
Planning Statement

One Horton Heath Green Infrastructure

Planning Statement

One Horton Heath Green Infrastructure



Contents

1.	Introduction	1
2.	The Site and Background	2
3.	Pre-Application Engagement	5
4.	The Proposal	6
5.	Planning Policy	8
6.	Planning Assessment	9
7.	Conclusion	14

1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the One Horton Heath Project Team in support of a full planning application for Green Infrastructure (GI) within the One Horton Heath (OHH) development. The description of development is:

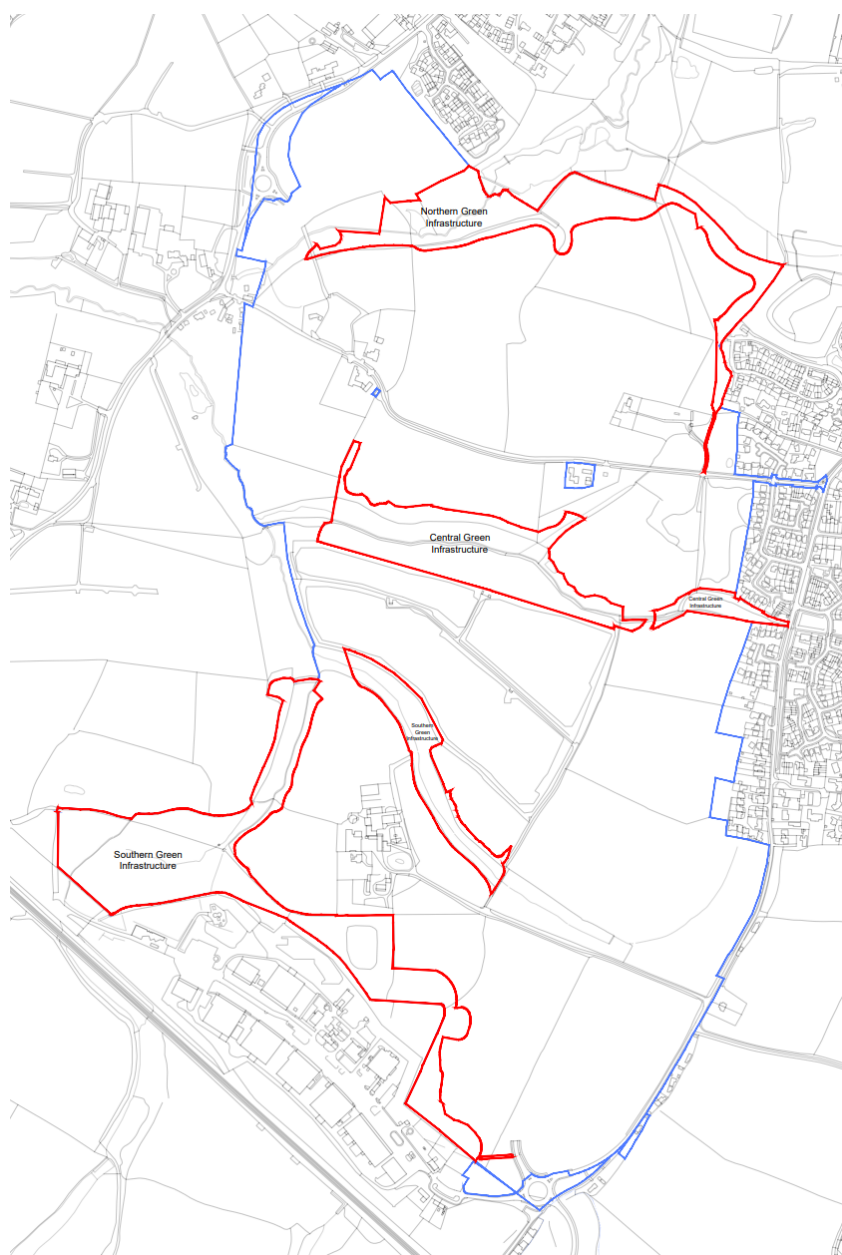
Construction of the Green Infrastructure including open space landscaping, bridleways, footpaths, SuDS, play areas and ecological and biodiversity enhancements at One Horton Heath.

- 1.2. This Statement describes the site and its context, sets out the proposed development and how it addresses relevant policy. This Statement should be read in conjunction with the submitted drawings and documentation, full details of which are set out in the covering letter that accompanies this submission.
- 1.3. The proposed development has been designed in full accordance with the Development Plan and Outline Planning Application (OPA) O/20/89498, which has a resolution to grant consent subject to S106 negotiations principally relating to education. This application is for full planning consent due to the time for these negotiations to complete. This is consistent with the general principles of infrastructure first delivery on the One Horton Heath project. Submitting the GI as a full planning application will deliver the GI in accordance with and as part of the OPA, and enable commencement more quickly than waiting for the resolution of the OPA S106, and the determination of an application for RMA of details of the GI. The proposed approach would ensure that necessary infrastructure is delivered ready for the provision of new homes.
- 1.4. The OPA was subject to Environmental Impact Assessment (EIA), which assessed the proposed development on the basis of the delivery of the quantum of development in accordance with a series of parameter plans and strategies for the management of the development. The findings of the EIA were presented in an Environmental Statement (ES) that accompanied the outline application (the Original ES) which was then updated in March 2021 through an ES Addendum to reflect minor amendments to the OPA. This full planning application is supported by an EIA Statement of Conformity that reviews the environmental baseline and demonstrates that the GI proposals are consistent with what was envisaged and assessed at the time of the OPA such that no further environmental information is required. The environmental conclusions presented in the Original ES and March 2021 ES Addendum provide the information necessary for the LPA to reach a reasoned conclusion on the likely significant effects of the development proposed.
- 1.5. This application is part of an “infrastructure first” development to best meet the needs of existing and future residents.

2. The Site and Background

- 2.1. The Site is an area of agricultural land west of Horton Heath. Eastleigh is located approximately 7km north west of the Site. Southampton International Airport is located approximately 8km west of the site.

Figure 1: Site Location



- 2.2. The application site will provide future green infrastructure within the OHH site with existing land uses comprising agricultural land and existing landscape infrastructure. OHH will deliver up to 2,500 dwellings

local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems. An outline planning application (O/20/89498) currently benefits from a resolution to grant planning consent subject to the signing of the Section 106 Agreement. A first phase of OHH (the Lower Acre) and the Link Road between Allington Lane and Burnetts Lane have been granted full planning consent (F/20/89500 and F/21/91185) and works have commenced.

- 2.3. In a similar fashion it is proposed for the GI to be delivered via full planning consent to facilitate timely delivery of development at OHH.

Table 1: Relevant Planning History

Application Reference	Application Description	Application Decision
Outline Planning Application O/20/89498	Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting: - Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestal, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase); - A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase); - Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase); - A 3FE Primary School (Primary School Phase); - Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases); - Allotments, ecological, landscape and sustainable drainage works; - key infrastructure and utilities provision including new roads, footpaths, bridleways and cyclepaths; - Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and - Site preparation and demolition works All Matters Reserved Except Access.	Resolution to grant consent at Committee meeting 22 June 2023
First Residential Parcel Application F/20/89500	Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure	Consent 05 December 2022 Works have commenced

Planning Statement

One Horton Heath Green Infrastructure



Link Road Application F/21/91185	Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping	Consent 29 September 2022 Implemented and recently reached the halfway build point
Internal Distributor Road Application F/23/96631	Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development	Pending determination

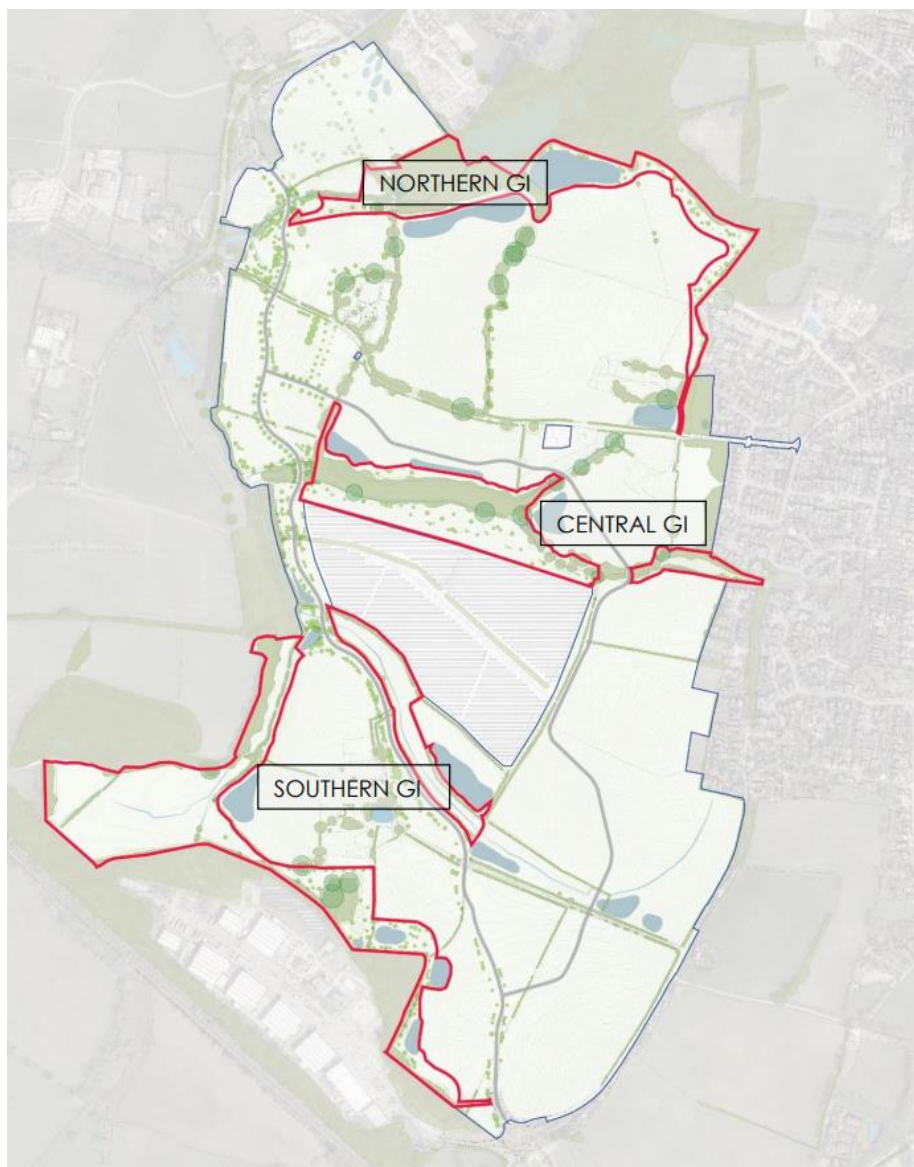
3. Pre-Application Engagement

- 3.1. The OHH team has undertaken a fully managed programme of engagement with the local community and wider stakeholders. The pre-application engagement has facilitated feedback which has been carefully considered as part of the design development of the GI.
- 3.2. Initial consultation with statutory and key stakeholders in December 2022 sought to engage on the early design proposals, enabled by formal letters and one-to-one meetings. Consultation with consultees continued as part of pre-application engagement.
- 3.3. During November 2023 the community pre-application planning consultation took place. A GI video launched the three-week programme. On the One Horton Heath dedicated public engagement website page, an online feedback survey and consultation materials were published on 03 November 2023. The consultation closed on 24 November 2023.
- 3.4. Full detail of the engagement is provided in the Pre-Application Public Consultation Report (One Horton Heath, December 2023) that supports the application.

4. The Proposal

- 4.1. The proposed development seeks full planning permission for the construction of the OHH Green Infrastructure that is consistent with the parameters of the outline application that currently has a resolution to grant consent, as set out in Section 2 of this statement.

Figure 2: Proposed Site Plan



- 4.2. The applicant's objective is to ensure the delivery of new homes at Horton Heath in line with the allocation under Policy HH1, and through the timely implementation of the Outline Consent once the S106 discussions have been resolved. As the GI is being proposed in the context of the outline masterplan for

One Horton Heath, it is necessary to ensure the design does not prejudice the delivery of the anticipated outline consent.

- 4.3. As demonstrated in Figure 2, the proposed GI is located in three distinct areas. The northern GI would provide a connection from The Avenue in the north west corner of the site, around the north and north east boundaries to Fir Tree Lane and the area identified for the local centre adjacent to the existing community. A bridleway suitable for cyclists would provide permeability through the existing and proposed landscaping. Attenuation basins would also be provided.
- 4.4. The central GI is located to the north of the existing Chalcroft Solar Farm and extends across the centre of the site from The Avenue to the existing community. The central GI would also connect to the Infrastructure Road. The central GI includes the Foxwood Stream and paths would provide permeability through existing and proposed landscaping and attenuation basins.
- 4.5. The southern GI comprises two areas. The first is located between the Avenue and the solar farm and would provide landscaping around the Chalcroft Toll Stream. The second, larger area of GI would provide a footpath from the very southern extent of the Avenue, along the southern boundary of the site through existing and proposed landscaping to connect into an existing Public Right of Way that would be upgraded to a bridleway. An area reserved for wetland creation would be situated in the south west corner of the site, extending up to the Avenue. A footpath would follow this route.
- 4.6. Full details of the existing and proposed soft and hard landscaping, and biodiversity enhancements are supplied within the information that supports this application.

5. Planning Policy

- 5.1. Under section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended), if regard is to be given to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the development plan consists of the development plan documents and any neighbourhood plan. In this case, these are:
- Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)
 - Hampshire Minerals and Waste Plan (adopted October 2013)
- 5.2. Supplementary Planning Guidance is a material consideration. The following documents are relevant:
- Biodiversity SPD adopted December 2009
 - Quality Places SPD adopted November 2011
 - Trees and Development SPD adopted April 2022
- 5.3. Eastleigh Borough Council is starting work on a review of the Eastleigh Local Plan 2016-2036. This will set out the policies and plans to guide future development in the Borough. It will be used to determine planning applications and will review and update the policies as required in the recently adopted Local Plan. At the current early stage of progress of the review it is not considered to have weight at this moment in time.

National Planning Policy Framework

- 5.4. In December 2023, the Government published a revised version of the National Planning Policy Framework (NPPF). The NPPF sets out the Government's presumption in favour of sustainable development, which requires that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay. The presumption in favour of sustainable development is a material consideration in the determination of planning applications.
- 5.5. This NPPF also contains the core planning principles that should underpin development management, including that planning should proactively drive and support sustainable development to deliver the homes and infrastructure and thriving local places that the country needs, and that every effort should be made to identify and then meet housing and development needs of an area. It also states that planning should make effective use of land by re-using land that has been previously developed and promotes mixed use developments.
- 5.6. Where appropriate, further relevant details of the NPPF are addressed in this statement

6. Planning Assessment

The Principle of Development

- 6.1. One Horton Heath is allocated as Policy HH1 within the Eastleigh Borough Local Plan (EBLP) for the delivery of 1,500 dwellings. Criterion i and j of Policy HH1 requires the provision of footpath and cycle routes through the site, and the provision of green infrastructure, both of which would be provided by the proposed development in accordance with Policy HH1.
- 6.2. As the Outline Planning Application (OPA) is subject to a resolution to grant consent subject to S106 negotiations relating to education, it is considered that it carries weight as a material planning consideration. Parts of the GI are shown indicatively on the parameter plans that govern the OPA, which were updated in April 2023.
- 6.3. The delivery of GI is in accordance with the allocation Policy HH1 as it will ensure timely provision of key elements of infrastructure necessary for the efficient delivery of the development sought through the Local Plan allocation. Additionally, the consistency of the proposals with the OPA that has resolution to grant consent is a strong material consideration. It is considered that the principle of the proposed development should be accepted.

Environment Statement Compliance

- 6.4. The application is supported by an EIA Statement of Compliance (Savills, February 2024). The Statement of Compliance presents a review of the GI proposals and application documentation against the parameters assessed in the EIA, alongside relevant strategies and mitigation to evaluate the implications of the detailed proposals on the validity of the conclusions of the Original ES and May 2021 ES Addendum. The review in the Statement of Compliance finds that the GI proposals conform with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the Original ES and May 2021 ES Addendum remains valid in respect of the proposed development.

Landscape

- 6.5. The application is supported by landscape drawings for the GI, a Landscape Design Statement and a Landscape Management Plan (Deacon Design, January 2024). These documents set out the principles, values and characters that would deliver a landscape led development with a usable network of green corridors to support permeability through the site and ecology. The documents also demonstrate that the proposed development would be in accordance with the outline planning consent.
- 6.6. The proposed GI will connect residents and people crossing the site with nature via the green corridors and provide a network of amenity spaces. Where possible, existing vegetation would be retained and this would be supplemented and enhanced with additional planting. Sustainable drainage would be integrated into the open space that would naturalistic features and opportunities for biodiversity.
- 6.7. The proposed SuDs aim to deliver nitrate mitigation measures across a series of ponds and found across

the emerging development through enhanced wetland planting. These ponds have been designed to permanently store water at varied depths with planting surrounding mainly consisting of proposed wetland wildflower meadow. A mixture of native grass/species-rich wildflower sowing will likewise contribute to beneficial filtration and biodiversity benefit.

- 6.8. A carefully considered palette of predominantly native species is proposed for the benefit of a resilient landscape to climate change and increased biodiversity and range of habitats. Hedging and shrub mix would enhance landscape buffers with species rich grassland allowing for informal recreational use and amenity. Within the GI hard landscaping a simple palette of paving materials would reflect the hierarchy of proposed bridleways and footpaths. Materials would be high quality and robust to create consistent and cohesive styles across the site and to encourage a sense of place.
- 6.9. The proposed GI would be well integrated with the existing landscape features and would enable the integration of the wider One Horton Heath development into the landscape in accordance with Policies DM1 and DM3.

Ecology

- 6.10. The application is supported by an Ecological Appraisal Report, a Habitats Regulations Assessment, Biodiversity Net Gain Assessments (all Johns Associates, February 2024) and a Bird Hazard Management Plan (Johns Associates, November 2023).
- 6.11. The Report has drawn on historic and contemporary ecological data from desk studies and field surveys. The information used included an extended UKHab Survey of the site and Phase 2 ecological surveys for badger, bats, birds, dormouse, great crested newt, otter, water vole and reptiles. The Biodiversity Net Gain (BNG) assessments of the current and proposed habitats has been calculated using the statutory metric to provide a standardised assessment of the change in habitats resulting from the proposed development.
- 6.12. The Report identifies that some area-based habitats and hedgerows are being lost to facilitate the proposed development, but no significant negative impacts are expected. Compensation and enhancement has been incorporated into the design for specific areas of habitat creation to ensure more than 10% biodiversity net gain.
- 6.13. The Report sets out that all works will be implemented in accordance with the site wide OHH Ecological Mitigation and Management Strategy and a Habitat Management and Monitoring Plan (Johns Associates, February 2024) that also supports this application.
- 6.14. The Habitats Regulations Assessment (HRA) assesses the potential negative impacts on the following European Designated Sites as a result of proposed green infrastructure works. These include:
- River Itchen Special Area of Conservation (SAC)
 - Solent and Southampton Water Special Protection Area (SPA)
 - Solent Maritime Special Area of Conservation
 - Solent and Southampton Water Ramsar Site

- 6.15. Additionally, at the request of Eastleigh Borough Council the HRA considers the European sites associated with the New Forest:
- New Forest SPA.
 - New Forest SAC
 - New Forest Ramsar site
- 6.16. The HRA concludes that the proposed works are not likely to have a significant effect without mitigation on the Qualifying Features of any designated European Site and an Appropriate Assessment of the project is not required.
- 6.17. It is concluded that the proposed GI would have a significant positive impact on biodiversity and would protect, conserve and enhance networks of natural habitats and features including watercourses in accordance with Policies DM1 and DM11.

Trees

- 6.18. The application is supported by an Arboricultural Impact Assessment in three parts, each relevant to a different area of the site (Tyler Grange, December 2023). The Assessment includes a full tree survey and sets out the arboricultural baseline to demonstrate that the proposed layout has been well designed to avoid the loss of or impacts towards trees of high value. The Assessment also includes a tree protection plan.
- 6.19. In the northern section of GI no trees require removal except for a small section of a low value group G25 which will require modest cutting back at the boundary to facilitate the walking route. A section of footpath would also use above ground construction within veteran tree buffer.
- 6.20. In the central and southern sections of GI tree removal has been limited to a section of hedgerow and modest cutting back of low value groups to facilitate clearance from the footpaths. Existing gaps and walking routes have been utilised where possible.
- 6.21. Criterion d of Policy DM1 sets out that development should not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable). For the reasons above it is considered the proposed development accords with Policy DM1.

Water Environment

- 6.22. The application is supported by a Flood Risk Assessment (FRA), Drainage Strategy and a SuDS Strategy (Ridge, February 2024).
- 6.23. The FRA identifies local watercourses, hydrological features and areas of flood risk within and around the site. The FRA identifies that some areas of the site sit within flood zone 3, which is at the highest risk of flooding. However, these would only comprise watercourse crossing points and a footpath causeway. The remainder of the site is located in flood zone 1, which is at the lowest risk of flooding. No sequential or

exception testing is required. The FRA concludes that the immediate and residual flood risks are readily manageable, and the proposals are deemed acceptable in terms of flood risk throughout their lifetime, without increasing flood risk elsewhere.

- 6.24. The Drainage Strategy sets out how surface water from the proposed GI will be managed in a sustainable manner and would be discharged into the ground, subsequently flowing into watercourses. The GI area also includes SuDS features from which surrounding parcels would discharge at restricted rates.
- 6.25. The SUDS Strategy provides the specific details of the SUDS features, how they would assist with removal of nutrients, and their ongoing management.
- 6.26. The GI proposals would be integrated into sustainable drainage features delivered as part of the wider One Horton Heath development and would not increase flooding elsewhere in accordance with Policies DM3, DM5 and DM6.

Transport

- 6.27. The proposed GI will not be a traffic generator in its own right, as it will deliver facilities for non-motorised users across the OHH site. Construction of the GI (including open space landscaping, bridleways, footpaths, SuDS, play areas and ecological and biodiversity enhancements) will require limited vehicular traffic during construction; the application is supported by a Construction Traffic Management Plan (CTMPT) (Campbell Reith, January 2024). The CTMP sets out measures relevant to the construction phase of the GI to lower emissions, enhance safety and reduce congestion. The CTMP also sets out how the application for the Internal Infrastructure Road (F/23/96631) and the consented Avenue, which is under construction, will provide appropriate access to the green infrastructure works.
- 6.28. The proposed GI shows upgrades and a number of diversions to the existing Public Rights of Way within the site. These would be effected through future orders to provide the required permeability through the site and delivered in accordance with the requirements of the allocation and outline application.
- 6.29. The proposed GI would also protect and enhance Public Rights of Way and provide for safe operation of the highway network in accordance with Policies DM1 and DM13.

Noise and Vibration

- 6.30. The application is supported by an Acoustic Review in three parts, each relevant to a different area of the site (Create, October 2023). The Reviews result from an opportunity to incorporate positive acoustic features into the ecology areas to enhance the enjoyment of the GI spaces. They set out to summarise the proposed GI layouts and discuss any acoustic benefits to the proposals. The Reviews also discuss improvements that may lead to a better soundscape to the wider development and to the ecology areas to enhance amenity in accordance with Policy DM8.

Air Quality

- 6.31. The application is supported by a non-technical summary of an Air Quality Assessment in three parts, each relevant to a different area of the site (Create, October 2023). The non-technical summaries set out how

the proposed GI would have a positive impact on air pollution in accordance with Policy DM8.

Lighting

- 6.32. The application is supported by a Lighting Impact Assessment in three parts (Hydrock, January 2024). Only a small amount of lighting is proposed on the east end of the Central GI. Mitigation measures are proposed that could be applied at detailed design stage to ensure that there would be positive effects. Accordingly, the proposed GI would not cause loss of amenity or impact on public health from light intrusion in accordance with Policy DM8.

Heritage

- 6.33. The application is supported by a Heritage Desk Based Assessment (Cotswold Archaeology, December 2023). The report considers whether the proposals for the GI, as detailed for the full planning application, amend the conclusions of the assessment undertaken for the outline planning application in relation impacts upon the designated and non-designated heritage assets within the environs of the site.
- 6.34. The Assessment considers that there is a slight potential for the presence of further buried archaeological remains within the Site, due to a focus on agriculture and the lack of development from at least the early medieval period onwards, such remains are likely to be of little to no significance. Any such features are likely to reflect evidence of agricultural practice in the form of infilled field boundaries, plough furrows and residual or unstratified artefacts. It is not considered that the significance of the potential archaeological resource within the Site is of such a level that would require preservation in situ, or that it would influence development design.
- 6.35. The assessment concludes that the proposals will not result in any non-physical harm to the significance of the remaining designated and non-designated heritage assets located within the surrounding landscape. The development of the proposed GI would not have an unacceptable impact on the significance of heritage assets in accordance with Policies DM1 and DM12.

7. Conclusion

- 7.1. This Planning Statement has been prepared in support of the proposals for the Green Infrastructure within the One Horton Heath development.
- 7.2. The proposals will be delivered through this application for full planning application to ensure timely delivery of the Green Infrastructure, which is necessary to deliver the Green Infrastructure more quickly than waiting for the resolution of the Outline Planning Application and a subsequent application for Reserved Matters Approval.
- 7.3. The proposals will deliver significant landscaping, drainage infrastructure and facilities for non-motorised permeability through the Horton Heath site in accordance with the aspirations to deliver a landscape led development that enhances the site's existing natural capital to support wildlife and recreation.
- 7.4. The proposals are compliant with local and national planning policy, and the Environment Statement of the Outline Planning Application that has a resolution to grant consent. Accordingly, the application is commended for permission.

Charles McClea
Associate Director



Oliver Woolf
Senior Planner

