

18 November 2025



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Dear Gregg,

SUBMISSION OF RESERVED MATTERS RELATING TO LAYOUT, SCALE, APPEARANCE, AND LANDSCAPING PURSUANT TO CONDITION 4 (RESERVED MATTERS SUBMISSION) OF OUTLINE PLANNING PERMISSION O/20/89498 FOR THE ERECTION OF 269 DWELLINGS WITHIN PHASE 6 (QUOBLEIGH BREACH), WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, AND CYCLE AND VEHICULAR PARKING AT QUOBLEIGH BREACH, HORTON HEATH.

Please find enclosed a reserved matters application for the approval of reserved matters (appearance, layout, scale and landscaping) for the development of 269 dwellings, associated open space, landscaping, parking and other associated works, pursuant to outline permission O/20/89498, for the development of the Quobleigh Breach residential parcel on land west of Burnetts Lane, Horton Heath.

The application has been submitted on behalf of the One Horton Heath Project Team (OHHPT). The OHHPT is part of Eastleigh Borough Council (EBC). EBC is therefore both Applicant and LPA in relation to the OHH project. The OHHPT, as Applicant, holds the role of landowner and developer. The LPA, as determining authority, is represented by the usual EBC Development Management functions and processes. A strict separation has been maintained between the OHHPT as Applicant and EBC as planning authority in the preparation of the planning application.

The full description of development is as follows:

"Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Submission) of Outline Planning Permission O/20/89498 for the erection of 269 dwellings within Phase 6 (Quobleigh Breach), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- *Condition 4 – Reserved Matters Submission;*
- *Condition 6 – Phasing Plan;*
- *Condition 13 – Construction Traffic Management Plan;*
- *Condition 16 – Arboricultural Impact Assessment and Tree Survey;*
- *Condition 21 – Design Code Compliance;*
- *Condition 25 – Refuse Collection Strategy;*
- *Condition 31 – Access Standards;*
- *Condition 32 – Internal Space Standards;*
- *Condition 35 – Built Heritage Statement;*
- *Condition 45 – Noise Risk Assessment and Management scheme;*
- *Condition 58 – Flood Risk Mitigation;*
- *Condition 61 – Drainage Scheme*
- *Condition 64 – Ecological Mitigation and Management Plan (EMMP);*
- *Condition 67 – Full Landscape Details;*
- *Condition 71 – Biodiversity Net Gain;*

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- *Condition 72 – New Forest Protected Sites mitigation.*

Affects a public right of way. An Environmental Impact Assessment was submitted with the outline application.”

By submitting this reserved matters application, Condition 1 and Condition 4 of outline permission O/20/89498 will be discharged, which read as follows:

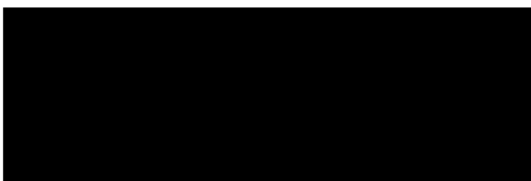
Condition	Wording
1	The development hereby permitted shall be implemented in accordance with the following plans: Amended Red Line Plan EAST200403_RLP.01_P8; Amended Access Parameter Plan EAST 200403_PP 01 P34; Land Use Parameter Plan EAST 200403_PP 02 P36; Green Infrastructure Parameter Plan EAST 200403_PP 03 P36; Amended Building Heights Parameter Plan EAST 200403_PP 04 P31; ; Fir Tree Lane General Arrangement plan 3592A.05 Rev A and Fir Tree Lane Improvements Plan 3592A.03 Rev B.
4	The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of residential development) shall be made no later than the expiration of 18 months beginning with the date of this permission: a) Layout; b) scale; c) appearance; d) landscaping of the site The development shall accord with the approved details.

The full list of planning conditions to be discharged as part of the submission of this RMA are listed below.

The application has been submitted electronically via the Planning Portal (ref: PP – 14436764) and payment for the application fee of £72,861.00 (including Portal service charge) has been made.

I trust that the Council has sufficient information to validate the submission and determine the proposal.

Should any issues or queries arise during this process, please contact Savills directly via the contact details listed in the planning application form.



