

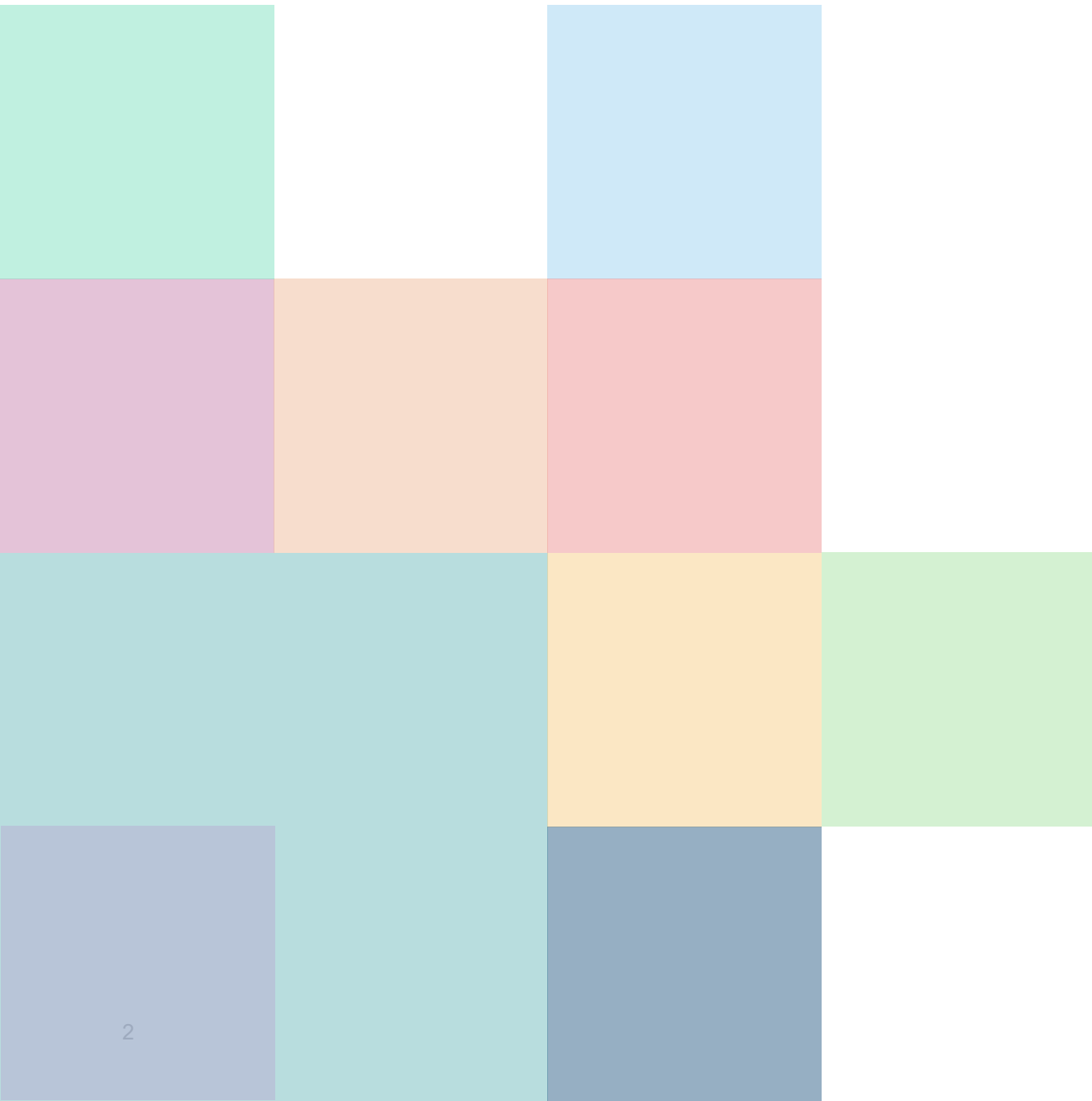
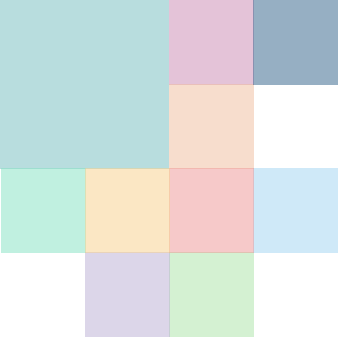
ONE HORTON HEATH

DESIGN CODE

A Guide to Putting Placemaking First

November 2025





ONE
HORTON
HEATH

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ONE HORTON HEATH



“This Design Code is arguably the single most important document that will be produced for One Horton Heath. It will explain, guide and control all aspects of the site; coordinating the many components that, together, create beautiful places to live and to work and to play. Placemaking is at the heart of One Horton Heath and this Design Code is the delivery mechanism for the Council’s aspiration to improve lives and support existing and new communities.”

Cllr Keith House
Leader of Eastleigh Borough Council

This Design Code sets out our ambition to do things better and avoid the ordinary. It's shaped by evidence and built on careful consultation with experts and the local community.

We've worked with:

- Local people and council members who know the area well
- Skilled professionals who help make the plans happen

The One Horton Heath team and Eastleigh Borough Council's Project Board have guided this work. They've asked tough questions, kept things on track, and made sure everything is realistic and practical.

We've also spoken to many specialist organisations, including:

- Eastleigh Borough Council and Hampshire County Council
- The Environment Agency and Natural England
- The NHS and Hampshire & Isle of Wight Constabulary
- Bus companies and Sport England

These groups helped us understand key issues like:

- Ecology and drainage
- Roads and public transport
- Access to the countryside
- Sport, health and wellbeing
- Urban design and secure spaces
- Environmental health and public art

Local knowledge has been vital. We've listened closely to:

- Fair Oak and Horton Heath Parish Council
- Burnetts Lane Residents' Association
- A Local Development Forum with councillors, teachers, youth leaders and residents

Between September 2019 and November 2020, the forum met 13 times and directly shaped the plans. We held four public events in 2020—two in September and two in November. These included live Q&A sessions, recorded videos, and detailed design presentations.

We launched the One Horton Heath website in early 2020 to share updates. By November that year, the engagement page had over 5,000 views, including 3,000 unique visitors. The website and YouTube channel also host short films explaining the plans and key design principles.

In 2021, we received even more feedback during the planning process. This helped us keep improving the Design Code and ensure it reflects both local priorities and professional advice.

All of these inputs have influenced the guiding principles of the Design Code:

A DESIGN CODE BY EVERYONE, FOR EVERYONE.



One Horton Heath - Design Code

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EXECUTIVE SUMMARY

The Design Code has been prepared to guide all aspects of future development at One Horton Heath.

The Design Code is based on the ten characteristics of a well-designed place, as outlined in the 2021 National Model Design Code Guide. These cover character, community, and climate. Each section explains the required outcomes using text and diagrams, and shows how they support the overall vision.

This is a strategic document based on an integrated design approach. While parts of the masterplan may be refined over time, the vision remains to create well-connected public spaces that bring people together, attractive and inviting green spaces, and strong overall stewardship. The unique identity of One Horton Heath will come from the combination of these qualities.



SECTION A:

- OVERVIEW & PLANNING INFORMATION
- VISION

“One Horton Heath is a product of the commitment of Eastleigh Borough Council to improve lives and support its communities. This is a development strengthened by aspiration; a recognition that developments need to do more to truly deliver the places that our communities deserve”



OVERVIEW & PLANNING BACKGROUND

THE DEVELOPMENT PLAN

In March 2018 Eastleigh Borough Council acquired a 310-acre area for development at Horton Heath in Eastleigh. This is now known as **One Horton Heath**. Development at this location has long been a part of the Council’s overall development plan, with an allocation for major development (Policy WE1) proposed within the proposed Local Plan 2011 – 2029. The Council’s Local Plan 2016-2036 includes a major residential-led development on this site.

A DECISION TO SELF-DELIVER

In July 2019, the Council took two important decisions which have fundamentally shaped One Horton Heath.

The first, was the decision to self-deliver the entire development. This decision means the Council has a significant and tangible stake in the project. In addition to being responsible for preparing all the proposals and plans for the development, the Council will also construct, market and dispose-of all the assets created – making it the master developer and long-term steward for the entire project.

The second decision was the adoption of a Project Overview. Prepared during the previous year, the Project Overview, which includes the Project Brief, is the result of extensive cross-subject work to understand and test the Council’s aspirations and ambitions for this project.

The Brief includes a Vision, Aims and Objectives for the site which, taken together, paint a picture of ambitious and people-orientated places where current and future generations will want to live and work. In short, One Horton Heath must become much more than a traditional development project; it is a demonstration of what development can achieve.

THE PROJECT OVERVIEW

The Project Overview is the starting point for all subsequent studies, designs and works produced in relation to this project which seek to further understand and achieve the aims and objectives of the brief.

Many of the creative solutions and designs which respond directly to the Project Overview are rooted within this Design Code as well as the many designs, drawings, reports, and other information which relate to it. The Design Code does not address each individual aim and objective point-by-point – instead, the Project Overview should be seen as a companion document which runs through all aspects of One Horton Heath and the Design Code, shaping all decisions and design responses.

This Design Code should be read in conjunction with the Project Overview as this document provides much of the background and context of the overall vision and which this Design Code seeks to achieve. The Design Code describes and codifies specific design responses to the vision, aims and objectives of the Project Overview which have relevance to the Outline Planning Application and Masterplan. This process, and the interface of the Design Code with other aspects of the Planning Application, are explained in more detail in the subsequent section.

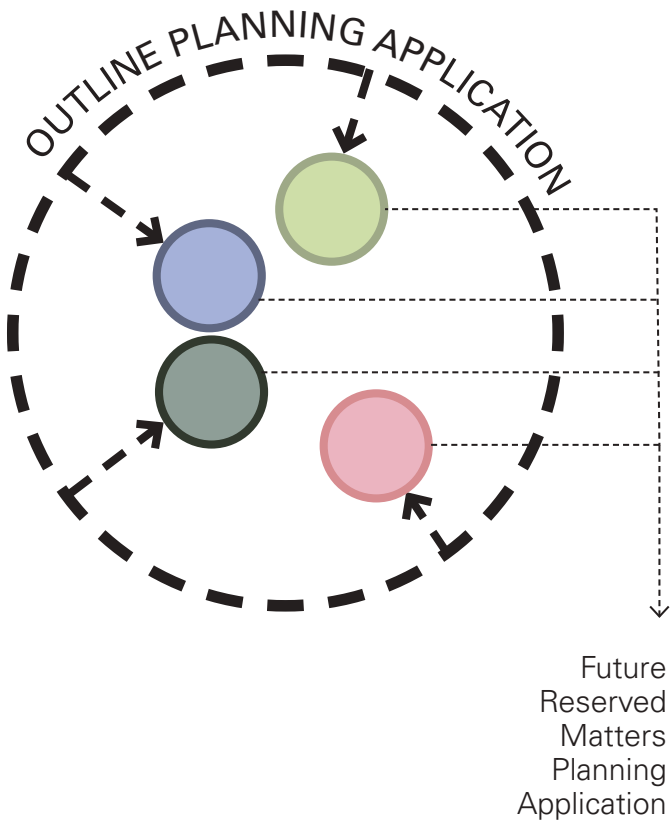


OUTLINE PLANNING APPLICATION

The Design Code has been prepared to support an Outline Application for One Horton Heath. This means that, while the details of the access to the site (i.e. the points of entry) are fixed by the outline planning permission, the remaining details for the site (its appearance, landscaping, layout, and scale) must be determined through either a singular or series of subsequent Reserved Matters applications.

When determining that an Outline Planning Application is acceptable the Local Planning Authority (LPA) must be satisfied that the development complies with relevant national and local policies and any other material considerations.

In the case of One Horton Heath, there are several key issues and details which are fundamental to the principle of development and therefore need securing at the outline application stage. Planning Parameter Plans are the mechanism for securing these details.



THE DESIGN CODE

A Design Code is a specific planning tool used for outline planning applications for large scale developments. As defined by National Planning Policy Guidance, a Design Code is ‘a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area’.

This Design Code will go further and create a methodology for future applications on the site to establish, through empirical and qualitative evidence, what an appropriate character could be and how key design issues across the site can be addressed. It will also set out best practice on several matters so future applications understand the high quality of development required.

Placemaking is at the heart of One Horton Heath and this Design Code is the delivery mechanism for the Council’s aspiration to improve lives, and support existing and new communities. It is a binding document tied to the granting of the Outline Planning Permission.

Using the Design Code, it will contain both prescriptive and indicative requirements. The fixed requirements must be complied with in future applications. The indicative flexible requirements establish ways in which both the applicant and LPA consider how future applications could deliver an acceptable development. They do not have to be strictly adhered to but, because of their evidenced design process, there should be robust reasons for any deviation.

Both these prescriptive and indicative elements are clearly identified within this Design Code, and form a basis for the LPA to assess future applications.

ONE
HORTON
HEATH

VISION

INTRODUCTION: TEN CHARACTERISTICS

Well-designed spaces possess unique features that collectively establish their physical identity. These ten characteristics foster and maintain a sense of community, and proactively address environmental challenges related to climate. Collectively, they support the overarching themes of good design outlined in the National Planning Policy Framework.

The ten characteristics, further explored in this document, are set out below:

Context - Enhances the surroundings.

Identity - Attractive and distinctive.

Built Form - A coherent pattern of development.

Movement - Accessible and easy to move around.

Nature - Enhanced and optimised.

Public Spaces - Safe, social and inclusive.

Uses - Mixed and integrated.

Homes & Buildings - Functional, healthy, and sustainable.

Resources - Efficient and resilient.

Lifespan - Made to last.



WHAT IS ONE HORTON HEATH?

A Major Mixed-Use Development – a new masterplan proposing up to 2,500 homes, local centre, primary school, commercial floorspace. This will be a development with a difference and will demonstrate how Eastleigh Borough Council’s new approach to developments; building in the right elements for the right reasons at every step along the way.

A Community – The vision for One Horton Heath is about our People – how they will live, work, visit and travel around the site.

PRINCIPLES & VALUES

The core principles and values which are the foundation for One Horton Heath are best described in the Project Brief. This sets out the vision, aims and objectives which the development must achieve. The principles and values which are to be translated into design are summarised as:

- Putting health and wellbeing at the heart of the development through a series of high-quality and multi-functional open spaces offering opportunities to connect and socialise;
- Protecting and enhancing the natural assets of the site so they deliver their maximum benefits;
- Making travelling sustainably the easy choice, through the integration of safe and convenient walking and cycling routes, which can be used by those of all abilities, within the site and connecting to the wider area;
- Ensuring the appropriate integration of commercial activities to contribute to the local economy and support the overall sense of place;
- Minimising energy consumption and carbon emissions from all sources whilst maximising the uptake of sustainable and low-carbon technologies;
- Delivering a mix of housing types and sizes to meet housing needs;
- Make the most efficient use of land ensuring a minimum average 40dph with appropriate variations to reflect constraints and opportunities; and
- Delivering a vibrant Local Centre with a strong sense of place with a range of community and commercial uses as the heart of the community.

VISION FOR A MODERN MARKET TOWN

One Horton Heath is a modern market town reflective of its location, hierarchical relationship to other settlements and landscape context. It follows some of the principles of a traditional market town whilst translating these into the needs of a modern development. The core design principles are:

- Clear emphasis on the Local Centre. Market Square will be the physical, commercial and community centre of the area;
- Increasing formality on all approaches to the Local Centre;
- Strong, and well-defined with a legible pattern of development that accentuates the urban edges;
- Distinctive site-wide character with appropriate variation from one neighbourhood to the next;
- Strong identity and a sense of place;
- Rejecting urban sprawl, bland uniformity, and generic housing estates; and
- Taking a hierarchical approach to all design characteristics, with greatest formality at the Market Square.

