitted, the details of the central square as shown on Plan ref. 2541-TFC-XX-XX-DR-L-1003 shall be further developed with full details of the footpath layout, surfacing materials (including samples where requested), soft landscaping, lighting and street furniture submitted to and approved in writing by the Local Planning Authority. The central square shall thereafter be laid out in accordance with the approved details.

Reason: To secure a pedestrian friendly and legible area within the centre of the site, in the interest of good design, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

13 Landscaping

a) No development above foundation / slab level shall take place until final versions of the Landscape Plans including detailed Planting Plans at 1:200 scale, have been submitted to and approved in writing by the Local Planning Authority. The final plans shall be based on the principles shown on the submitted plans ref. 2541-TFC-XX-00-DR-L-1001 P12 (Landscape General Arrangement) and 2541-TFC-XX-00-DR-L-3001 P07 (Structural Planting Plan) and shall include:

- additional tree planting where feasible;
- details of planting and protection methods for landscaping in close proximity to below ground utility pipelines; and
- details of specialist tree cell tree pits.

b) The approved landscaping and planting scheme shall be carried out in accordance with the details approved under part (a) of this condition in the first planting season following occupation of the development, or completion of the development (whichever is sooner);

c) The developer shall provide to the Local Planning Authority photographic evidence with locations referenced into the site plan of the specialist tree pits once the tree cells have been installed (but prior to backfilling with the growing

medium);

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, unless the Local Planning Authority gives its written consent to any variation.

Reason: To achieve a high quality development and to support biodiversity in accordance with Policies DM1 of the Eastleigh Borough Local Plan (2016-2036).

14 Landscape Management Plan

Prior to occupation of the development hereby permitted, a Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. Landscape management and maintenance shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of biodiversity and visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

15 Hard surfacing

No development above foundation / slab level shall take place until full details of the materials to be used for the hard surfacing, including manufacturers details, have been submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

16 Ecological Mitigation

The development shall accord in full with the recommendations of the Ecological Impact Assessment (ACD Environmental, 06.10.2025, ref. EBC24408_EclA), Biodiversity Net Gain Strategy (June 2025), and the Great Crested Newt Precautionary Working Methods Statement (ACD Environmental, dated 2nd December 2025), unless any variations are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure protection of species and habitats and to achieve a biodiversity net gain, in accordance with paragraph 2, Schedule 7A of the Town and Country Planning Act 1990, Policy DM11 of the Eastleigh Borough Local

Plan (2016-2036), and the Environment Act 2021, Schedule 14.

17 Boundary treatment

No development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, to include fencing or other boundary treatment along the southern and eastern edges of the site to restrict access to adjacent woodland, have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity and to protect existing woodland in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

18 Refuse storage

Prior to development above foundation / slab level, full details of the refuse and recycling storage facilities for the houses and flats shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage facilities shall thereafter be provided and retained in accordance with the approved details.

Reason: To ensure appropriate waste storage in the interest of amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

19 Cycle storage

Prior to development above foundation / slab level, full details of the cycle storage facilities (to include type and number of storage racks for the flats and details of the external storage enclosures for the houses), shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall thereafter be provided and retained in accordance with the approved plans.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) and the Adopted Parking Standards (September 2025).

20 Noise testing

Prior to first occupation of the development hereby permitted:

- a) a sample of plots for noise testing shall be agreed by the Local Planning Authority; and
- b) a post completion noise test shall be carried out by a competent acoustic consultant for the agreed sample of plots and a report submitted to and approved by the Local Planning Authority.

Reason: To ensure that the noise mitigation measures are sufficient to protect

future occupants from adverse noise impacts, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) and British Noise Standards.

21 Parking provision

Prior to first occupation of the development hereby permitted, the vehicle parking spaces shown on the approved plans shall be provided and retained thereafter for vehicle parking only.

Reason: To ensure adequate parking provision in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

22 Road and footway verification

In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

- a) Prior to construction of any road (excluding haul roads), 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) All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to Hampshire County Council's current adoptable construction standards and completed prior to occupation of the penultimate dwelling; and
- 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 or prior to occupation of the penultimate dwelling, whichever is earlier. The report shall include the relevant construction details that the roads, 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.

23 Accessibility standards

Prior to occupation of the dwellings hereby approved, evidence that at least 90% of units comply with Part M4(2) standard (Accessible and adaptable dwellings), and at least 4 of the dwellings would meet Part M4(3) standard (Wheelchair user dwellings), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development meets higher national access standards in accordance with Policy DM29 of the Eastleigh Borough Local Plan (2016-2036).

24 Water efficiency

Prior to the occupation of the dwellings hereby approved, supporting information to confirm the predicted mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

25 Employment and Skills Plan

No development shall commence until an Employment and Skills Plan (ESP) has been submitted to and approved in writing by the Local Planning Authority. The ESP shall be fully complied with during the construction phase unless otherwise agreed in writing by the Local Planning Authority.

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).

26 Travel Plan

Measures to encourage sustainable travel shall be implemented and monitored in accordance with the details set out in the Travel Plan prepared by i-Transport, dated 25 September 2025 (ref. OT/SG/DG/ITS19785-010), to include submission of monitoring reports to the Local Planning Authority on an annual basis for the first 5 years following occupation of the development.

Reason: To encourage the use of alternative means of transport to the private car in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

27 Nutrient mitigation

The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient outputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning

Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

28 **Conditions to comply with the Environment Act (2021)**

BNG management and monitoring

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Ecological Impact Assessment (ACD Environmental, 06.10.2025, ref. EBC24408_EclA) and Biodiversity Net Gain Strategy (June 2025), has been submitted to and approved in writing by the Local Planning Authority along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

29 **BNG verification**

Notice in writing shall be given to the Local Planning Authority when the:

- a) Habitat creation and enhancement works as set out in the HMMP have commenced, and;
- b) Habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

Note to Applicant: Southern Water requires a formal application for a connection to the public sewer. Please visit Southern Water's Get Connected Service: Home. Please also refer to further advice from Southern Water set out in their comments dated 4 November 2025, including the request to liaise

with Southern Water regarding landscaping in close proximity to public apparatus.

Note to applicant: ESSO Petroleum Limited has apparatus situated near to the proposed works. The developer is advised to adhere to the Special Requirements for Safe Working: Special Requirements Brochure_Final_Rev 25.08_.pdf

Note to Applicant: The access and off-site highway works will require a separate S278 Agreement to be entered into with the Highway Authority. Details can be found via the following link: Section 278 agreement | Transport and roads | Hampshire County Council

Note to Applicant: The applicant is advised to continue to carry out technical work to investigate the potential for providing a direct link from the site to Little Hatts playground, and to work collaboratively with Botley Parish Council in relation to this matter.

This application is subject to a S106 Legal Agreement dated 14 August 2026.

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