Bryony Stala
Director

List of submission documents

The following documents have been submitted in support of the application:

Title	Reference / Date	Responsibility
Forms		
Application Form	11.11.2025	Savills
Plans		
Outline Site Location Plan	RLP.01 P8	One Horton Heath
RMA Red Line Boundary	30071D - CLA - EXSL - 00 - PD - A - 0001 - P2	Clague
Proposed Coloured Site Layout Plan	30071D - CLA - PRSL - 00 - PD - A - 0003 - P4	Clague
Proposed Site Layout Plan	30071D - CLA - PRSL - 00 - PD - A - 0001 - P4	Clague
Proposed Storey Heights Plan	30071D - CLA - PRSH - 00 - PD - A - 0001 - P4	Clague
Proposed Parking Strategy Plan	30071D - CLA - PRPS - 00 - PD - A - 0001 - P4	Clague
Proposed Movement Plan	30071D - CLA - PRMP - 00 - PD - A - 0001 - P4	Clague
Proposed Material Plan	30071D - CLA - PRMS - 00 - PD - A - 0001 - P4	Clague
Proposed Garden Boundary Treatment Plan	30071D - CLA - PRGB - 00 - PD - A - 0001 - P4	Clague
Proposed Garden Area Plan	30071D - CLA - PRGS - 00 - PD - A - 0001 - P4	Clague
Proposed Fire Strategy Plan	30071D - CLA - PRGS - 00 - PD - A - 0001 - P4	Clague
Proposed Refuse Strategy Plan	30071D - CLA - PRRS - 00 - PD - A - 0001 - P4	Clague
Floor Plans and Elevations		
House Types		
Proposed House Type Plans & Elevations - BB Variation 1	30071D - CLA - PR - BBZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - BB Variation 2	30071D - CLA - PR - BBZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - BB Variation 3	30071D - CLA - PR - BBZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - BB Variation 4	30071D - CLA - PR - BBZZ - PD - A - 0004 - P4	Clague
Proposed House Type Plans & Elevations - BB Variation 5	30071D - CLA - PR - BBZZ - PD - A - 0005 - P4	Clague
Proposed House Type Plans & Elevations - CC Variation 1	30071D - CLA - PR - CCZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - CC Variation 2	30071D - CLA - PR - CCZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - CC Variation 3	30071D - CLA - PR - CCZZ - PD - A - 0003 - P4	Clague

Proposed House Type Plans & Elevations - Double Carport	30071D - CLA - PR - DCZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 1	30071D - CLA - PR - EEZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 2	30071D - CLA - PR - EEZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 3	30071D - CLA - PR - EEZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 4	30071D - CLA - PR - EEZZ - PD - A - 0004 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 5	30071D - CLA - PR - EEZZ - PD - A - 0005 - P4	Clague
Proposed House Type Plans & Elevations - EE Variation 6	30071D - CLA - PR - EEZZ - PD - A - 0006 - P4	Clague
Proposed House Type Plans & Elevations - F Variation 1	30071D - CLA - PR - FZZ - PD - A - 000 - P4	Clague
Proposed House Type Plans & Elevations - F Variation 2	30071D - CLA - PR - FZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - GG Variation 1	30071D - CLA - PR - GGZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - GG Variation 2	30071D - CLA - PR - GGZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - GG Variation 3	30071D - CLA - PR - GGZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - HH Variation 1	30071D - CLA - PR - HHZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - HH Variation 2	30071D - CLA - PR - HHZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - HH Variation 3	30071D - CLA - PR - HHZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - HH Variation 4	30071D - CLA - PR - HHZZ - PD - A - 0004 - P4	Clague
Proposed House Type Plans & Elevations - JJ Variation 1	30071D - CLA - PR - JJZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - LL Variation 1	30071D - CLA - PR - LLZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - MM Variation 1	30071D - CLA - PR - MMZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - NN Variation 1	30071D - CLA - PR - NNZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - NN Variation 2	30071D - CLA - PR - NNZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - NN Variation 3	30071D - CLA - PR - NNZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - NN Variation 4	30071D - CLA - PR - NNZZ - PD - A - 0004 - P4	Clague
Proposed House Type Plans & Elevations - Single Carport	30071D - CLA - PR - SCZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - TT Variation 1	30071D - CLA - PR - TTZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - UU Variation 1	30071D - CLA - PR - UUZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - VV Variation 1	30071D - CLA - PR - VVZZ - PD - A - 0001 - P4	Clague

Proposed House Type Plans & Elevations - VV Variation 2	30071D - CLA - PR - VVZZ - PD - A - 0002 - P4	Clague
Proposed House Type Plans & Elevations - VV Variation 3	30071D - CLA - PR - VVZZ - PD - A - 0003 - P4	Clague
Proposed House Type Plans & Elevations - WW Variation 1	30071D - CLA - PR - WWZZ - PD - A - 0001 - P4	Clague
Proposed House Type Plans & Elevations - WW Variation 2	30071D - CLA - PR - WWZZ - PD - A - 0001 - P4	Clague
Apartments		
Proposed Apartment Elevations - Block A	30071D - CLA - PR - APA - ED - A - 01 - P3	Clague
Proposed Apartment Elevations - Block B	30071D - CLA - PR - APB - ED - A - 01 - P3	Clague
Proposed Apartment Elevations - Block C	30071D - CLA - PR - APC - ED - A - 01 - P3	Clague
Proposed Apartment Ground & First Floor Plans - Block A	30071D - CLA - PR - APA - PD - A - 01 - P3	Clague
Proposed Apartment Ground & First Floor Plans - Block B	30071D - CLA - PR - APB - PD - A - 01 - P3	Clague
Proposed Apartment Ground & First Floor Plans - Block C	30071D - CLA - PR - APC - PD - A - 01 - P3	Clague
Proposed Apartment Second & Third Floor Plans - Block A	30071D - CLA - PR - APA - PD - A - 02 - P3	Clague
Proposed Apartment Second & Third Floor Plans - Block B	30071D - CLA - PR - APB - PD - A - 02 - P3	Clague
Proposed Apartment Second & Third Floor Plans - Block C	30071D - CLA - PR - APC - PD - A - 02 - P3	Clague
Streetscenes		
Proposed Street Scene A	30071D - CLA - PR - Z1 - SC - A - 0001 - P3	Clague
Proposed Street Scene B	30071D - CLA - PR - Z2 - SC - A - 0001 - P3	Clague
Proposed Street Scene C	30071D - CLA - PR - Z2 - SC - A - 0002 - P3	Clague
Proposed Street Scene D & E	30071D - CLA - PR - Z3 - SC - A - 0001 - P3	Clague
Proposed Street Scene F & G	30071D - CLA - PR - Z4Z5 - SC - A - 0001 - P3	Clague
Proposed Street Scene H	30071D - CLA - PR - Z6 - SC - A - 0001 - P3	Clague
Proposed Street Scene I & J	30071D - CLA - PR - Z7 - SC - A - 0001 - P3	Clague
Schedules		
Proposed Materials Schedule	Rev P4	Clague
Schedule of Accommodation Summary	Rev P4	Clague
Schedule of Accommodation	Rev P4	Clague
Supporting Documents		
Planning Statement	November 2025 v3	Savills
Air Quality Assessment	333800438-STN-XX-ZZ-RP-AQ-0001 P02 28/10/2025	Hydroc (Stantec)
Arboricultural Development Statement	November 2025 CBA11370QB v1c	CBA Trees

Archaeology Statement	CA Project: AN0365 CA Report: AN0365_1 Issue 1	Cotswold Archaeology
Biodiversity Net Gain Report - Includes BNG Metric"	1791/Version 4.0 5 November 2025	John's Associates
Built Heritage Impact Assessment	CA Project: AN0366 CA Report: AN0366_1 Issue 1	Cotswold Archaeology
Construction Traffic Management Plan	131.0010/CTMP/4 13.11.25	Paul Basham Associates
Design and Access Statement (inc Design Code)	November 2025 30071D	Clague
Drainage Strategy	13 th November 2025 Rev D	Motion
Drainage Management and Maintenance Plan	29/10/2025	Motion
Ecological Impact Assessment	20.0096.001.F1 13 th November 2025	Ecosa
EIA Statement of Conformity	v2 November 2025	Savills
Ground Investigation Report	GE19906-GIRv2.0-MAR22 2.0	Geo- Environmental
Habitat Regulation Assessment	1778/Version 1.0 7 November 2025	Ecosa
Land Contamination Survey and Strategy	GE19906-GIRv2.0-MAR22	GESL
Landscape and Visual Impact Appraisal	2293-TFC-00-ZZ-RE-L-8001 Revision P04	Terraforma
Landscape General Arrangement	2293-TFC- XX-XX-DR- L-1000 P03 09/10/25	Terraforma
Landscape Drawings:	2293-TFC-XX-XX-DR-L-1001	Terraforma
	2293-TFC-XX-XX-DR-L-1001	
	2293-TFC-XX-XX-DR-L-1002	
	2293-TFC-XX-XX-DR-L-1003	
	2293-TFC-XX-XX-DR-L-1004	
	2293-TFC-XX-XX-DR-L-1005	
	2293-TFC-XX-XX-DR-L-1006	
	2293-TFC-XX-XX-DR-L-1007	
	2293-TFC-XX-XX-DR-L-1008	
	2293-TFC-XX-XX-DR-L-1009	
	2293-TFC-XX-XX-DR-L-3001	
	2293-TFC-XX-XX-DR-L-3002	
	2293-TFC-XX-XX-DR-L-3003	
	2293-TFC-XX-XX-DR-L-3004	
	2293-TFC-XX-XX-DR-L-3005	
	2293-TFC-XX-XX-DR-L-3006	
	2293-TFC-XX-XX-DR-L-3007	
	2293-TFC-XX-XX-DR-L-3008	
	2293-TFC-XX-XX-DR-L-3009	
	2293-TFC-XX-XX-DR-L-3012	
Lighting Impact Assessment	30258-STN-XX-XX-RP-ME- 5010 P06	Stantec

New Forest Protected Sites Mitigation	November 2025	One Horton Heath
Noise Impact Assessment	333800438-STC-XX-XX-RP-Y-1001 P02 31/10/2025	Hydrock (Stantec)
Nutrient Neutrality Study	EBC Ref.: HIM-06-XX-RP-N-0000 HM Ref.: 35961-HML-XX-XX-RP-U-870002 Issue P02	Hilson Moran
Overarching Energy and Sustainability Strategy	PO3 3/10/2025	Stantec
Planning Statement	November 2025	Savills
Public Art Statement	November 2025	One Horton Heath
Statement of Community Involvement	November 2025	One Horton Heath
Transport Assessment	131.0010/RMTA/4 Rev. 4 13.11.25	Paul Basham Associates
Travel Plan	131.0010/TP/4 Rev. 4 13.11.25	Paul Basham Associates

List of Outline Planning Conditions to be discharged

Condition Number	Condition Description
1	The development hereby permitted shall be implemented in accordance with the following plans: Amended Red Line Plan EAST200403_RLP.01_P8; Amended Access Parameter Plan EAST 200403_PP 01 P34; Land Use Parameter Plan EAST 200403_PP 02 P36; Green Infrastructure Parameter Plan EAST 200403_PP 03 P36; Amended Building Heights Parameter Plan EAST 200403_PP 04 P31; ; Fir Tree Lane General Arrangement plan 3592A.05 Rev A and Fir Tree Lane Improvements Plan 3592A.03 Rev B. Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
4	The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of development) shall be made no later than the expiration of 18 months beginning with the date of this permission: a) layout b) scale c) appearance d) landscaping of the site The development shall accord with the approved details. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
6	Unless otherwise agreed in writing by the Local Planning Authority, all development shall be in broad accordance with the Illustrative Masterplan ref 29607A/1000A Rev C and Indicative Phasing Plan February 2023 ref 30454G/1000A. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
13	No development of each phase shall take place until a final Construction Traffic Management Plan (CTMP) for each reserved matters phase has been submitted to and approved in writing by the Local Planning Authority showing all construction traffic routes, parking and turning provisions to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented throughout the construction period(s) unless otherwise agreed in writing beforehand by the Local Planning Authority. Reason: To ensure that the M3 and M27 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

