

JEAN-MICKAEL HOPKINSON
SAVILLS
MOUNTBATTEN HOUSE
1 GROSVENOR SQUARE
SOUTHAMPTON
SO15 2BZ

Application	F/25/99169
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 11 November 2025

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

Application No. F/25/99169

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 9 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a 68-bed care home (Use Class C2) and 3 x close care cottages (Use Class C3 Age Restricted) with associated access, internal access roads, parking, landscaping and infrastructure (revision to application ref. F/24/97312)

Site: Land adjoining 4 Brookfield, Providence Hill, Bursledon.,

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:
 - 6185-WLA-ZZ-XX-DR-A-0005 B – Location and Block Plan
 - 6185-WLA-ZZ-XX-DR-A-0010 P – Proposed Site Plan

- 6185-WLA-ZZ-XX-DR-A-0220 I – Elevations 1 – East and West
- 6185-WLA-ZZ-XX-DR-A-0221 I – Elevations 2 – North and South
- 6185-WLA-ZZ-XX-DR-A-0222 G – Elevations 3 – Courtyard elevations
- 6185-WLA-ZZ-00-DR-A-0112 M – Lower Ground Floor Plan
- 6185-WLA-ZZ-00-DR-A-0113 K – Ground Floor Plan
- 6185-WLA-ZZ-01-DR-A-0114 K – First Floor Plan
- 6185-WLA-ZZ-02-DR-A-0115 K – Second Floor Plan
- 6185-WLA-ZZ-XX-DR-A-0420 C - Elevations Cottages 1-3
- 6185-WLA-ZZ-XX-DR-A-0410 D – Floor Plans Cottagers 1-3
- 6185-WLA-ZZ-XX-DR-A-0050 G – Site Sections Sheet 1
- 6185-WLA-ZZ-XX-DR-A-0051 D – Sections Through Site Sheet 2
- 6185-WLA-ZZ-XX-DR-A-0017 B - Proposed Street Scenes
- PR124477-03B – Tree Protection Plan
- 2499-TF-XX-00-DR-L-1004 – Landscape – Lower Ground Floor
- 2499-TF-XX-00-DR-L-1005 – Landscape – Ground Floor
- 2499-TF-XX-00-DR-L-1006 – Landscape – First and Second Floor Terraces
- 197.5004-0002 P06 – Proposed Drainage Strategy Layout

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

3 Contaminated Land

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a) A report of a site investigation (including an amended site plan, site investigation and risk assessment and any subsequent mitigations as a result of findings) documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA 2 C665 and as agreed with the LPA. This document should also include reference to the updated Preliminary Risk Assessment (WSP, April 2025).
- b) A detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

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

4 Contaminated Land Verification

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person

approved under the provisions of condition 3(b) that any remediation scheme required and approved under the provisions of condition 3(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically, such a report would comprise:

- a) a description of the site and its background, and summary of relevant site information;
- b) a description of the remediation objectives and remedial works carried out;
- c) verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc;
- d) Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3(b).

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan 2016-2036.

5 Construction Environmental Management Plan (CEMP)

No construction or site preparation works involving excavation shall start until a final Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning 25 Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges.
- c) the provisions for parking for site operatives and visitors, and retention of 3 parking spaces for use by 1-3 Brookfield for the duration of the construction period;
- d) measures to control the emission of dust, dirt and airborne pollution generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of rubbish from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and

construction;

h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

i) temporary lighting;

j) protection of pedestrian routes during construction;

k) temporary surface water drainage provisions;

l) hours of working;

m) precautionary working methods for protected and invasive species as set out in the CEMP Ecology Input letter prepared by Ecosupport, dated 2 June 2025;

p) public relations procedures, including complaint management and community engagement, and arrangements for liaising with the Council's Pollution Control Team.

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.

6 Invasive species – Japanese Knotweed

No development shall take place until an updated survey during the optimal growing season for Japanese Knotweed has been undertaken and a method for eradication by a suitability accredited contractor has been submitted to and approved in writing by the Local Planning Authority. The eradication works shall thereafter be carried out in accordance with the approved details.

Reason: To prevent the spread of invasive species, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

7 Tree protection

The development hereby permitted must accord with the Arboricultural Impact Assessment and Method Statement ref. PR124477aia_amsB.

No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference PR124477-03B. 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).

8 Arboricultural monitoring statement

No excavation, demolition or development related works shall take place on site until an arboricultural monitoring statement proposal, detailing supervision activity and inspections of tree protection measures, has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must be adhered to in full, and may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports.

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).

9 Access provision

No development (other than enabling groundworks and clearance required to create the access) shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 x 78.0m looking north-west and 2.4 x 79.0m looking south-east provided in accordance with the approved plans. The lines of sight splays shown on the approved plans 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 and in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

10 Materials

Prior to any development above foundation / slab level, full details including samples where requested, of the proposed external materials for the buildings and hard surfacing, 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).

11 Drainage and maintenance

The surface water drainage system shall be implemented and thereafter maintained in accordance with the details set out in the Flood Risk Assessment & Drainage Strategy Rev. 4 (prepared by Paul Basham Associates, dated 16.04.2025), and as shown on the Proposed Drainage Strategy Layout Plan ref. 197.5004-0002 Rev. P06.

