

ONE HORTON HEATH

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Rebecca Altman
Principal Planning Officer
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10th October 2025

Dear Rebecca

Application Ref: X/25/99588

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

Description: Variation of Conditions 1 (approved plans), 8 (refuse strategy), 11 (parking strategy) and 12 (cycle storage) of planning permission ref. F/20/89500 to allow for amendments to the design and layout of apartment blocks A2 and A3, with associated amendments to parking and landscaping (this application is subject to Environmental Impact Assessment).

The proposal is for design changes to blocks A2 and A3 only and incorporate the following key changes:

- Building form regularised to Part M requirements and space standards
- Removal of undercroft parking arrangement with parking placed into the parking court areas
- Elevation rationalisation and buildability improvements
- Incorporation of Community Art Installation within external fabric

The above elements do not materially alter the impact of the originally approved planning permission. It is also considered that there is a negligible difference with respect to the proposals environmental impact as demonstrated in the Environmental Statement Addendum (ESA) below.

ENVIRONMENTAL STATEMENT ADDENDUM

For each environmental topic it has been concluded that the findings of the One Horton Heath EIA and the conclusions presented in the original ES remain unchanged. This is set out for each environmental topic below.

Socio-Economics

It has been determined that the number and mix of units presented remains unchanged and as such the findings and conclusions of the ES remain unaltered.

Air Quality

It has been determined that the assessment, findings and conclusions presented for the original Air Quality remain unchanged.

Traffic and Transport

It has been determined that the amended parking layout does not alter the original findings and conclusions presented for the original Traffic and Transport assessment. The environmental impact therefore remains unchanged.

Built Heritage

The design changes to apartment blocks A2 and A3 do not materially affect the heritage setting or built environment and it has been determined that the assessment, findings and conclusions presented for the original Built Heritage remain unchanged.

Biodiversity

It has been determined that the assessment, findings and conclusions presented for the original Biodiversity remain unchanged.

Water Environment

It has been determined that the assessment, findings and conclusions presented for the original Water Environment remain unchanged.

Noise & Vibration

The development has since secured measures to ensure noise mitigation for the apartment blocks for A2 and A3, as well as the wider Lower Acre site. It is therefore considered that there has been an enhancement and improvement in the assessment, findings and conclusions presented for the original Noise and Vibration aspect of the development.

Landscape and Visual

It has been determined that the assessment, findings and conclusions presented for the original Landscape and Visual Impact Assessment remain unchanged.

Overall Conclusion

This ESA concludes that the original findings of the One Horton Heath ES remain valid.

Your Sincerely

Stephen Andrews

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