16	The development shall broadly accord with the Preliminary Arboricultural Impact Assessment reference 11705_R05a_JP_HM dated 15 December 2020. Each reserved matters application shall be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan, as per British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. Prior to the commencement of adjoining works, the approved arboricultural documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality and for compliance with Policy DM1 of the Eastleigh Borough Local Plan.
21	Unless otherwise agreed in writing by the Local Planning Authority, all development shall comply with a final Design Code which shall be submitted to the Local Planning Authority on or before the submission of any application for reserved matters. No Reserved Matters consent for any phase shall be granted unless and until the final Design Code relevant to that phase has been agreed in writing by the Local Planning Authority. Reason: To ensure a comprehensive approach to high quality design across the site and in order that these matters may be considered by the Local Planning Authority.
25	Alongside any reserved matters application, a refuse collection strategy for each reserved matters phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development of that phase, and these approved provisions shall be fully implemented and retained. Reason: to ensure adequate refuse collection and in the interests of amenity and for and compliance with Policy DM1.
31	Applications for the approval of relevant Reserved Matters relating to residential development shall include the submission of a scheme to demonstrate how the development will comply with the Part M4(1) and Part M4(2) requirements of Eastleigh Borough Local Plan Policy DM29 Higher Access Standards or be commensurate to that standard and the proposed provisions shall be fully implemented. Reason: To ensure an appropriate provision for higher access and for partial compliance with Policy DM29 of the Eastleigh Borough Local Plan.
32	Applications for the approval of relevant Reserved Matters relating to residential development shall be in accordance with Eastleigh Policy DM30 Internal Space Standards for New Residential Development of the Eastleigh Borough Local Plan 2016-2036. Reason: To ensure an appropriate provision for internal space standards in accordance with Eastleigh Borough Local Plan Policy DM30.
35	Where development has the potential to affect a designated Heritage Asset a Heritage Statement shall be submitted with the relevant Reserved Matters application(s). Built heritage mitigation for the development shall broadly accord with the recommendations and proposals within the Environmental Statement. Chapter 9 Built Heritage and the Built Heritage ES Addendum Note unless otherwise required or agreed in writing by the local planning Authority. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act

	1990 (as amended) and to comply with Policy DM12 of the Eastleigh Borough Local Plan 2016-2036.
45	Prior to commencement of development of each residential and/or commercial phase a detailed Noise Risk Assessment and Management Scheme shall be submitted to, and approved in writing by, the Local Planning Authority in order to address noise from the scheme and nearby uses. This shall include where and how mitigation will be needed and to what degree, including traffic and construction noise impacts, and timescales for implementation of the noise mitigation and good acoustic integrated design for sound quality. It shall include an assessment of growth in road traffic to future year 15, assessment of plant and machinery, acoustic details of façade design, boundary treatments, landscaped noise bunds, and vegetated walls, absorptive walls and screening features road surfaces, sound insulating windows and passive or mechanical ventilation, including means to prevent overheating other than opening windows. and taking account of self-noise and exterior noise penetration through these systems. The scheme for each phase shall be fully implemented as approved and retained and maintained to the satisfaction of the local planning authority. Reason: In the interest in public amenity, to protect business interests, and in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan.
58	Each reserved matters application shall include details of a scheme to address the flood risk issues raised below and no development shall commence until such time as this scheme has been submitted to, and approved in writing by, the local planning authority: • Ensure the development is flood resilient by ensuring all finished floor levels are built 600mm above the 1 in 100yr design flood level with the latest climate change allowances. • Ensure no development is built within flood zones 2 and 3 • Ensure development is directed away from any watercourse • Ensure any watercourse crossings are detailed and do not increase the risk of flooding either on or off-site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and its future users and for compliance with Policy DM5 of the Eastleigh Borough Local Plan
61	No development of each reserved matters phase shall begin until a detailed final surface water drainage scheme, based on the submitted PFA Flood Risk Assessment G277-FN14- FRA Addendum dated June 22 & submitted 13 Sept 2022 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include: a) at least three forms of naturalised filtration (as proposed)and supported by hydrological studies to demonstrate that the drainage system will not adversely affect the integrity of the River Itchen Special Area of Conservation (SAC) and will contribute towards achieving the conservation objectives of the SAC by improving water quality and reducing fine particle sediment inputs; b) details of how the scheme will contribute to reductions in sediments, silts, nitrogen and phosphorous in receiving waters including the River Itchen SAC;

- c) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and addendums.
- d) Updated drainage plans and calculations as appropriate to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- e) Cross and long sections of proposed basins to include exceedance flow paths in the event of flow control blockage between basins I & J.
- f) Details of protection measures to minimise blockage risk to flow control devices.
- g) Evidence that urban creep has been included within the calculations.
- h) Updated exceedance plans demonstrating the extent of flooding expected at the 1:100 + climate change event. These must also detail how flows are likely to behave at the apparent low spots where no onward flow path is identified.
- i) Details of land drainage provision to allow suitable drainage of green areas where overland flow routes are disrupted as a result of the development.
- j) Confirmation that the SuDS infrastructure is in place or will be in place prior to the development of the related plot.
- k) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- l) Sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the CIRIA SuDS Manual C697 CIRIA SuDS Manual C753, or equivalent and updated local or national design guidance where available. If SuDS are proposed as part of the open space provision on a site, gradients should generally not exceed 1:4;
- m) Details for the long-term maintenance, management, adoption and monitoring arrangements for the surface water drainage system. The submitted details shall include:
 - i) Maintenance schedules for each drainage feature type
 - ii) A plan detailing ownership of each drainage feature
 - iii) Confirmation that adoption of features is accepted by Southern Water/Highways Authority/other public body
 - iv) Details of protection measures
 - v) Specify the responsibilities of each party for the implementation of the SuDS scheme.
 - vi) Specify a timetable for implementation.

The sustainable drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: to prevent risk of flooding and ensure satisfactory drainage for the development in accordance with Policies DM3, DM5, DM6 and DM11 of the Local Plan.

64	Each Reserved Matters application shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP) relating to that phase of development. No development shall commence (including vegetation clearance and groundworks) until an EMMP covering all the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority. Each EMMP shall be based on the approved Ecological Mitigation and Management Strategy (EMMS) and the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the revised Green Infrastructure Parameter Plan (dated 25.05.2021). They shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on-site and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. Each EMMP shall include the following: a) Detailed risk assessment of potentially damaging site clearance and construction activities; b) Details of the extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans; c) Identification of 'biodiversity protection zones' within which no construction related activities will take place (including protection zones for SINCS, woodland, hedgerows, ponds and watercourses); d) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey; e) Include a Biodiversity Net Gain Plan based on current DEFRA advice; f) Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully; g) Detailed practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements) h) The times during construction when specialist ecologists need to be present on site to oversee works. The approved EMMP shall be adhered to and implemented in accordance with the approved details. Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework (NPPF) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan.
67	Applications for the approval of Reserved Matters shall be accompanied by full landscape details, including: a) hard and soft landscape works, including ground levels or contours; b) planting plans with specification (including cultivation and other operations associated with plant and grass establishment); c) a schedule of plants noting species, plant sizes and proposed numbers/ densities; d) a schedule of tree planting to include the specification of tree planting pits where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure;

	e) details of the location of external lighting sufficient to demonstrate how lighting is to be achieved without conflict to proposed tree planting, with allowance for reasonable growth. 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.
71	Unless otherwise agreed in writing by the Local Planning Authority, the development as a whole shall provide for overall Biodiversity Net Gain (BNG) prior to final occupation, with details to be submitted for each Reserved Matters Application phase using a site-wide BNG tracker and assessed against the most current Biodiversity Metric provided by DEFRA. Each reserved matters submission shall provide for: • BNG to meet the overall net gain site-wide target and not per singular phase • An updated tracker to show how that reserved matters phase contributes to an overall BNG • a BNG report setting out the proposed detailed works per phase • a timescale of BNG works. The BNG tracker (as updated) shall be approved in writing by the Local Planning Authority prior to the commencement of works on each reserved matters phase and maintained to capture the realised outcomes as each phase is built out and BNG delivered. The proposed BNG works for each reserved matters phase shall be fully implemented in accordance with the agreed details and timescale. Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework and Policies DM1 and DM11 of the Eastleigh Borough Local Plan.
72	Reserved Matters applications for the 382nd dwelling and above shall reference how mitigation to the New Forest Protected Sites shall be achieved in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025). Details of the on-site mitigation shall include proposed planting, footpaths, bins, signage, funding and future management and maintenance arrangements, with the final quantum and details of on-site mitigation as agreed by the Local Planning Authority and Natural England. Reason: To ensure that mitigation requirements in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025) in order to provide mitigation for the New Forest Protect Sites and comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan.