

F.A.O Rebecca Altman
Principal Planning Officer
Eastleigh Borough Council
By Email Only

17th December 2024

Dear Rebecca

Full discharge of Condition 3) and partial discharge of Condition 4) for First Residential Parcel for One Horton Heath (Application Ref. F/20/89500)
Site: Land west of Burnetts Lane, Eastleigh, SO30 2HH

I write in respect of the above application (F/20/89500) at Land West of Burnetts Lane, Eastleigh for the:

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.

The application submits information for the full discharge of Condition 3. and the partial discharge of Condition 4. (specifically matters (a), (b), (c), (d) and (h)).

The submission comprises of the following information:

- *Material Treatment Site Plan* (Plan No. 5024100-STPL-100-F) by Ridge Ltd. (17.12.2024)
- *First Residential Parcel Materials Schedule* by One Horton Heath Team (16.12.2024)

A broad overview of the rationale underpinning the selection and distribution of materials by Character Area is provided in the table appended to this letter, with more detailed information provided in the Materials Schedule.

Supplemental information for matters detailed in Condition 4) are detailed below:

(a) External disabled access ramps and handrails.

No external disabled access ramps and handrail are necessary because of groundworks / levels.

(b) Details of rainwater goods.

Submitted and detailed in the Materials Schedule.

(c) Details and location of meter boxes which should not be on front elevations unless unavoidable

Not applicable (meter boxes are internal).

ONE HORTON HEATH

(d) Colours and materials for fascia and soffits.
Submitted and detailed in the Materials Schedule.

(h) Photovoltaics and solar panels
Not applicable / no solar panels are proposed.

I trust the attached information is acceptable however please feel free to contact me in the event of any queries.

Yours sincerely

Ziyad Thomas BSc (Hons), MSc, MRTPI, MRICS

Senior Planning Manager - Eastleigh Borough Council's One Horton Heath Team

Enc.

Rationale underpinning the selection and distribution of materials by Character Area

Character Area	Location	Design Approach	Commentary on Materials
The Roughets	Western periphery of the site close to Burnetts Lane	Traditional, predominantly semi-detached houses	Traditional elevational treatment achieved through use of 2 types of red multi-stock brick. Predominantly the primary brick used is the more traditional 'Forterra Hampton rural blend' red multi-stock brick with some weatherboarding on prominent corner. Predominantly plain red roof tiles, with some slate effect introduced to add variation.
Cycle Greenway	West of the site, above the linear park	Contemporary mix of semi-detached / short terraces.	Predominantly the facing bricks are the more contemporary grey or cream (with limited use of red and red multi-stock). Entirely slate effect roof tiles.
Chalcroft Tolls	Northern boundary overlooking SuDS and bridleway.	Contemporary terraces	Contemporary design aided through a greater use of the more modern facing bricks (cream, grey and red multi-stock), albeit 'Hampton rural blend' is used to the east of the site close to The Roughets character area. Alternation in the facing brick helps to differentiate between group of terraces. Entirely slate effect / grey roof tiles.
The Acre	Houses facing the linear park.	Contemporary mix of semi-detached / short terraces	Same approach as the 'Chalcroft Tolls' character area detailed above but with greater incorporation of the 'Atherstone red' facing brick.
	Cluster of houses immediately to the east. Units 201-209	Traditional, predominantly short terraces	Distinct grouping of dwellings with a more traditional appearance and uniform external materials. Full-clad using the black weatherboarding to houses, with the FOG half-clad weatherboarding to the upper storey with 'Hampton rural blend' multi-stock to the lower storey. Smooth grey plain roof tiles.

ONE HORTON HEATH

The Avenue	Eastern periphery of the site. Houses overlooking The Avenue.	Contemporary interpretation of a townhouse.	Contemporary design aided through a greater use of the more modern facing bricks (cream, grey) inter-dispersed with 'Hampton rural blend'. Facing bricks used to group terraces to the north of the site, however facing brick alternates per plot to the south of the character area. Primarily uses slate effect roof tiles but 'Marley Edgemere Anthracite' tile used on 3 storey buildings with parapet roofs.
Toll Square	Houses / flats over garages and maisonettes clustered around the green space in the north-west of the site.	Traditional mix of short terraces, maisonettes and flats over garages	More traditional elevational treatment using red multi-stock bricks as facing brick with some full-clad weather boarded properties clustered around the green space. Mix of grey and red plain roof tiles
Foxwood Road	Houses addressing the secondary internal distributor road (Foxwood Road) in the centre of the site.	Contemporary semi-detached / short terraces.	Same approach as the 'Chalcroft Tolls' character area detailed above but with greater incorporation of the 'Atherstone red' facing brick. Predominantly plain grey / anthracite slate effect roof tiles, however some limited use of antique brown roof tile to make units 304-307 more distinct.
Southern Gateway	Apartment blocks located on the southern approach into the site from Burnetts Lane.	Contemporary 'gateway' apartment blocks.	Apartment blocks are individually designed but utilise a single facing brick from those selected elsewhere on site. (grey, cream or 2 no. multi-stock). Apartment blocks are a mix of flat roofed or the Marley Edgemere Anthracite' tile.