

ONE HORTON HEATH

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

24th May 2025

Dear Rebecca

Site: Land west of Burnetts Lane, Eastleigh, SO30 2HH

Section 73 Application for the redesign Apartment Blocks A2 (comprising Plots 119-124) and A3 (comprising Plots 126-143) of the First Residential Parcel for One Horton Heath (Application Ref. F/20/89500)

The application is a Section 73 application for the variation of Condition 1) of the planning permission for the First Residential Parcel at One Horton Heath (Application Ref. F/20/89500). The submission is to enable the redesign of Apartment Block A2 (comprising of Plots 119-124) and Apartment Block A3 (comprising of plots 126-143)

Condition 1) states that

- 1) The development hereby permitted shall be implemented in accordance with the plans listed in the FRP Document and Plan Register received 2 November 2022.
Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

An updated 'FRP Document and Plan Register' (2022) will be formally issued to the Council if the proposed Plans are deemed acceptable. The drawing no.'s for the approved plans are however as follows:

Apartment Block A2	
Plots 119-124	Drawing No.'s 29607A_104G, 29607A_105G, 29607A_106G
Apartment Block A3	
Plots 126-143	Drawing No.'s 29607A_107G, 29607A_108G, 29607A_109G, 29607A_110G, 29607A_111G, 29607A_112G, 29607A_113G

The submission comprises of the following reports and drawings:

Title	Drawing No.	Scale
Application Forms	n/a	n/a
Design & Access Statement	n/a	n/a
Public Art Statement	n/a	n/a
Block A2 Site Plan	5024100-RDG-A2-XX-PL-A-0201-D	1:100 @A1
Block A2 Elevations	5024100-RDG-A2-XX-EL-A-0200-H	1:100 @A1
A2 Ground Floor Plan	5024100-RDG-A2-00-PL-A-0100-G	1:100 @A1
A2 First Floor Plan	5024100-RDG-A2-01-PL-A-0101-I	1:100@A1
A2 Second Floor Plan	5024100-RDG-A2-02-PL-A-0102-H	1:100@A1
Block A3 Site Plan	5015998-RDG-A3-XX-PL-A-A905-B	1:100@A1
Block A3 Elevations	5015998-RDG-A3-XX-EL-A-A210-D	1:100@A1
A3 Ground Floor Plan	5015998-RDG-A3-00-PL-A-A900-F	1:100@A1
A3 First Floor Plan	5015998-RDG-A3-01-PL-A-A901-E	1:100@A1
A3 Second Floor Plan	5015998-RDG-A3-02-PL-A-A902-D	1:100@A1
A3 Third Floor Plan	5015998-RDG-A3-03-PL-A-A903-D	1:100@A1
A3 Fourth Floor Plan	5015998-RDG-A3-04-PL-A-A904-D	1:100@A1
Landscape General Arrangement Plan Page 4 of 4	DD525L04 R8	1:500@A1
Tree Planting Strategy Plan Page 11 of 12	DD525L15 R3	1:200@A1
Tree Planting Strategy Plan Page 12 of 12	DD525L16 R3	1:200@A1
Detailed Planting Plan Page 10 of 12	DD525L26 R2	1:200@A1
Detailed Planting Plan Page 11 of 12	DD525L27 R2	1:200@A1
Detailed Planting Plan Page 12 of 12	DD525L28 R2	1:200@A1
Vehicle Tracking Layout A2 Bin Lorry	5015560-RDG-Z01-ST-DR-C-2225-P01	1:250@A1
Vehicle Tracking Layout A2 Large Car	5015560-RDG-Z01-ST-DR-C-2221-P01	1:250@A1
Vehicle Tracking Layout A2 Fire Appliance	5015560-RDG-Z01-ST-DR-C-2223-P01	1:250@A1
Vehicle Tracking Layout A3 Bin Lorry	5015560-RDG-Z01-ST-DR-C-2224-P01	1:250@A1
Vehicle Tracking Layout A3 Large Car	5015560-RDG-Z01-ST-DR-C-2220-P01	1:250@A1
Vehicle Tracking Layout A3 Fire Appliance	5015560-RDG-Z01-ST-DR-C-2222-P01	1:250@A1

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The redesign of Apartment Blocks A2 and A3 is detailed in the Design and Access Statement but is, broadly, for the following reasons:

Design – The design of the First Residential Parcel is predominantly traditional, or an interpretation of, traditional design while the previously designed apartment blocks, utilise design and materials that are very contemporary. While successful as statement buildings, the previous designs were an isolated example of a particular, highly contemporary, architecture and not be in keeping with their immediate surroundings and the wider local context.

The revised proposals, while remaining statement buildings, are more traditional in their design and materiality, and more in keeping with the general grain of development.

Resident Experience – the curved façade of block A3 resulted in an irregular layout which would be detrimental to the lived experience of the residents within. The apartments were oversized for the number of bedrooms and significantly more than NDSS standards in many instances. For these apartments to be viable it would require sales values and / or private rents that are in excess of those typically found in the area. The green wall would require additional maintenance, without which would arise fire safety concerns, at further expense to future residents.

The revised apartment blocks have been redesigned to be more efficient in size while still meeting NDSS standards (see **Table 1** appended to this letter). The building footprint is more angular to improve buildability and the lived experience of residents. An added layer of curved balconies adorned with public art (see Design and Access Statement and Public Art Statement) wrapping around the buildings and focusing on the Burnetts Lane roundabout approach adds interest and flair and is a reference to the previous design.

My sincere thanks for your time and I look forward to progressing this matter further with you.

Yours sincerely

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

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

Enc.

Table 1: Proposed Apartments against NDSS standards

Plot No	Apartment Block	Type	No. of Persons	Total Floor Area Apartments (m ²)
119	A2	2B Apartment	4	74.9
120	A2	2B Apartment	3	66.7
121	A2	2B Apartment	4	74.9
122	A3	2B Apartment	3	66.7
123	A2	2B Apartment	4	74.9
124	A2	2B Apartment	3	66.7
126	A3	1B Apartment	2	51.7
127	A3	2B Apartment	4	74.0
128	A3	2B Apartment	4	70.7
129	A3	2B Apartment	4	70.7
130	A3	2B Apartment	4	70.8
131	A3	1B Apartment	2	51.7
132	A3	2B Apartment	4	74.0
133	A3	2B Apartment	4	70.7
134	A3	2B Apartment	4	70.7
135	A3	2B Apartment	4	70.8
136	A3	1B Apartment	2	51.7
137	A3	2B Apartment	4	74.0
138	A3	2B Apartment	4	70.7
139	A3	2B Apartment	4	70.7
140	A3	2B Apartment	4	70.8
141	A3	2B Apartment	4	70.7
142	A3	2B Apartment	4	70.7
143	A3	2B Apartment	4	70.8