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

12 Landscaping

(a) No development above foundation / slab level shall take place until final versions of the Landscape Strategy and General Arrangement Plans, and detailed Planting Plans to 1:200 scale have been submitted to and approved in writing by the Local Planning Authority. The final Landscape Plans shall be in line with the principles shown on submitted Plans ref. 1001 Rev. P13, 1002 Rev. P08 and 1003 Rev. P12, and shall include:

- additional screen planting to the northern boundary;
- details of the proposed green roof;
- details of measures to protect drainage services.

(b) The approved landscaping and planting scheme shall be carried out in accordance with the details approved under part (a) of this condition and in accordance with the other approved Landscaping Plans listed in Condition 2, in the first planting season following occupation of the development, or completion of the development (whichever is sooner), unless alternative details are first submitted to and approved in writing by the Local Planning Authority;

(c) 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 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

13 Landscape Management and Maintenance Plan

No development above foundation / slab level shall take place until a Landscape Management and Maintenance Plan has been 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 plan.

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

14 Boundary treatment

No development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, to include details of all retaining walls

and guardrails, 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 in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

15 Hard surfacing details

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 Protected species mitigation

The development shall be carried out in strict accordance with the mitigation measures and precautionary working methods for protected species as set out in Section 7 of the Ecological Impact Assessment (Ecosupport Ltd, 2 June 2025), unless any amendments are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that protected species are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

17 Biodiversity Enhancement Plan and Lighting

No works shall start on site until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) A Biodiversity Enhancement Plan, showing the specific locations and recommendations for enhancement;
- b) Details of any external lighting, which shall be designed to conform with the guidelines set out in Guidance Note 08/23 'Bats and Artificial Lighting at Night' (ILP, 2023), or any relevant update.
- c) A copy of the lighting plan overlaid with the Biodiversity Enhancement Plan to demonstrate that biodiversity enhancement features such as bat boxes and foraging areas are not illuminated by more than 1 lux.

The biodiversity enhancements and external lighting shall be implemented / installed and thereafter retained in accordance with the approved details.

Reason: To ensure suitable biodiversity enhancements and avoid lighting impacts on bats, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

18 Works outside bird nesting season

Any vegetation clearance works must take place outside of bird nesting season (March to August inclusive), unless a nesting bird survey is carried out by a suitability qualified ecologist within 48 hours prior to works commencing. Any active nests must be protected from disturbance by a 5m buffer until after the young have fledged and left the nest.

Reason: To ensure nesting birds are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

19 Vehicle parking

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. This shall include provision of three of the four parking spaces in parking area 4, as annotated on approved plan ref. 6185-WLA-ZZ-XX-DR-A-0010 Rev. P, to be made available for use by the residents of 1-3 Brookfield and thereafter retained for sole use by those residents.

Reason: To ensure adequate parking provision and to prevent displacement of parking onto surrounding roads in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

20 Refuse and recycling

Prior to any development above foundation / slab level, full details of the refuse and recycling storage provision for the care home and dwellings, including location, design and security measures for any external enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to occupation of the development and retained for refuse and recycling storage only.

Reason: In the interest of amenity, in accordance with Policies S1 and DM1 of the Eastleigh Borough Local Plan (2016-2036).

21 Cycle storage

Prior to any development above foundation / slab level, full details of cycle storage provision for the dwellings and care home staff, including the location, design and security measures for any external enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details prior to

occupation of the development and thereafter retained for cycle storage only.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policies S1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

22 Noise mitigation

Prior to any development above foundation / slab level, a Noise Assessment and a site specific scheme of acoustic measures shall be submitted to and approved in writing by the Local Planning Authority. The noise report shall demonstrate that the impact of noise from road traffic has been considered and shall include a scheme of mitigation measures for protecting the development from noise including a ventilation strategy. The noise report shall include a noise survey over a representative period. The development must thereafter be carried out in accordance with the approved details.

Reason: To protect the amenity of the future occupiers, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

23 Noise test

Prior to occupation of the development hereby approved, a pre-occupation noise test shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that internal and external noise levels for the proposed site comply with the noise criteria set out in BS 8233:2014 and the WHO Guidelines.

Reason: Reason: To protect the amenity of the future occupiers, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

24 Plant noise

a) Prior to installation of any external plant, mechanical ventilation and flues, an assessment to demonstrate that the design can achieve the standard set out in part (b) of this condition shall be carried out for three separate periods of interest: 07:00 hours to 18:00 hours; 18:00 hours to 23:00 hours and 23:00 hours to 07:00 hour, and submitted to the Local Planning Authority for approval.

b) The combined sound from all external plant, mechanical ventilation and flues shall be designed to achieve a rating level (L_{Ar}, Tr) below the measured background noise (LA₉₀) as measured one metre from the nearest affected window of the nearest affected residential property, as defined in British Standard BS 4142: 2014 +A1:2019 'Methods for rating and assessing industrial and commercial sound'.

c) The external plant and flues shall be constructed in accordance with the

approved details prior to occupation of the development and retained as such for the lifetime of the development, unless otherwise agreed in writing with the local planning authority.

Reason: To protect the amenity of future residents and neighbouring residents in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

25 Terrace privacy screens

Prior to occupation of the care home, the 2m high frosted glazed privacy screen to the second floor roof terrace, as shown on Plan ref. 6185-WLA-ZZ-02-DR-A-0115 Rev. K, shall be installed and shall thereafter be retained.

Reason: To minimise the impact of overlooking from the terraces towards residential properties to the north, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

26 Solar panel details

Prior to installation of any solar panels to the roof of the care home, full details including the number of panels, proposed location and manufacturers specification, shall be submitted to and approved in writing by the Local Planning Authority. The solar panels 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).

27 Occupancy age restriction – dwellings

The three dwellings hereby permitted shall be occupied only by persons of 55 years or older; or

- Persons living as part of a single household with such person or persons; or
- Persons who were living as part of a single household with such person or persons who have since died.

Reason: To ensure that the dwellings remain an integral part of the care community, to contribute towards the needs for specialist accommodation for older persons, in accordance with Policy DM25 of the Eastleigh Borough Local Plan (2016-2036).

28 Guest bedroom occupancy

The guest bedroom shown on the second floor of the care home, as per Plan ref. 6185-WLA-ZZ-02-DR-A-0115 Rev. K, shall only be occupied by visitors to residents at the care home and at no time shall be occupied as a permanent residents bedroom.

Reason: To ensure that the number of rooms does not increase from that assessed as acceptable in relation to amenity considerations and traffic impacts in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

29 Travel Plan implementation and monitoring

Measures to encourage sustainable travel shall be implemented and monitored in accordance with the details set out in the Travel Plan prepared by Paul Basham Associates, dated April 2025 (ref. 197.0004/RATP/2 Rev. 2). This shall include submission of monitoring reports to the Local Planning Authority following the opening of the care home and at the end of years 1 and 3, as per the approach set out in Section 7 of the Travel Plan.

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).

30 Accessibility standards

Prior to the occupation of the three dwellings hereby approved, evidence that the dwellings comply with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), 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 ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

31 Water consumption

Prior to the occupation of the three 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).

32 BREEAM

Within 3 months following occupation of the care home building, a report demonstrating how the development meets the relevant BREEAM requirements including a New Construction Post Construction certificate at 'Excellent'

standard, shall be submitted to and approved in writing by the local Planning Authority.

Reason: To ensure that the development meets required sustainability standards in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

33 Kitchen extraction details

No development above foundation / slab level shall take place until details of the proposed ventilation system for the extraction and dispersal of cooking odours/fumes from the kitchen have been submitted to and approved in writing by the Local Planning Authority. The system must include:

- Construction method, odour control measures, noise level and aesthetic considerations;
 - Flues that either:
 - a) terminate at least 1m above the ridge height of any nearby building with no obstruction to upward air movement, or
 - b) incorporates odour control measures (e.g. activated carbon filters or electrostatic precipitation).
- The approved system must be installed prior to occupation of the development and retained thereafter.

Reason: To ensure appropriate odour control to safeguard the amenities of neighbouring properties in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

34 Electric vehicle charging

The development shall not be occupied until electric vehicle (EV) charging infrastructure has been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Total number, type, location and operation of EV charging points;
- Passive provision for future EV charging;
- A timeline for installation and maintenance.

Reason: To promote sustainable travel to reduce air pollution in the Hamble Air Quality Management Area and support climate change mitigation, in accordance with Policies DM3 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

35 Nitrate mitigation

The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs 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 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).

Note to applicant: Given the nature of the proposed development, it is possible that a crane may be required during its construction. Please note the requirement within the British Standard Code of Best Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 – Cranes.

Note to applicant: Southern Water requires a formal application for connection to the public sewer and water supply. This can be made by visiting Southern Water's Get Connected Service: [Home](#)

Note to applicant: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Note to applicant: The access works will require a separate S278 Legal Agreement to be entered into. Details can be found via the following link: [Section 278 agreement | Transport and roads | Hampshire County Council](#)

Conditions to comply with the Environment Act (2021)

36 BNG management and monitoring

On-site habitat shall be created, managed and monitored in accordance with the details set out in the BNG Monitoring & Management Plan (Ecosupport Ltd, 3 April 2025), unless any amendments are first submitted to and agreed in writing by the Local Planning Authority. This shall include monitoring of habitats for a 30 year period, with monitoring reports submitted to the Local Planning Authority for approval in years 2, 3, 5, 10, 15, 20, 25 and 30.

Reason: To ensure delivery of at least 10% biodiversity net gain as required by the Environment Act (2021) and to comply with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

37 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 BNG Monitoring & Management Plan (Ecosupport Ltd, 3 April 2025), have commenced, and;
- b) Habitat creation and enhancement works as set out in the BNG Monitoring & Management Plan (Ecosupport Ltd, 3 April 2025), have been completed.

Reason: To ensure delivery of at least 10% biodiversity net gain as required by the Environment Act (2021) and to comply with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: This permission is subject to a S106 Agreement dated 10 November 2025.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes