

MRS LAURA DRIVER
VISTRY SOUTHERN
CENTRAL 40 LIME TREE WAY
BASINGSTOKE
HAMPSHIRE
RG24 8GU

Application DC/25/99948
Please ask for Gary Osmond
Direct dial 023 8068 8490
Working hours Mon-Fri 9-5
Email gary.osmond@eastleigh.gov.uk

Monday 15th December 2025

Dear Mrs Driver,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 20 August 2025 and made valid on 21 August 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/25/99948
Description: Discharge of Conditions 8 (Contaminated Land) and 31 (Nitrates & Phosphates) of Planning Permission F/21/91132 for demolition of all existing buildings on site and erection of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure, hard and soft landscaping, open space and drainage.
Site: TREETOPS, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Condition	Details	Compliance and Date
8. Contaminated Land	Based on the following documents: - Vistry Group (20/08/2025). Cover letter. Town and Country Planning Act 1990. Application to Re-Discharge Condition 8 and 31 relating to Approval (F/21/91132); - Geoenvironmental (19/08/2025). Technical letter. Phase 3 Allington Lane, Fair Oak, Hampshire– Plots 108 & 109 gardens validation;	APPROVED 15/12/2025

	- Geo-Environmental (26/04/2023). Ground Appraisal Report. Allington Lane (Phase 3), Fair Oak, Hampshire. SO50 7DB. Reference GE21355-GARv2-APR23 v2.0; - GeoEnvironmental (09/12/2025). Technical Letter. Phase 3 Allington Lane, Fair Oak, Hampshire – Plots 110-119 and 138-142 soft landscaping/garden validation. Reference GE23328a/LL03/251209; and - E-mail confirming no unexpected contamination was encountered during works. The LPA is satisfied that the requirements of condition 8 are met.	
31. Nitrates & Phosphates	The following vesting certificates demonstrate that the required mitigation for the impact of the development upon water quality has been secured. - Nitrate Neutrality Offset Scheme - Vesting Certificate 220 - Phosphate Neutrality Offset Scheme - Vesting Certificate P0009	APPROVED 08/10/2025

Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully,



Nicholas Parker
Planning Manager