In addition, the following general design principles should be applied:

- Creating attractive and safe spaces for communities to meet and enjoy;
- Prioritising pedestrians and cyclists offering a variety of routes through the site to support users of all abilities;
- Creating streets and spaces where a sense of community can thrive;
- Addressing all key edges positively with attractive architecture;
- Providing a sense of arrival and identity at all gateways into the site;
- Making efficient use of land whilst using bespoke approaches to be a good neighbour; and
- Providing usable amenity spaces alongside high quality and accessible open space to support wellbeing and encourage a sense of community.



ONE HORTON HEATH CODE INTEGRATION

One Horton Heath aims to incorporate the characteristics that foster and maintain a sense of community as follows:

Context - Enhances the surroundings.

One Horton Heath will be responsive to local history, culture and heritage whilst also embracing positive change to become valued as tomorrows heritage representing the architecture and placemaking of the early 21st century.

Identity - Attractive and distinctive.

One Horton Heath will create and sustain a unique identity and user experience supported by attractive architecture, layout, and materials, focus on community, wellbeing and social cohesion and an appetite to embrace social and technological advances.

Built Form - A coherent pattern of development.

One Horton Heath will be a well-designed place with a compact design embracing gentle density with a considered and legible pattern of development. It will include memorable features to ensure recognisable streets with quality materials and locally distinctive architecture. Social cohesion will be promoted through inclusive layout and designs.

Movement - Accessible and easy to move around.

One Horton Heath will be a safe and accessible environment with a readily accessible choice of sustainable transport methods making it preferable for residents and visitors of all abilities to walk, cycle and access public transport.

Nature - Enhanced and optimised.

One Horton heath puts natural capital at the heart of the development by integrating existing, and incorporating new, natural features that support quality of place, biodiversity, and water management. Access to nature will be available for all.

Public Spaces - Safe, social and inclusive.

One Horton Heath will include attractive and well planned strategic green infrastructure incorporating natural features whilst open spaces within neighbourhoods will be supported by high quality urban realm. Together the development will encourage play, physical activity, health, well-being, and social inclusion.

Uses - Mixed and integrated.

One Horton Heath will include a mix of uses with services, facilities and community uses in the Local Centre acting as an anchor. Socially inclusive housing for all demographics will be integrated supporting a balanced and mixed community.

Homes & Buildings - Functional, healthy, and sustainable.

All homes and buildings at One Horton Heath will have aspirational high quality internal and external living environments with attention to detail supporting the comfort of their users and minimising running costs.

Resources - Efficient and resilient.

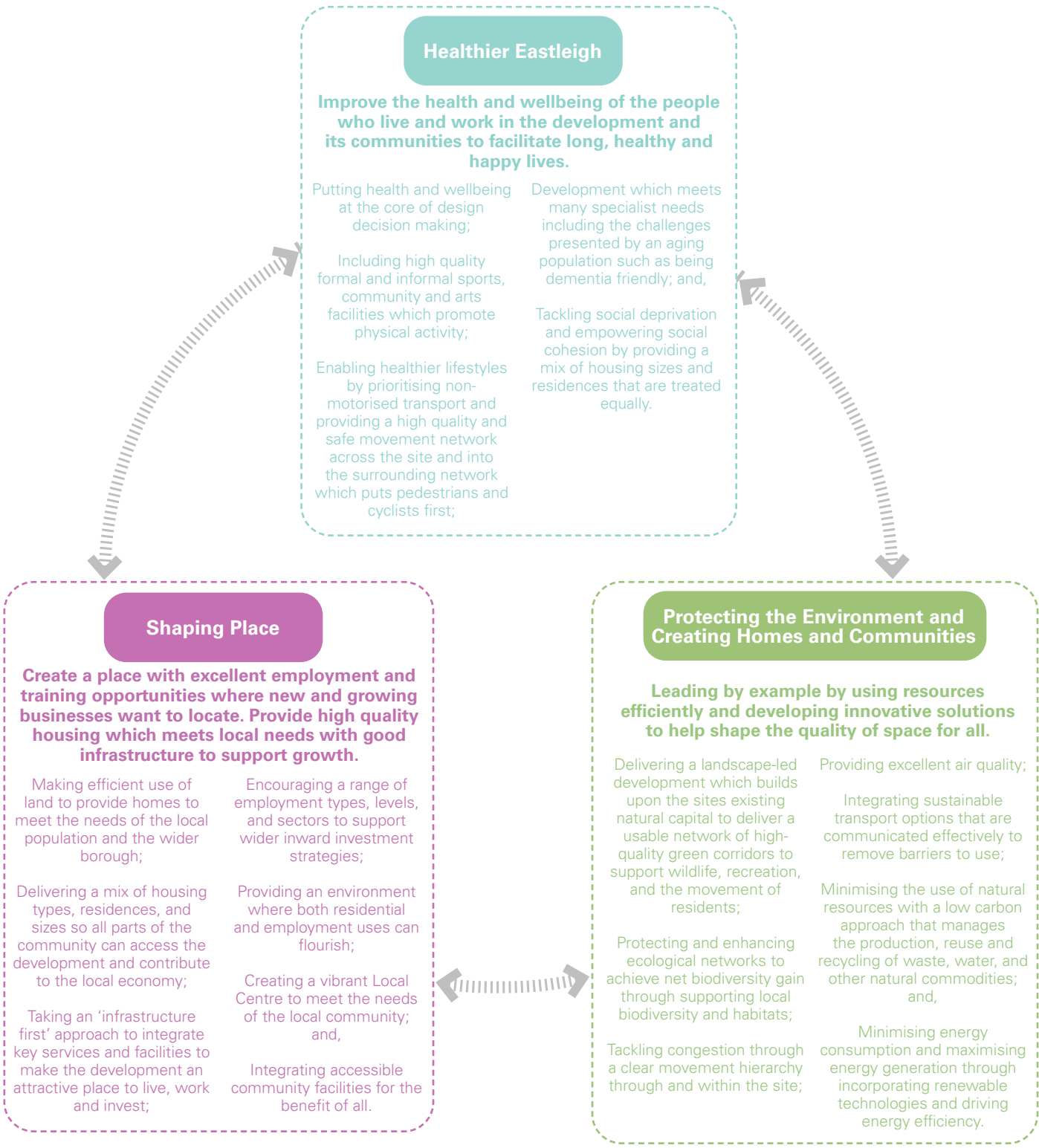
One Horton Heath will optimise layout and form to be efficient and reduce the use of natural resources, including land. The innovative use of materials and technologies will minimise environmental impact and maximise renewable energy generation.

Lifespan - Made to last.

One Horton Heath will have an emphasis on quality and simplicity using durable and high-quality materials with manageable maintenance. Homes and buildings will be adaptable to changing user needs and technologies.

COMMUNITY VALUES

To translate words into action it is essential that the Design Code is rooted in the aspirations set by the Project Overview, to improve lives and support communities. To ensure that these key tenets are carried through as placemaking principles, the Design Code will demonstrate how the parameter plans facilitate, and how future applications must accord with, the following commitments on Enabling a Healthier Eastleigh, Shaping Place, Protecting the Environment and Creating Homes and Communities.



SECTION B:

- SITE WIDE CODING

“As a tool, the Design Code will inform and control future development on the site through requiring compliance with a series of prescriptive and aspirational mechanisms”



1

CONTEXT

- REGIONAL CONTEXT
- REGIONAL LANDSCAPE
- REGIONAL HERITAGE
- REGIONAL SETTLEMENT
- SITE CONTEXT
- SITE HERITAGE
- SITE HYDROLOGY
- SITE LANDSCAPE
- SITE ECOLOGY
- PARAMETER PLAN
- FRAMEWORK MASTERPLAN

CONTEXT

One Horton Heath puts the existing natural capital of the site at the heart of the development. The history of the site is fundamentally entwined with the history of three quintessential Hampshire farmsteads

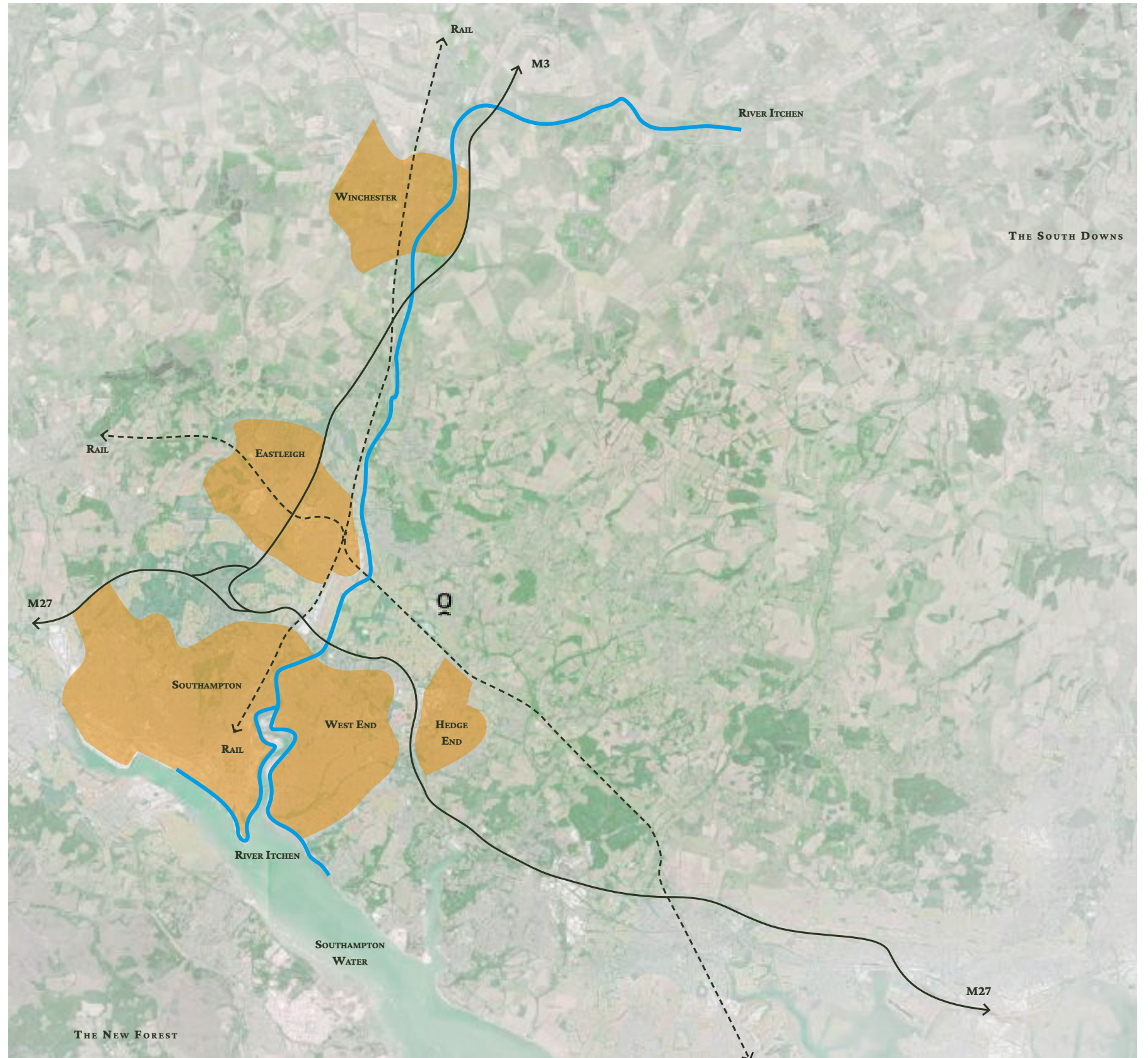
- Strong field patterns and boundaries which should be respected and preserved wherever possible.
- Three key areas of historic character, along with buildings and other features, that should impact and inform design approaches.
- Existing watercourses to be retained and respected within the Masterplan.
- SUDS locations to follow natural topography as much as possible.
- Acknowledge the distinct characters of South and North.
- Form of development which responds to the landscape character in terms of height and form, responding to the visibility and/ or enclosure.
- Respect existing and well-established boundaries and features.
- Existing networks and connectivity, as shown, to be retained and enhanced.
- New East-West connectivity to be achieved or improved wherever possible.
- Existing man-made features require careful consideration and treatment within the Masterplan.



1.1 REGIONAL CONTEXT

The region within which Horton Heath is located is a juxtaposition of natural and manmade features. The village lies on the Eastern edge of a vast natural basin and floodplain of national importance to biodiversity – the River Itchen; this in turn is nestled in the crook of the M27 and M3 motorways, accompanied by the increasingly populous conurbation of Eastleigh, Southampton, and their satellite settlements.

The south of Hampshire, the village of Horton Heath and the site itself have a rich natural and human history. As with much of the wider region, human interaction with the natural world has, over many centuries, shaped the landscape within which Horton Heath sits. For the development to be truly landscape-led it is important that first, the qualities that make the region unique are captured and understood.



- Regional Context

1.2 REGIONAL LANDSCAPE

Natural England identifies the region within which the site is located as “128- South Hampshire Lowlands,” having the following key characteristics:

- Low-lying, undulating plain abutting the chalk Downs to the north and coastal plain and Southampton Water to the south;
- Fast flowing chalk rivers in wide open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats;
- Well wooded farmed landscape;
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable;
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed species hedgerows or woodlands; and,
- In parts a very urban area dominated by the city and port of Southampton The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.

The Hampshire County Council “Integrated Landscape Character Assessment” adds the following points about the local area:

- A low-lying landscape with shallow undulations, predominantly south sloping;
- Locally popular and accessible woodland areas;
- Permanent pasture, plantation woodland and small holdings with secluded heavily wooded which is often ancient;
- Hedgerows that are often low but with spreading mature oaks often of ancient origin;
- Extensive 20th century development, including urban expansion and infilling of common-edge settlements;
- Historically a mixed settlement pattern of low density formed around streams and heathland; and,
- Rich biodiversity including woodland, heathland, grassland and wetland.

Between Horton Heath and Eastleigh Town lies the River Itchen and associated Floodplain – a major watercourse and designated Special Area for Conservation. This has a notable impact on the hydrology, topography and landscape of the region, with the Floodplain marking a natural low-lying basin into which many watercourses and tributaries flow.

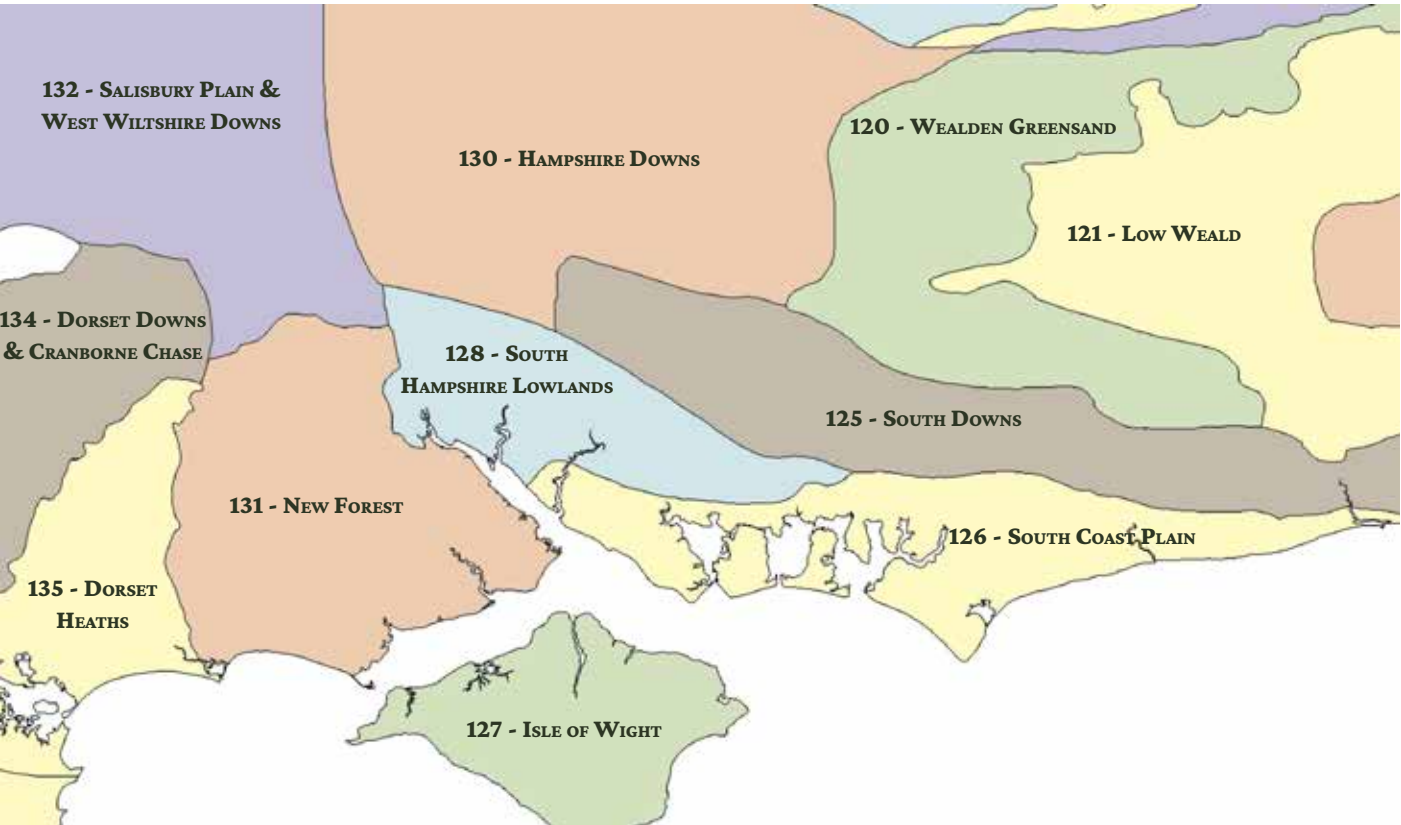
This is true of much of the area surrounding the site which contains many tributaries emanating from higher

ground to the East and with flows trending South-West to join the Itchen. This trend also follows a general fall from East to West, accompanied by a trend towards increasingly wet soils and areas.

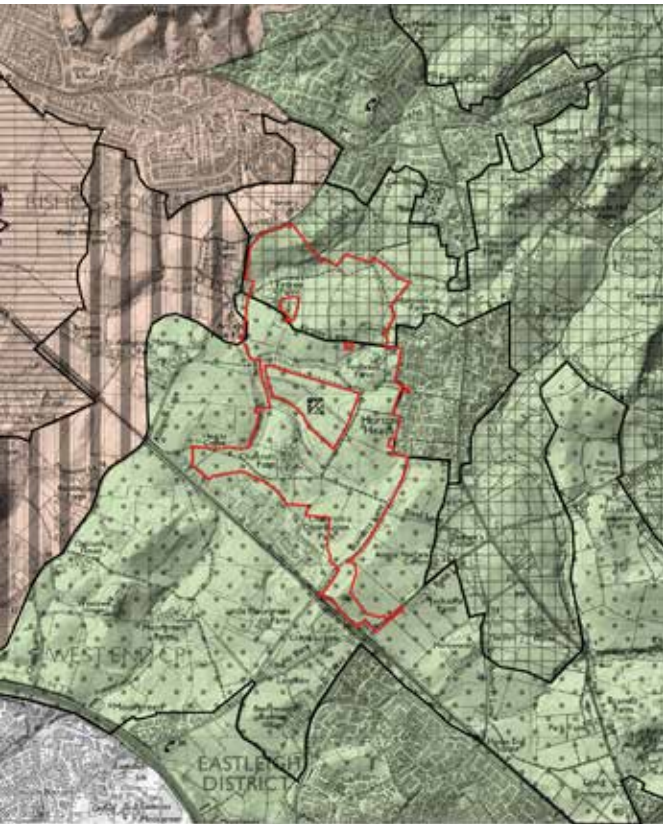
Whilst falling within the ‘South Hampshire Lowlands’ region, the land surrounding Horton Heath has its own unique identity. Unlike much of the North of the region, this area is underlain by clay-sands – both associated with and contributing to the unique riparian characteristics of the area.

The suburban settlement pattern where Horton Heath is located has a higher degree of dispersion than found on adjacent chalk areas, with isolated modest farms and cottages set within medieval and later enclosed fields linked by networks or minor roads and narrow lanes.

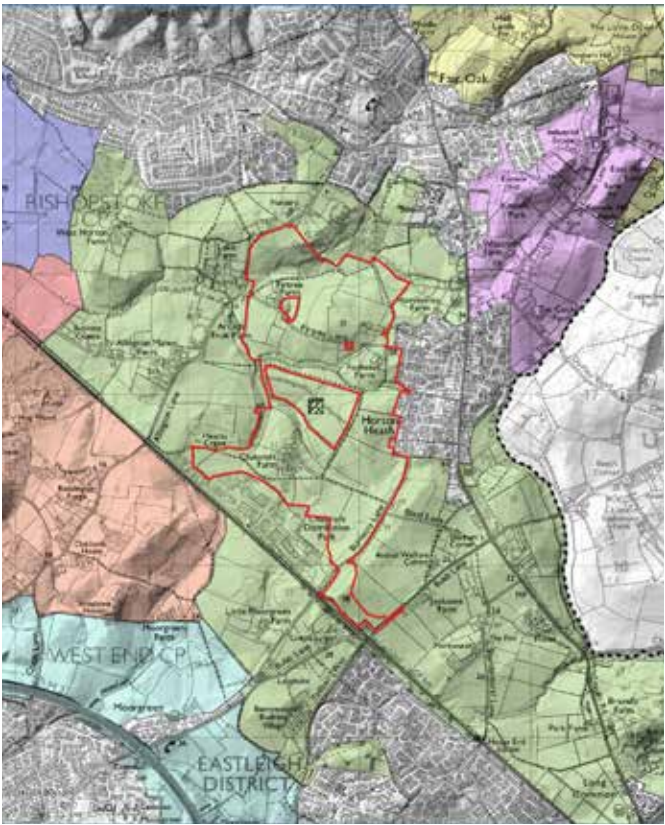
The farmed landscape is typically pastoral in character with a field pattern comprised of a patchwork of small, intimate and irregular fields defined by hedgerows or woodland.



• Natural England National Character Area Profiles



• Hampshire County Landscape Character



• Eastleigh Borough Landscape Character

1.3 REGIONAL HERITAGE

At a regional scale, the Heritage of the area is a direct response to the landscape – the ways in which the topography, hydrology and geology have made the land suitable or unsuitable for inhabitation and for specific uses.

Although the Roman occupation and preceding periods left their imprint, the early medieval period really marks the beginning of the story for the landscape that is still visible today within the immediate region.

Until this period, having no firm grounding features or natural resources such as major rivers, the major historic influences on the landscape occurred slightly further afield, giving rise to major settlements.

As the area moved through the Romano- British period and beyond, the landscape within Hampshire retained its primarily rural characteristics but became increasingly interspersed with villas and farmsteads with a network of roads linking major settlements such as Winchester and Southampton. Ditches and potholes from this period are prevalent making the spread of early agricultural enclosures and associated infrastructure.

Moving through the early medieval and medieval eras, the landscape continued to evolve with the scattered pattern of manors and farmsteads reflecting the rural agriculture-based society.

Both Parishes associated with the site (West End and Fair Oak & Horton Heath) are mentioned in the 1086 Domesday survey. Chalcroft Farm is first recorded appearing in a 1233 document as Chalfecroft – literally, Chalfe Croft – Calves Croft or Paddock. It is clear that, by this stage, the landscape is firmly in the grips of an agricultural economy which responds to the by then well-established system of settlements, parishes and boroughs.

This is consistent with the wider use of this part of Hampshire during the medieval period – a predominance of medieval forests comprising managed woodland, heathland and agricultural land, all of which was interspersed by settlements and isolated farmsteads.

It is likely that the site itself in the medieval period comprised a mixture of farmland, wood pasture and coppice given that Lidar imagery indicates the presence

of ridge and furrow earthworks. Medieval field patterns have been identified extensively in and around the village of Horton Heath.

As the area moved into the post-medieval and modern periods the agricultural use of the wider area continued and the original piecemeal enclosures became formalised under the 18th and 19th Century Inclosure Acts. These characteristics are succinctly captured by the “Hampshire Historic Landscape Assessment” which characterises the area as:

- Small Wavy Fields which are distinguished from assarts by a lack of scattered woods and copses;
- Medium Regular Fields with Straight Boundaries which were primarily formed through the 18th and 19th Century Parliamentary Enclosure Acts;
- Small Regular Fields with Straight Boundaries also primarily formed through the 18th and 19th Century Parliamentary Enclosure Acts; and
- Medium Irregular Assarts and Copses which were created through the clearance of woodland for agricultural use in the medieval to early post-medieval periods.

These field patterns are still frequently recognisable across the area in the form of regular field patterns and numerous copses. Much of this can be traced through numerous historic maps including:

- Milne Map of 1791
- Great Allington Enclosure Map of 1825
- South Stoneham Tithe Map of 1844

HERITAGE CHARACTER

- **A distinct landscape character informed by agricultural response to topographical and hydrological context**
- **Various farmsteads growing and shrinking to suit produce and livestock, establishing a framework of field boundaries that has endured to this day**



• Milne Map of 1791



• Great Allington Enclosure Map of 1825 showing small, irregular field boundaries resulting from medieval 'assarting' around Fir Tree Farm



• South Stoneham Tithe Map of 1844 showing consistent, rectilinear field boundaries at Chalcroft Farm resulting from Parliamentary Enclosure

1.4 REGIONAL SETTLEMENT

As discussed under the previous headings, the very distinct regional landscape character of the area has dramatically influenced where people have historically settled.

Having ‘settled’ in the landscape, understanding the subsequent growth of a community is a critical aspect of how landscape and urban form relate to each other. Although ‘placemaking’ is a very modern term, it exists throughout history as the undefined process of a community gradually developing a harmonious relationship with its landscape setting and urban context.

The current character and qualities of any Hampshire settlement- major city or minor hamlet- can be broadly described as one of three types:

- Valley Towns
- River Villages
- Farm Heaths

Each of these settlement types has its own particular narrative: why it was originally formed, what activity it has accommodated, and how it has grown through its history. A summary of these types:

The Valley Towns:

These are typically major urban centres of historic and contemporary regional importance. As typical of all settlement types, they formed in places where natural constraints and availability of resources were in a favourable balance, and tend to be the oldest and most well established settlements. Their subsequent growth can be observed in parallel with the growing importance of their unique communal functions: large markets, seats of worship and, most recently, transport interchanges. The Valley Towns have generally seen a more gradual and consistent expansion, typically developing denser urban cores during the Industrial Revolution, followed by more sprawling Postwar suburbs in the mid-late 20th century. Eastleigh Town is shown as a good example of this typology. (Eastleigh OS 25-inch 1892-1914)

The River Villages:

These are often secondary settlements further afield in the landscape, with more conventional ‘village’ centres rather than urban cores. They are usually located at river crossings, with associated markets and railway links nearby. The River Villages can be seen as well preserved smaller scale settlements, with modest low-density

growth in the mid-late 20th century. (Botley OS 25-inch 1892-1914)

The Farm Heaths:

These are a more peculiar type of settlement. Historically they are rarely more than a cluster of houses at the crossroads of routes linking farms across the landscape. In the Prewar era, most are entirely reliant on the River Villages or Valley Towns as their service centres. It is, however, the Farm Heaths that have seen the most expansive growth over the past 75 years. Suburban ribbon-type development stretches out along the key roads, albeit never forming a conventional high street, with larger pockets of dwellings being built in a piecemeal fashion over the rigid parcels of historically enclosed fields. (Horton Heath OS 25-inch 1892-1914)



- Eastleigh OS 25-inch 1892-1914



- Botley OS 25-inch 1892-1914



- Horton Heath OS 25-inch 1892-1914

1.5 SITE CONTEXT

At a regional scale, the landscape has shaped and influenced the historic usage and evolution of the land. Patterns of development and land use have grown up around key landscape features including water bodies and other natural resources.

At a site level, though, the opposite is largely true – the historic site usage has shaped and influenced the landscape that is visible today.

The extensive planning history that underpins the journey which One Horton Heath has taken thus far has afforded a level of knowledge and data pertaining to the existing site which is rarely available on developments of this scale.

Surveys of the site commenced in late 2013 and continued through 2014- 2016 to support the earlier planning permissions granted for the site in 2016 and 2017.

The survey work recommenced in 2018 in support of the Council's journey towards preparing a new holistic masterplan for the development area. This survey work continued across 2019 and 2020, culminating in the submission of the new outline application. The One Horton Heath development proposals are therefore supported by an extensive and intimate knowledge of the site; of its many physical characteristics and the opportunities which these present.

The Outline Planning Application takes a logical, sequential approach to understanding the site and allowing these factors to properly shape and influence development proposals.

The following section is intended to give an overview of some of the key characteristics of the site and how these have shaped the Masterplan and this Design Code.

1.6 SITE HERITAGE

The site is broadly comprised of three historic farmsteads: Fir Tree Farm, Foxholes Farm, and Chalcroft Farm. Each of these farms is clearly identifiable on historic maps dating back to the 18th Century and before.

Fir Tree Farm:

Fir Tree Farm is situated to the North, on Fir Tree Lane. The focal point of this farm is Fir Tree Farmhouse, a Grade II Listed Building believed to have been constructed during the 18th Century, potentially on the site of a previous farmhouse.

Alongside this stood Victoria House, a modern barn-style reconstruction on the site of a Listed barn which collapsed during the 1980's. Fir Tree Farmhouse is somewhat grandiose, with its most impressive aspect – the building frontage- is turned away from Fir Tree Lane and the former Barn location.

Perhaps a more enduring legacy of the farm is the field pattern which it has imposed over many centuries on the entire Northern part of the site, likely as medieval 'assarts.' The field pattern visible on the earliest maps remains unchanged to the present day – where field boundaries now exist in the form of mature treelines and veteran trees. These enclosures lend the North of the site a distinct character of self-containment with limited visibility and permeability from field to field.

Although much of the farm's land has remained in low-intensity agricultural use up until late 2018, the Farmhouse, Victoria House and the surrounding areas had long since ceased to be agricultural in use.



• Fir Tree Farm OS 25-inch 1892-1914



• Fir Tree Farmhouse Eastern Front

Foxholes Farm:

Foxholes Farm is recorded on early maps as 'Horton Heath Farm' and, later, 'Foxhall Farm.' It sits at the North East of the site where Fir Tree Lane meets the existing settlement of Horton Heath.

It is the smallest and most modern of the three farmsteads. Similar to Fir Tree Farm, Foxholes Farm has helped to impress a distinct sense of enclosure upon the Northern part of the site through strong field patterns edged by woodland. No buildings associated with the farm remain.



- Foxholes Farm OS 25-inch 1892-1914

Chalcroft Farm:

Chalcroft Farm, forming the South half of the Site, likely has medieval origins, first appearing in a document of AD 1233 as 'Chalfecroft', meaning 'Calves Paddock'. It is also recorded on later maps as 'Chalk Croft' and 'Calcroft' before arrival at the present 'Chalcroft.' In addition to being the oldest, Chalcroft was the largest of the three farms, accounting for the entire Southern half of the site.

A study of the site's buildings painted a picture of a thriving, growing farm which has expanded and adapted over centuries to meet changing demands and circumstances. Whereas the two other farms appear to have been predominantly arable, Chalcroft has always been associated with livestock farming.

Previously owned by Owton's Family Butchers and cow herd, amongst the buildings on site were a slaughterhouse dated to 1909, Milking Parlour dated to 1890's and a Barn believed to have been constructed in the mid-18th Century. Indeed, the name 'Chalfecroft' or 'Calves Paddock' suggest that the basic use of the farm may not have changed since medieval times.

The yard at Chalcroft Farm alone accounted for over 50% of the buildings and structures on the entire site – historic or otherwise – forming a key focal point at the South. Unlike the other Farms, although some strong features still exist– such as Round Copse, and the pond and trees at the yard- many of the field patterns that would have existed in antiquity are either weak or non-existent.

The buildings, with the exception of the Granary, were either beyond repair or of little heritage value. It is the setting and composition of the traditional farmstead which is the enduring character worth celebration.

Given this agricultural heritage, which has shaped the landscape, it is therefore no surprise that the character of the site changes dramatically at the North/ South divide between Chalcroft and the other farms. Whereas to the North the site is extremely self-contained with discrete fields separated by strong wooded boundaries, the South of the site is very open and rolling with long-distance views available in many locations.



Chalcroft Farmhouse Eastern Front



- Chalcroft Farm Historic Barns



- Chalcroft Farm OS 25-inch 1892-1914



- Aerial Photo showing setting of Chalcroft Farm

1.7 SITE HYDROLOGY

The site falls almost entirely within the catchment of the River Itchen. However, it is notable that the hill brow which runs parallel to and South of Burnetts Lane is the boundary between the River Itchen and River Hamble catchments. In theory, therefore, a very small proportion of the Southernmost part of the site falls towards the Hamble rather than the Itchen. This divide is actually an important aspect and ecological opportunity.

The site is undulating, interspersed by small watercourses and streams which all run to the River Itchen. The hydrology of the site is such that water generally flows East to West towards Allington Lane and the floodplain beyond.

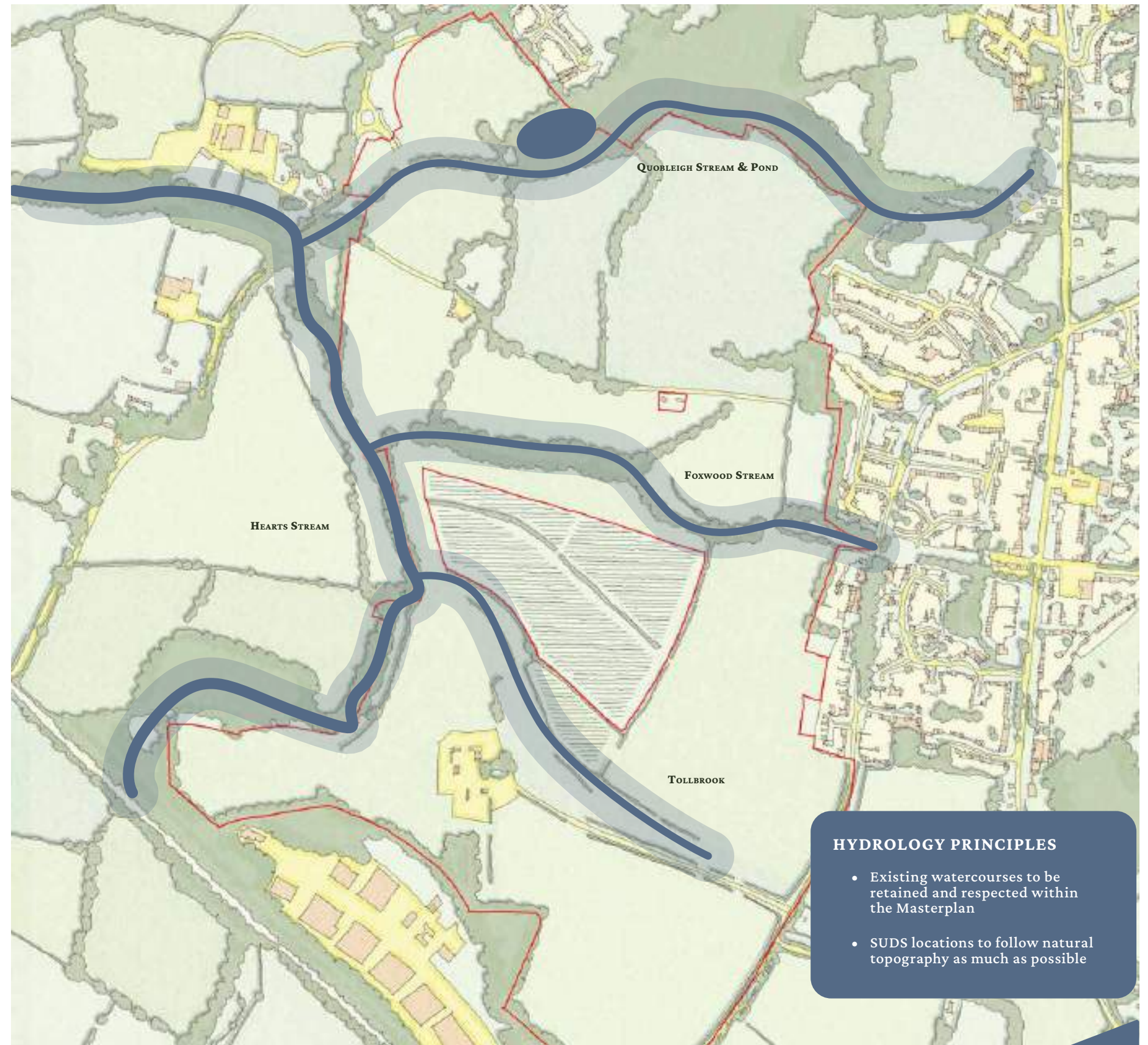
The site is split by 3 watercourses:

- Quobleigh Stream, at the North
- An unnamed Stream (labelled hereafter as Foxwood Stream)
- An unnamed Stream (labelled hereafter as Tollbrook)

These three streams, each marking natural valleys in site topography, combine with a fourth unnamed stream - Hearts Stream – which flows South-to-North along the Site's Western boundary.

The combined stream flows as a single watercourse across Allington Lane and East, past Lake Farmhouse, until joining the Itchen.

By contrast, the Western extents of the site are relatively free of watercourses and water bodies.



HYDROLOGY PRINCIPLES

- Existing watercourses to be retained and respected within the Masterplan
- SUDS locations to follow natural topography as much as possible

- Hydrology Overlay

1.8 SITE LANDSCAPE

The landscape of the site is very much a legacy of the Heritage and Hydrology. These two aspects have dictated, between them, which parts of the site are densely vegetated and which parts are open.

The site comprises large farmed fields, generally bounded by natural features such as hedgerows, tree belts and watercourses. This delineation is an important feature of the site – for the most part, the areas which are and are not ‘developable’ are clearly defined by existing natural features.

Despite these similarities, and as has been referenced above, the South and North of the site do have distinctly different landscape characters. These characters are separated by Foxwood watercourse and tree belt which crosses the site East to West.

This aspect of the site is recognised by the Hampshire County Council ‘Landscape Character Assessment’ which identifies Fir Tree Lane as the division between different Landscape Character Areas.

South of Fir Tree Lane is identified as ‘Lowland Mosaic Open’ which includes the following characteristics:

- Close proximity to watercourses;
- Nearly all farmed land;
- Intensively farmed landscape;
- An open nature attributable to relatively large fields and boundary loss and very low woodland cover; and
- Less biodiversity interest excluding neutral grassland, remaining woodland and hedges.

North of Fir Tree Lane is identified as ‘Lowland Mosaic Small Scale’ which includes the following characteristics:

- Often small enclosures, small areas of woodland and undulating topography which produces the sense of a small-scale landscape;
- Associated mostly with small chalk fed streams;
- Generally high to very high density of dispersed small farmsteads and hamlets;
- Small semi natural and ancient woodland copses and hedges of varying character;
- Frequently a high density of public rights of way and winding lanes; and
- Varying types of enclosures but some of the most historic.

At the South, the land is open and rolling, with exceptionally large fields framed by weak hedgerows. As a result, views across the South of the site are long with significant intervisibility from a range of places within and without the site.

At the Eastern edge, the settlement of Horton Heath is visible – starting as a dispersed line of cottages along Burnetts Lane and becoming much more formal as it meets the settlement edge of the existing village.

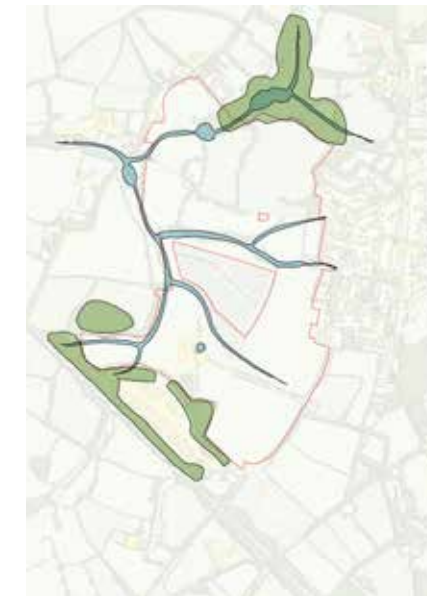
To the West and North, the Southern half of the site is framed by strong, tall tree lines which largely screen the site from longer views.

To the North, the site is very enclosed. It comprises smaller fields which are enclosed by very strong and well-established treelines – most likely the result of medieval assarts. From the far North, viewed from Allington Lane, there are long distance views into the site, although these are heavily filtered by existing treelines. However, the remaining fields are almost entirely self-contained with no visibility from one field to the next, or to external spaces. The Eastern-most field actually includes the highest point on the entire site. However, it is entirely concealed from external view by the height of the tree and woodland belts which enclose it.

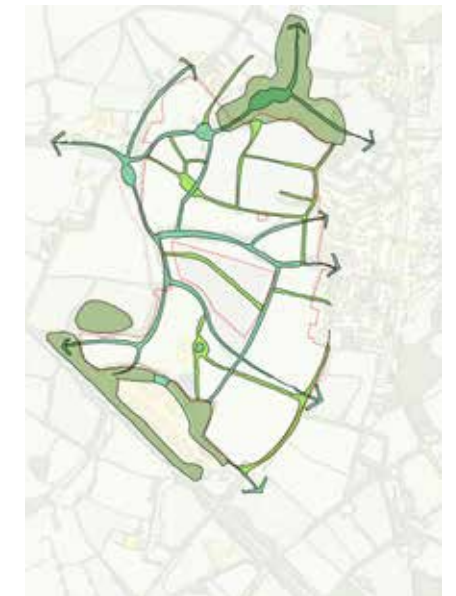
Much of the woodland at the boundary of the site is classified as Ancient Woodland with additional designations such as SINCs also present. These designations have additional requirements for separation and protection which will influence the design of nearby development.



• Existing Woodland



• Existing Watercourses



• Existing Ecology Corridors



• Aerial View facing North over Bubb Lane showing larger, more regular ‘Parliamentary’ enclosure landscape



• Aerial View facing South over Quobleigh Woods showing smaller, irregular ‘assart’ enclosures and undulating topography

1.9 SITE ECOLOGY

The network of habitats, flora and fauna across the site are, in turn, a legacy of the site's heritage, hydrology and landscape. Ecologically important features and areas are mostly focussed around those natural features such as watercourses, treelines and hedgerows.

Conversely, the open fields of the site have mostly been intensively farmed for many years, leaving these devoid of habitats and biodiversity. In some cases, farming practices are damaging to biodiversity and wider ecological networks.

With the exception of Tollbrook, the site's watercourses are heavily wooded and vegetated, making these rich and important ecological networks which serve as movement corridors for a range of species.

Although these features are valuable in their own right, it is the connectivity that they offer which is most important. They allow movement from South to North along a variety of routes.

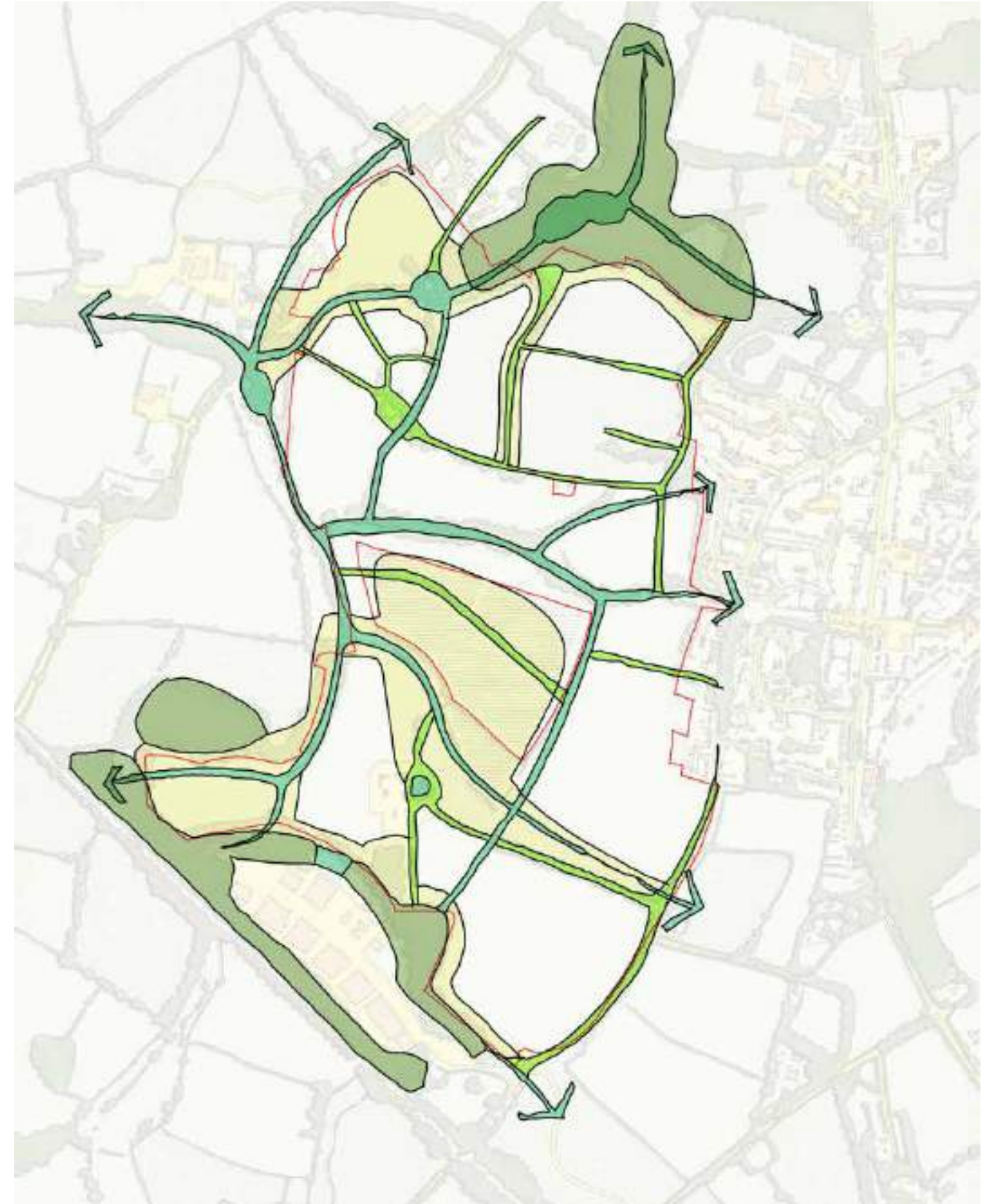
What can also be seen from the ecological network mapping is the relative weakness of the East-West corridor, with limited connectivity provided by existing features. Given that this East-West corridor also represents a 'bridge' from the Itchen to the Hamble catchment, this is a desirable connection.

A key opportunity exists in this respect – the Chalcroft Tolls provides existing hedgerows, enclosing a track, which form an East-West route. However, the route is weak, being very narrow and with poorly established hedgerows. As a corridor, though, there is the opportunity for this area to be widened and made more attractive to serve as a wildlife movement corridor.

Finally, there are also a number of 'oddities' based around man-made features. For instance, Chalcroft Farm has become a relatively diverse collection of habitats. With a farm building retained as a bat habitat, along with poorly maintained vegetation and a man-made pond have allowed Bat and Great Crested Newts populations to establish in a location which appears relatively artificial and disconnected from other networks. The Great Crested Newt population, in particular, is extremely isolated.

Likewise, Fir Tree Farmhouse is an important maternity

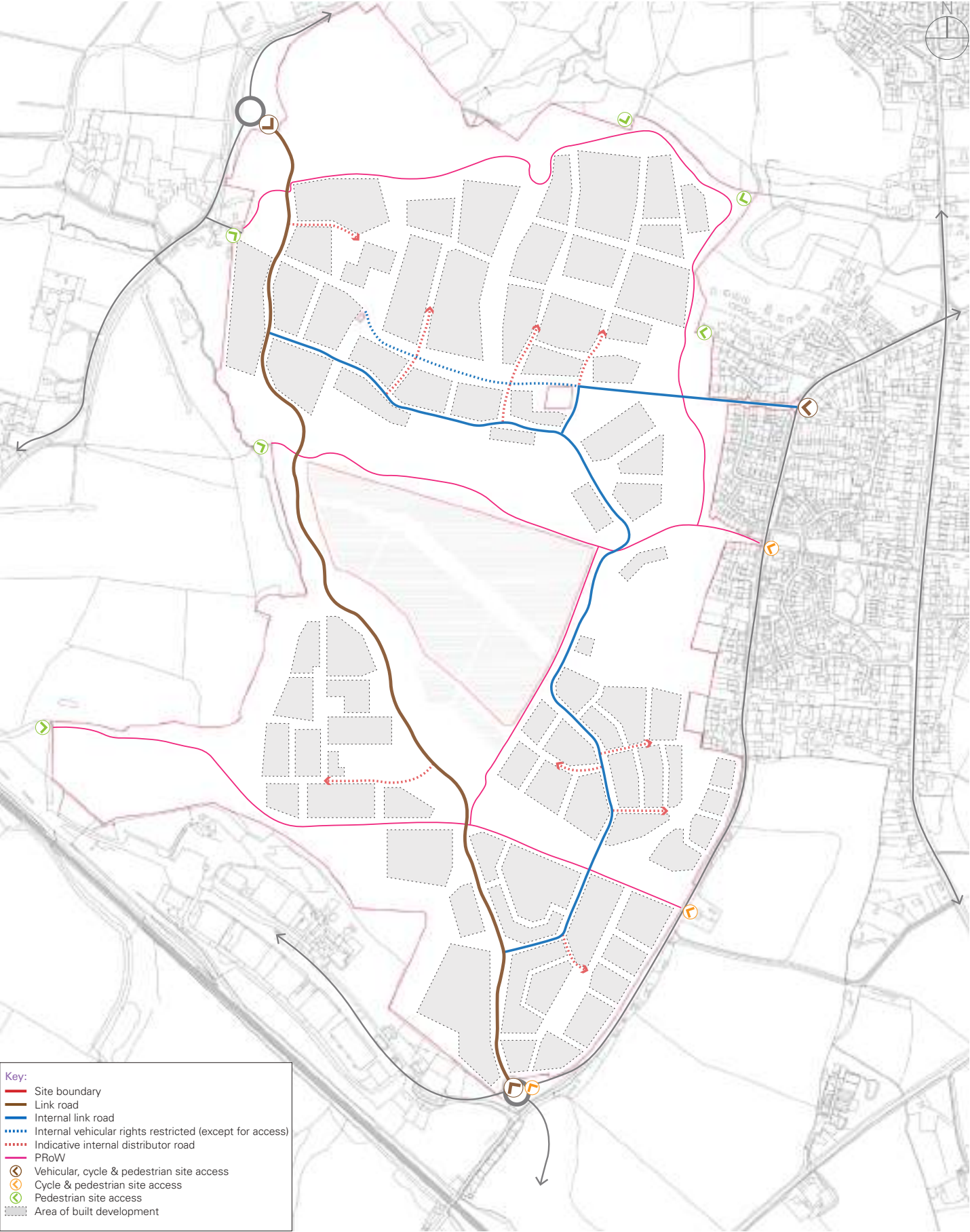
roost for Brown Long-Eared bats. Unlike Chalcroft Farm, though, the building is ideally located within a continuous network of mature trees and seems an ideal location. Each of these features requires careful consideration within the masterplan, although each will be treated differently according to the ways in which they can be incorporated into the proposals.



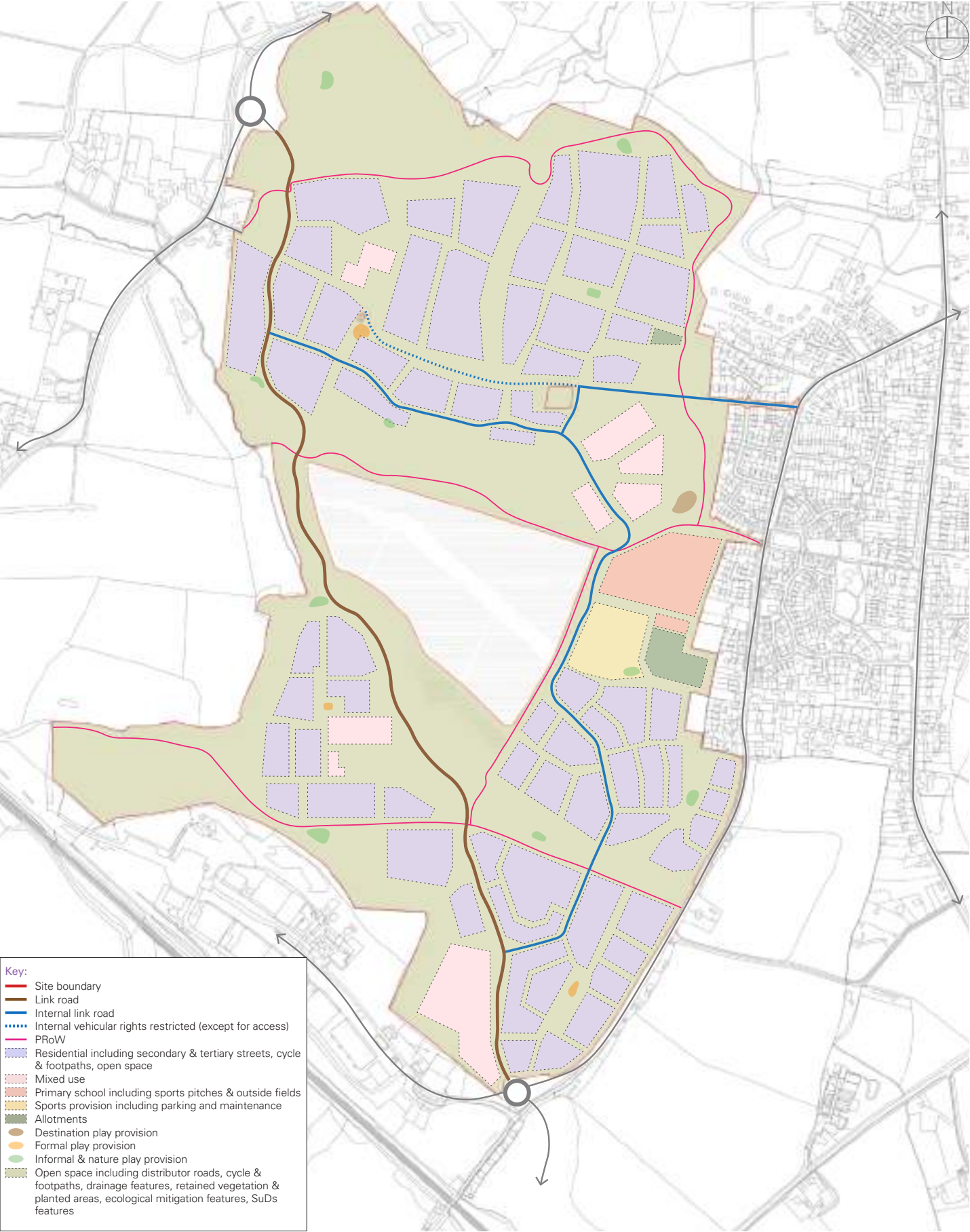
• Ecological Connectivity Overlay

1.10 PARAMETER PLAN

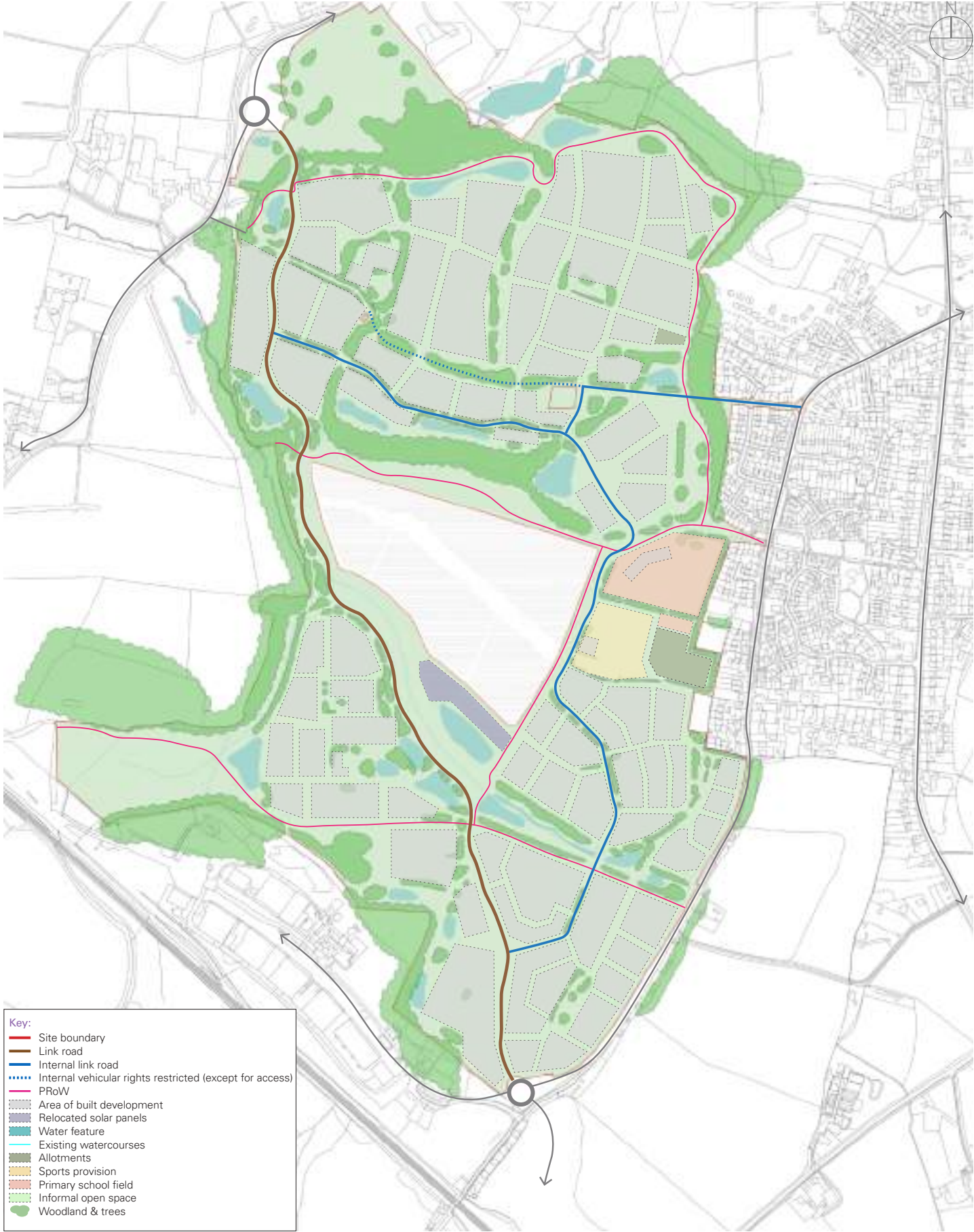
ACCESS



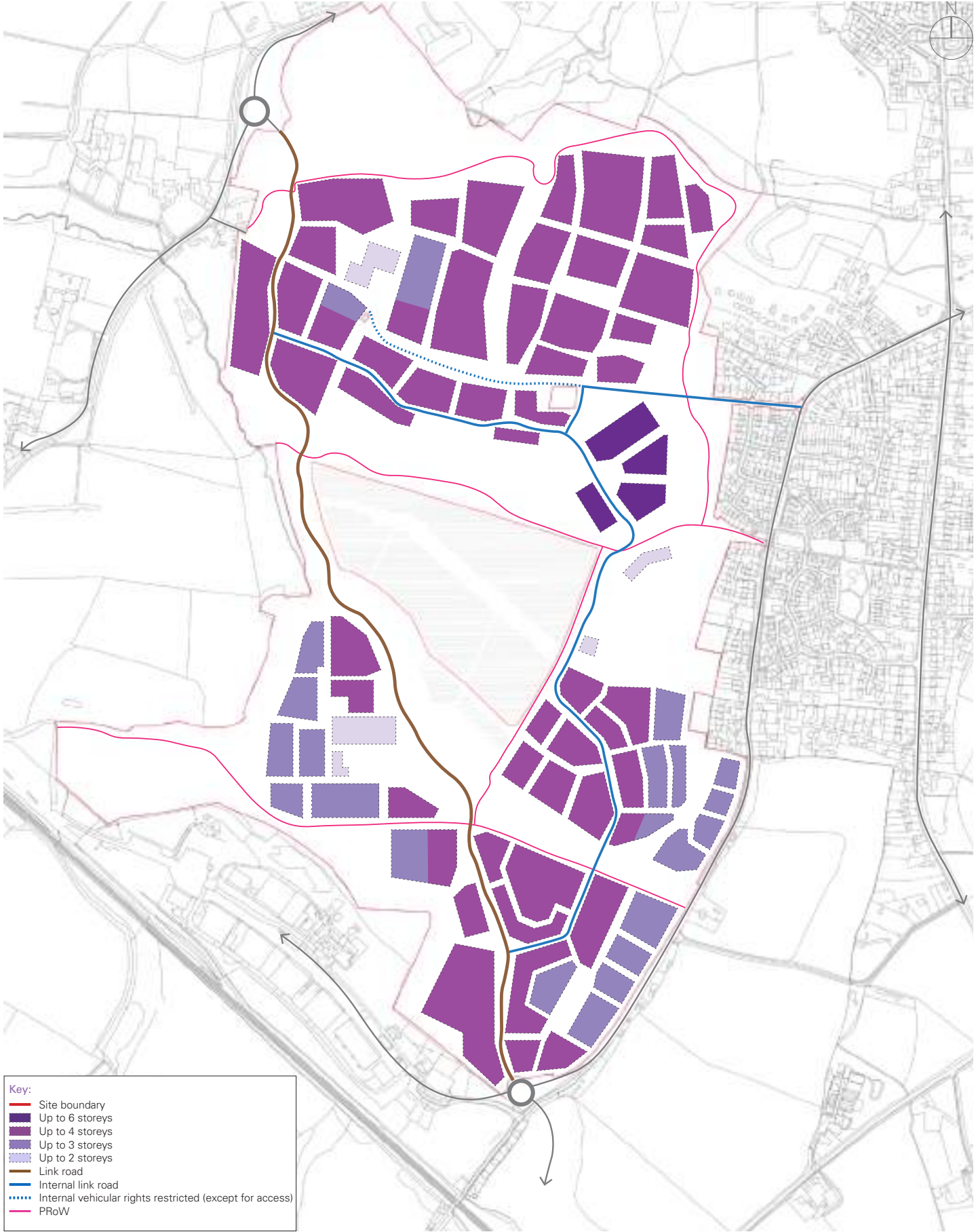
LAND USE



GREEN INFRASTRUCTURE



BUILDING HEIGHT



1.11 FRAMEWORK MASTERPLAN



One Horton Heath represents a bold and thoughtful vision for placemaking—an interconnected series of neighbourhoods woven into a unified masterplan that seeks to redefine how communities grow together. More than a development project, it is a living framework that prioritizes identity, cohesion, and long-term sustainability. Located within Eastleigh Borough, it responds directly to the call for inclusive and environmentally attuned growth, offering both continuity with the past and adaptability for the future.

The masterplan is structured around areas with distinct characters—each shaped by landscape, ecology, and social needs—yet none existing in isolation. These neighbourhoods are interlinked through green corridors, shared amenities, and infrastructure that promote interaction, resilience, and civic pride. Rather than focusing on density or quantity, One Horton Heath is about quality: ensuring that each part contributes to the well-being of the whole, in terms of access, liveability, and environmental stewardship.

A defining feature of the project is its responsiveness to local ecology and context. Green spaces are not decorative—they serve as ecological buffers, community assets, and structural elements that hold the masterplan together. Natural topography, habitats, and biodiversity are integrated into the wider plan, helping to balance built form with open landscapes and encourage climate-conscious living.

At the heart of the initiative is a commitment to future generations. Housing types are varied to support diverse lifestyles and life stages. Community facilities such as a new primary school, sports field, and spaces for local commerce are embedded within the plan, supporting everyday life and anchoring a sense of place. The provision of amenities underscores the project's commitment to delivering a balanced and connected environment. Every decision within One Horton Heath is made with an eye toward longevity, circularity, and social cohesion.

The masterplan is a blueprint for inclusive growth that honours landscape, supports thriving communities, and establishes One Horton Heath as a new benchmark for contemporary settlement planning.



COMMUNITY INFRASTRUCTURE

We have combined the three design code characteristics:

Movement

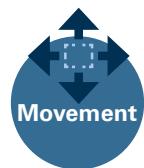
Nature

Public Spaces

Within the envelope Community Infrastructure. These three characteristics highlight the significance of supporting community influence and activity through the environment in which people and the positive community influence an integrated design strategy, that positively addresses building design, can have.

It emphasises the need to comprehend buildings not just individually, but as part of their neighbourhoods, ensuring practical design and harmony. This perspective also stresses the importance of understanding how these buildings collectively create cohesive and well-coordinated streetscapes that reflect the quality of character in each area.

The design code therefore aims to establish an integrated design approach, bringing the unique characteristics of its neighbourhoods to life through the following parameters:



Movement - Accessible and easy to move around.

One Horton Heath will be a safe and accessible environment with a readily accessible choice of sustainable transport methods making it preferable for residents and visitors of all abilities to walk, cycle and access public transport.

Access & Movement: Ensures efficient internal circulation and strong connections to the wider transport network, with a focus on sustainable modes.

Movement Hierarchy: Guides the layout of streets and routes to prioritise walking, cycling, and public transport, while supporting safe and efficient travel for all users.



Nature - Enhanced and optimised

One Horton Heath puts natural capital at the heart of the development by integrating existing, and incorporating new, natural features that support quality of place, biodiversity and water management. Access to nature will be available for all.

SWOT Analysis: Highlights site strengths and connections while identifying edges and underused areas needing careful landscape strategies.

Nature Framework: Integrates green and blue infrastructure to boost ecology, manage drainage, and connect the community to its rural surroundings.

Access to Nature & Green Infrastructure Typologies: Explores diverse green space types that blend natural landscapes with daily life, improving community access to nature.

Connected Waterways Framework & Blue Infrastructure Typologies: Enhances water management through wetlands and raingardens, reducing flood risk and supporting biodiversity and public amenity.

Planting Characters: Uses native species and meadow mixes to enhance biodiversity, resilience, and visual quality across streets, parks, and edges.



Public Spaces - Safe, social and inclusive.

One Horton Heath will include attractive and well planned strategic green infrastructure incorporating natural features whilst open spaces within neighbourhoods will be supported by high quality urban realm. Together the development will encourage play, physical activity, health, well-being and social inclusion.

Public Space Framework & Public Space Typologies: Defines activity zones from public mixed-use to community spaces, linked by a street hierarchy. Includes squares, parks, greens, and play areas that support movement and social interaction.

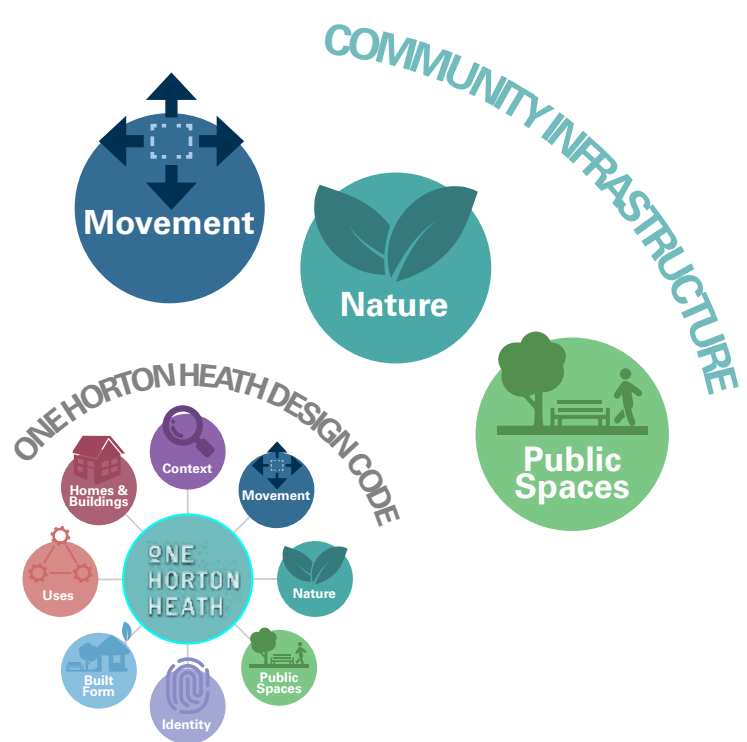
Mixed Use Framework & Mixed Use Typologies: Connects the masterplan with local social spaces featuring active frontages, maintaining a rural scale and supporting future shops and public squares.

Places for the Community & Community Typologies: Creates a connected network of community spaces blending social and natural areas, centered near Horton Heath to integrate new and existing residents.

Network of Play & Play Typologies: Provides a layered play network for 2,500 homes with Destination, Neighbourhood, and Nature Play, encouraging local and natural play opportunities.

Street for People & Street Typologies: Designs streets prioritizing people alongside vehicles, with a hierarchy from busy main streets to quiet back streets, all including paths, cycle lanes, and seating.

Public Realm Materiality: Indicates the form, colour, materials, and textures shaping the character and quality of shared outdoor spaces.



2

MOVEMENT

- ACCESS & MOVEMENT
- MOVEMENT HIERARCHY

MOVEMENT

The movement promotes sustainable and accessible travel through a clear hierarchy that prioritises walking, cycling, and public transport. A well-connected network of pedestrian and cycle routes links key destinations such as the local centre, school, other community facilities, while dedicated leisure paths support wellbeing and placemaking. The tiered street network ensures safe, efficient movement across the site. The approach supports long-term behavioural change and strengthens connections within the wider transport network.

- Prioritise walking and cycling as the primary modes of movement within and beyond the site.
- Integrate a clear movement hierarchy that supports legibility, placemaking, and sustainable travel.
- Ensure safe and direct pedestrian links to key destinations, including schools, local centres, and transport hubs.
- Provide a connected network of cycle routes catering to all abilities, from commuter to leisure cyclists.
- Incorporate dedicated leisure walking and cycling routes as part of the green infrastructure strategy.
- Locate bus stops strategically across the site, with a central bus hub at the Local Centre.
- Ensure access to wider transport connections, including rail stations, public rights of way, and regional road networks.
- Design distributor roads to minimise congestion while discouraging rat-running through residential areas.
- Align all street types to a clear hierarchy, from primary distributor roads to mews and homecourts.
- Deliver new infrastructure that repairs broken links and promotes long-term sustainable travel behaviours.



2.1 ACCESS & MOVEMENT

Access and movement are fundamental components of any major development with a direct bearing on the Masterplan.

This importance is both internal and external. Internally, it is imperative that users are able to move efficiently around the site. Externally, it is important that users are able to move efficiently to key destinations, including larger transport hubs; and, that the site contributes towards thoroughfare linkages to make travel more efficient. Underpinning all of this is the critical topic of sustainable transport – the access and movement principles can contribute enormously to encouraging the uptake of sustainable forms of transport.

Given the aspiration set out within the Project Overview, all consideration of access and movement follows a hierarchy which emphasis and priorities more sustainable modes of transport:

- Cycling and Walking
- Public Transport – including Bus infrastructure and access to Rail networks
- Electric Vehicles and Electric Pool Vehicles
- Private Cars

Additionally, there is an additional layer to the Cycling and Walking infrastructure – with some infrastructure being focussed more towards leisure walking and cycling rather than commuter traffic. This infrastructure would generally be ‘softer’ and less formal, assuming more priority on enjoyment and less on travel times. Any infrastructure which is primarily for leisure purposes would be in addition to the key routes shown here and is considered in more depth under Landscape and Green Infrastructure.

Horton Heath is located close to the centre of a movement network that, taken to its fullest extent, extends across the south coast and beyond. The village benefits from extensive access to existing rail, bus, vehicular, bridleway, cycling, and walking facilities.

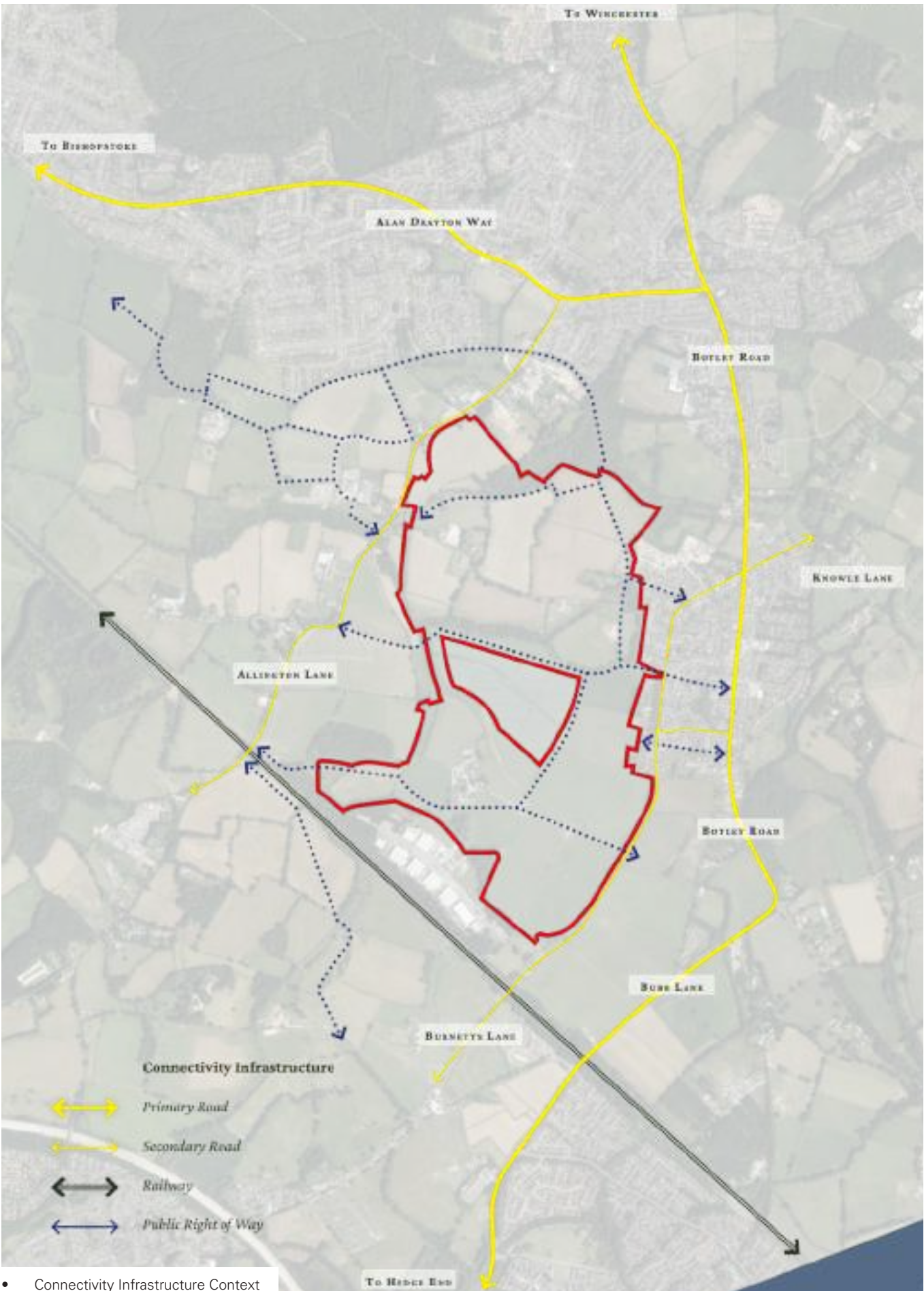
Whilst the submitted Transport Assessment supporting the application goes into far greater detail, it is clear that for the development to successfully integrate with and enhance these networks it must first appreciate their connections, key receptors and purpose and, secondly, propose high quality and accessible connections.

Taking the external connections first, there is a clear

network of Public Rights of Way (PRoW) that cross the site extend beyond towards Eastleigh, Botley, Hedge End and Fair Oak. Whilst many of these are ‘broken’ links and are frequently not of sufficient quality to attract regular usage, they present a key opportunity for the site to deliver its sustainable movement aims.

The proximity to Southampton International Airport, Eastleigh Train Station and the M3 and M27 respectively offer connections to wider travel options and ensure the site is attractively located. There is also a more immediate network to consider which includes Hedge End Station, existing bus stops and cycle links.

Whilst pedestrians can access the PRoW network and a series of footpaths adjacent to carriageways cyclists are less well served with the exception of ‘commuter’ or confident cyclists who can use the highway network. The bridleway network is particularly poor around Horton Heath.



• Connectivity Infrastructure Context

One Horton Heath offers the opportunity to be the ‘plaster of cohesion’ for the broken links that are present and reset behaviours to promote sustainable modes of transport.

A key network of pedestrian links are proposed across the site which strategically link into the wider network. The downgraded Fir Tree Lane will offer safe east-west access from the existing Horton Heath across to Fir Tree Farmhouse whilst the downgraded Chalcroft Lane offers safe east-west access across the southern part of the site. The existing PRow that runs north-south through the site connects these two points and integrates the Local Centre, formal sports provision and Primary School. Improving footpath 7 to the east of the Local centre offers a key link between existing Horton Heath and the proposed development.

Wider connections will be linked with no footpath simply ‘ending’. Access towards Hedge End Station is provided by footpath to the south-east with the same towards Eastleigh, via Allington Lane, to the south-west. Connections towards Fair Oak and Lapstone Playing Fields connect to the north-east.

Cycling is at the heart of the sustainable movement strategy and the development caters for cyclists of all abilities. Commuter or confident cyclists can pass through the site on a dedicated cycle link alongside Chalcroft Avenue. Confident recreational cyclists or those who simply value the journey over the destination can use dedicated cycle links adjacent to the secondary road network. For those true leisure cyclists, those less confident or younger cyclists can use segregated cycle links that do not run adjacent to arterial roads but pass through residential areas.

To support this approach key cycle links largely follow pedestrian permeability with links through the site and beyond to connect key receptors such as the Local Centre, the Primary School, Hedge End Station and Fair Oak and Eastleigh.

A highway network that can accommodate buses to the key receptors on site is equally important to promote sustainable transport options and reduce dependency on the private motor vehicle. The development therefore prioritises a ‘bus hub’ in the Local Centre with key secondary stops at the employment area in the south

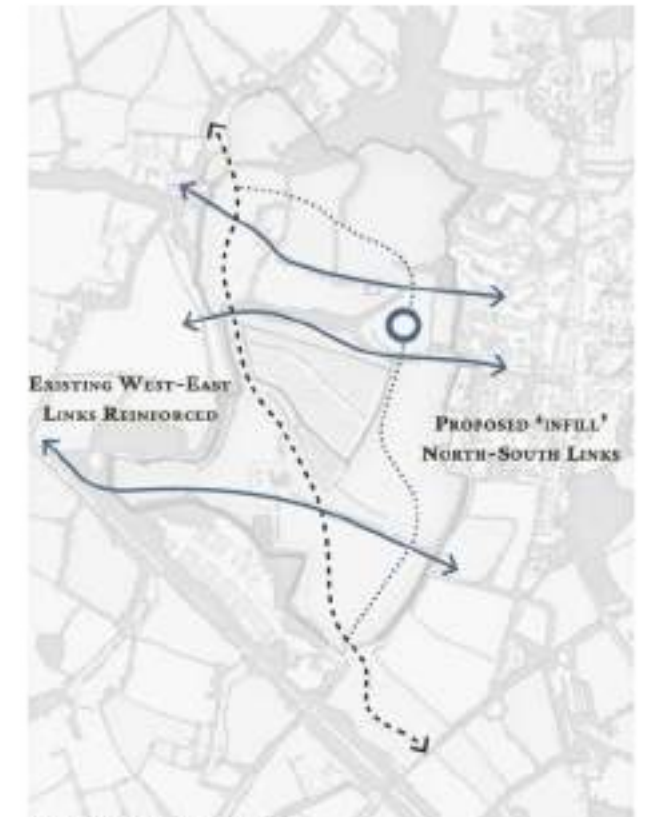
and near (if not immediately at) Fir Tree Farmhouse in the north. This will be supported by other bus stops without the site as determined in dialogue with local bus operators.

The delivery of The Avenue will alleviate congestion through Horton Heath and provide the necessary connectivity from north the south through the area. Traversing to the west of the Solar Farm the route runs adjacent to the Chalcroft Watercourse and takes a landscape led route through the site whilst minimising its exposure to adjacent residential development. The existing Solar Panels that will be displaced are accommodated to the south of the Solar Farm.

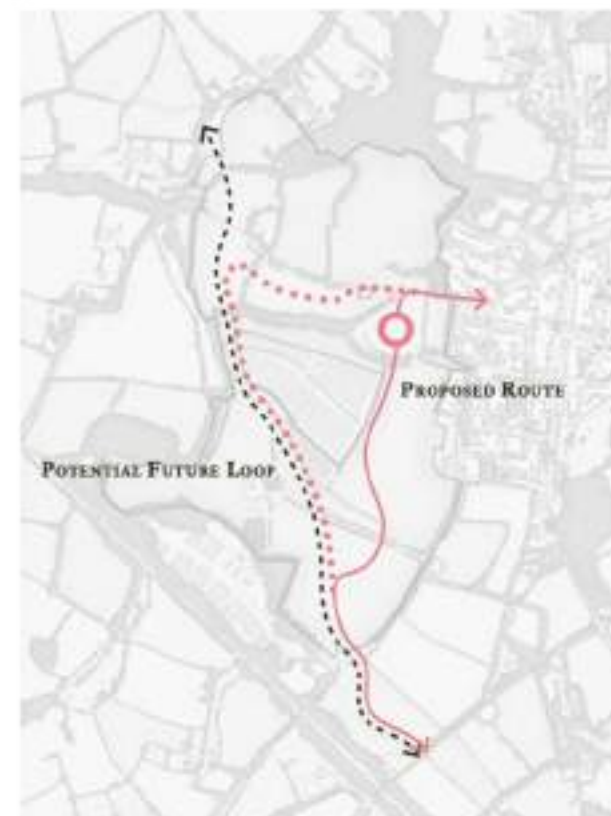
A key secondary highway network is proposed through the site to link The Avenue with the Local Centre in a convenient manner but also one which, to not undermine the purpose of The Avenue, will not encourage as expedient progress. The Secondary network of roads must not serve as an alternative to The Avenue and allow ‘rat-running’ at peak travel times. Indicative access points are shown into the respective residential parcels and are all aligned to minimise the number of incursions necessary into the Green Infrastructure.



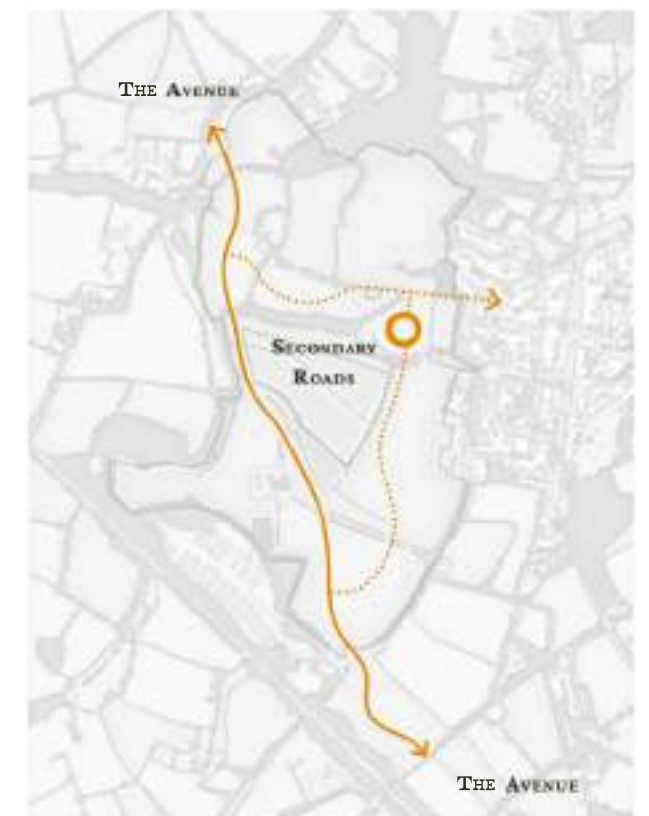
• Pedestrian Connectivity Concept



• Cycle Connectivity Concept



• Bus Connectivity Concept



• Highways Connectivity Concept

2.2 MOVEMENT HIERARCHY

The opportunities to move through the site and within the site are multiple. This section sets out how the movement hierarchy can support legibility and placemaking.

The movement features are assessed in terms of the following hierarchy and the adjacent masterplan applies this coding to the entire site. Furthermore, the subsequent page illustrates detailed examples of each tier of the hierarchy.

The Avenue 01

Tier 1- Distributor

A tier 1 distributor route through the site providing connectivity through the site primarily for Borough wide benefit.

Cycle Greenway 02

Tier 2-Internal Distributor

Providing connectivity north-south through the site for wider benefit in addition to key segregated cycle access for those using and moving around the site.

Foxwood Road 03

Tier 2-Internal Distributor

A tier 2 distributor route providing connectivity within the site including to the Local Centre.

Fir Tree Lane West 04

Tier 3- Access Way

Providing connectivity east-west through the northern part of the site for wider benefit in addition to key segregated cycle and pedestrian access for those using and moving around the site.

Fir Tree Lane East 05

Tier 3- Internal Distributor

Providing connectivity east-west for all traffic along the alignment of the existing road Fir Tree Lane.

Chalcroft Tolls 06

Tier 2-Internal Distributor

Providing connectivity north-south through the southern part of the site for wider benefit in addition to key segregated cycle and pedestrian access for those using and moving around the site.

In-Parcel Access Roads

Tier 3- Access Way

Tier 3 access roads providing connectivity within parcels in addition to direct access to dwellings.

In-Parcel mews courts

Tier 4- Urban Spaces

Tier 4 urban spaces providing residential access.

In-Parcel Homecourts

Tier 4- Urban Spaces

Tier 4 urban spaces providing residential access.

The movement hierarchy plan is also annotated with the mode of transport anticipated in the main movement corridors. All modes of transport are to be treated equally and the mode of transport should not the movement corridors hierarchy.

Key:

- Site Boundary
- Vehicular Road
- Cycle & Pedestrian Route
- PRoW

HIERARCHY OF MOVEMENT



• Movement Hierarchy Plan



3

NATURE

- SWOT ANALYSIS
- NATURE FRAMEWORK
- ACCESS TO NATURE
- GREEN INFRASTRUCTURE TYPOLOGIES
- CONNECTED WATERWAYS
- BLUE INFRASTRUCTURE TYPOLOGIES
- PLANTING CHARACTERS

NATURE

Nature plays a central role in shaping the identity of One Horton Heath, with green corridors and natural landscapes seamlessly integrated into the fabric of the development. The masterplan prioritises the preservation and enhancement of existing natural features, including mature trees, hedgerows, and ecological habitats, while introducing new green infrastructure that supports biodiversity and promotes wellbeing. Residents are offered a strong connection to the outdoors. These natural assets not only provide ecological value but also define the character of neighbourhoods, fostering a sense of place and encouraging sustainable, healthy lifestyles throughout the community.

- Preserve not just the rural character, but also improve the natural green open spaces.
- Improve the wet natural habitats within the site, enhancing them for both biodiversity and amenity value.
- Provide wide, accessible green spaces that allow reconnection with nature.
- Allow people to participate in the well-being of their environment, fostering a sense of kinship with nature.
- Connect the larger natural landscape to the built environment, linking separated areas through continuous natural habitats to support wildlife.



3.1 SWOT ANALYSIS

A SWOT analysis of the site shows areas ways in which the site may be explored and enhanced, making use of the strengths and identifying key opportunity areas.

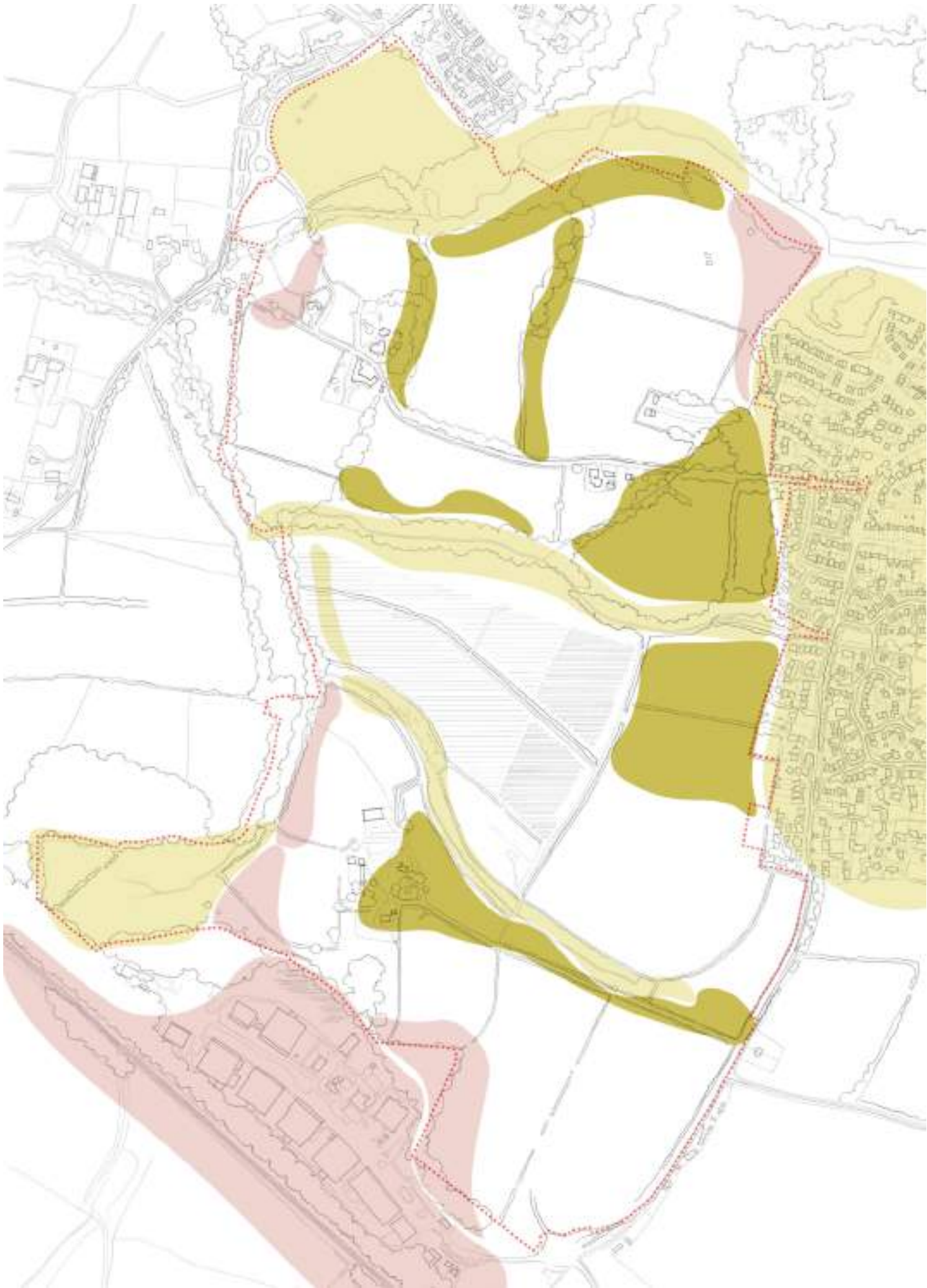
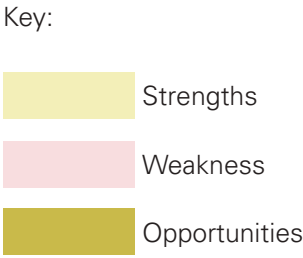
Strengths are features already inherent to the site. The site is currently well situated with existing residential areas in close proximity.

The existence of waterways streams, marshes and improved grasslands also give us the opportunity to enhance and explore green corridors.

The site also has its weaknesses that are areas to make a note of at an early stage within the design that would allow us to mitigate future threats that may arise form them.

It is important to note that the site lies very close to an industrial park towards its edge surrounded by woodlands and is also very close to a train line. If these edges are not treated with care, they can raise concerns due to anti social behaviours increasing risks to security.

Similarly narrow woodland edges may develop into scrubland and areas that are not well utilised. Using landscape strategies around these areas may mitigate and improve the these areas.



3.2 NATURE FRAMEWORK

The wider principles set forward in the earlier pages have helped develop the wider green and blue infrastructure that would help support the future community, alongside the grey infrastructure discussed in previous chapters. The framework gives an overview of the improvements and enhancements that are being carried out across the masterplan.

At a macro level, as discussed the site maintains touch with the rural context, creating accessible green spaces for the larger community. Waterways are also improved throughout the masterplan.

On a microlevel the masterplan shows pockets of green spaces for the community within the neighbourhoods and accessible areas along the rural edges, fostering a sense of stewardship. Greening of streets through planting and streets trees as well as the introduction of swales help maintain the larger natural wildlife corridors.

Key:

- Site Boundary
- Rural Edges
- Woodland Verges
- Community Planting
- Landscaped Amenity
- Improved Riverways
- Wetlands and Attenuation Basins
- Raingardens and Swales



3.3 ACCESS TO NATURE

The community's access to their natural surroundings is highlighted through the various typologies that have been explored within the green spaces framework.

The typologies broadly allow us to explore the edge conditions of the neighbourhoods and how to integrate nature within the everyday lives of people.

The natural green spaces, that form the part of the master plan therefore allow for a wider network of accessible green, allowing the community with a vast array of green spaces to explore. The typologies range from dealing with natural settings to well maintained green spaces for the public to enjoy.



Woodland verges



Amenity Landscapes



Community growing



Rural edges





Rural areas at the edges of neighbourhood parcels connecting to the wider countryside



Traditional Orchards as spaces for community that is also a key priority habitat supporting a diverse range of wildlife



Woodland verges forming as existing hedgerows have been allowed to grow out

3.4 GREEN INFRASTRUCTURE TYPOLOGIES

RURAL EDGES

The rural edges form the edges of the neighbourhoods. They provide means for the new residential settings to bleed into the wider rural surroundings.

The rural edges would have their own unique habitats as specified by the ecologists and according to the Biodiversity Net Gain strategy for the site. These habitats can therefore range anywhere from woodland pastures, acid grasslands to grazing marshlands and wet meadows.

The rural edges would be key to integrate the new residences within the natural settings, thereby helping connecting the wider landscape to the more intimate feeling of having nature in your back yard.

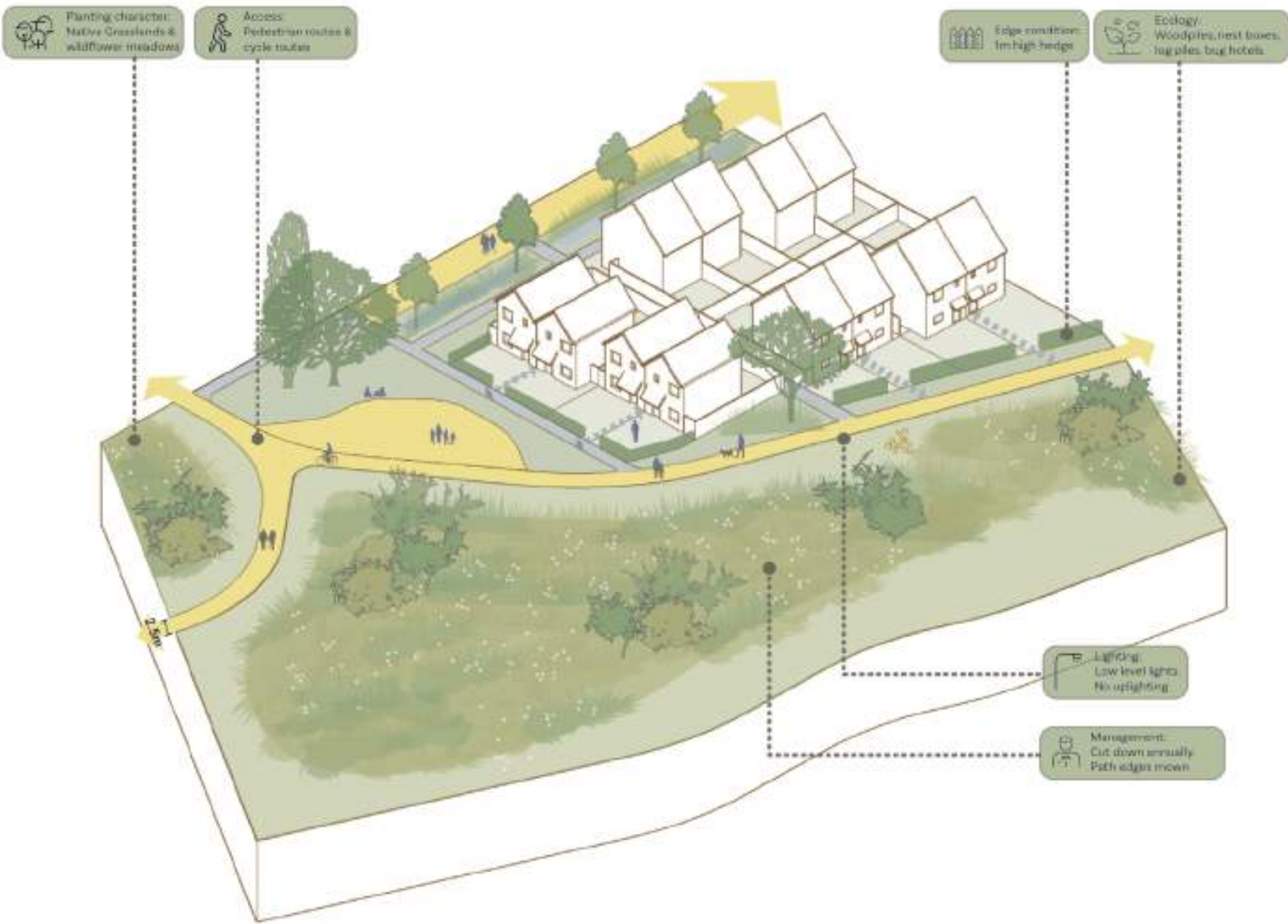


The design codes for the rural edges thus focus on the edge conditions, and access and interactions of people with the natural edge and boundary of the neighbourhoods.

Having the edges of the buildings with looser vegetated and planted edges keeps to the naturalistic feel of the boundary condition while also maintaining permeability and sight-lines.

Lighting levels are kept low to cause minimum disturbance to wildlife, while access routes on hoggin paths help maintain the rural feel.

Feature	Design Codes	Rationale
Edge condition	1m high hedges	Loose and natural edges that help visually connect to the natural surroundings
Planting Character	Native grasslands or wildflower meadows	Encouraging large areas of acid grasslands that are helpful for wildlife
Ecological Enhancement	Nest boxes on trees, log piles and woodpiles, bug hotels	To encourage the rural edges as habitats and not for amenity value only
Access	2-3m wide hoggin paths as access for pedestrians and cyclists	Circulation routes on the edge of the built form needs to be maintained. Hoggin helps support ground nesting insects while also maintaining the rural feel
Lighting	Low level warm lighting with no uplights. Lighting to illuminate paths only and not provide unnecessary glare	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Cut down annually, edges of paths mown.	Allows for the natural habitats to be maintained while the mown edges provide visual appeal
Stewardship	Signage to inform residents on dos and don't as well as information on wildlife potentials	Entourages responsible engagement with natural surroundings helping residents to take better ownership of natural spaces
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



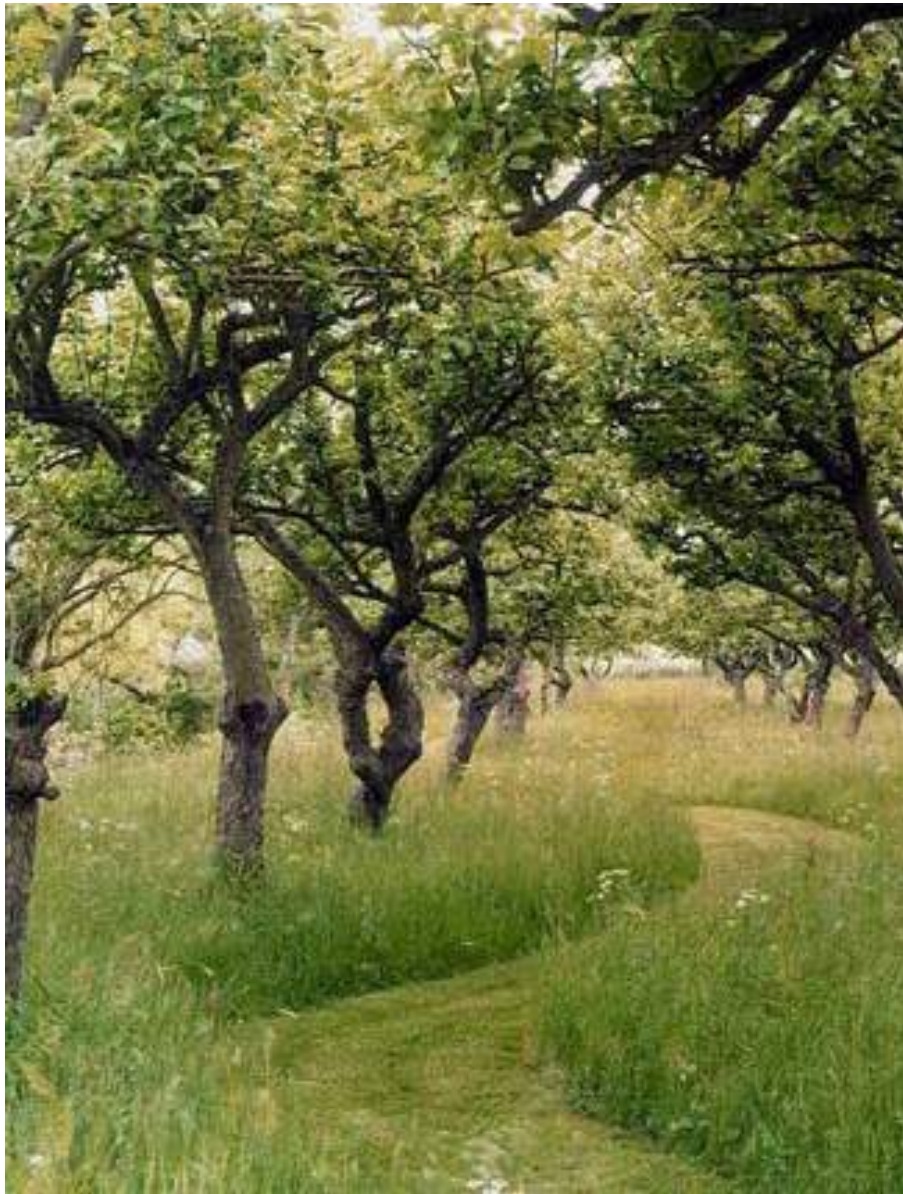
WOODLAND VERGES

Spaces between the neighbourhood parcels are currently inhabited by existing hedges and rows of woodlands.

The current linear boundary lines will be allowed to grow out overtime to form woodlands with dense scrub understoreys. Well maintained and managed these could then form important habitat rich areas what are of high amenity value as well as supporting a wide variety of wildlife.

Well managed woodlands will improve people’s associations with dense woodlands and help improve their socio cultural importance.

These areas would be permeated through paths, therefore preventing these areas from being under utilised boundary lines, thereby maintaining connection, visual and otherwise between the parcels.

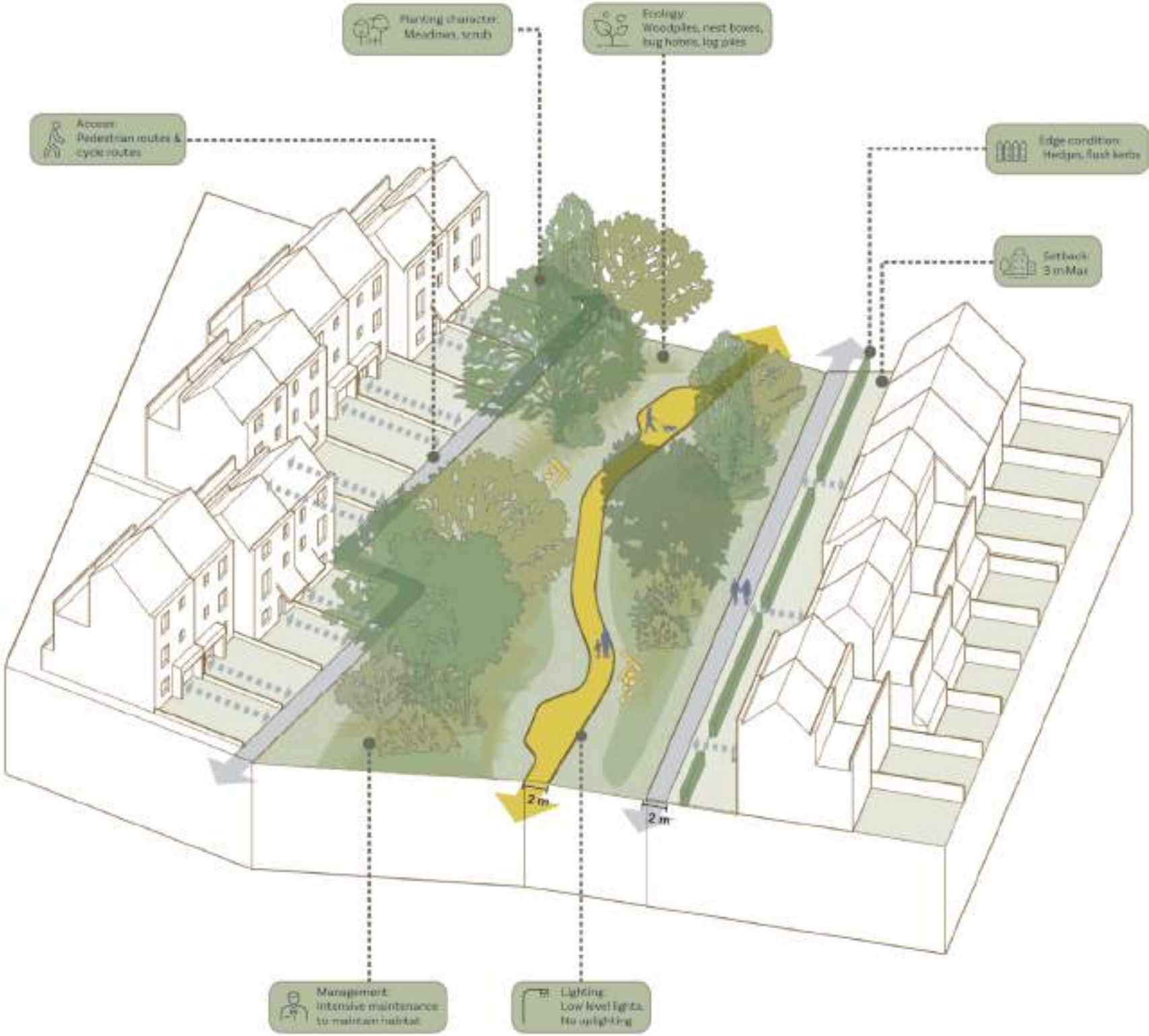


The woodland verges have been designed with the intention to have the hedgerows grow out and establish areas of woodland understorey and woodland edges.

These can have intensive management regimes such as coppicing and by introducing interesting woodland understorey planting such as wood anemones and bluebells.

Thinning out these boundary areas in parts, could allow for paths through them allowing the residents to enjoy these natural habitats.

Feature	Design Codes	Rationale
Edge condition	Hedges or open boundaries with flush kerbs	Keeping fronts informal allows for an informal rural feel
Planting Character	Native grasslands or wildflower meadows, shrubs in existing hedgerows allowed to grow out	Allowing hedgerows to grow, retaining existing hedgerows for biodiversity. Allows for a range of woodland and scrubland habitat types to develop
Ecological Enhancement	Nest boxes on trees, log piles and woodpiles, bug hotels	To encourage the woodland areas as habitats and not for amenity value only
Access	Access for pedestrians and cyclists	Allows woodland edges and in-between areas to still be used as social spaces. Having access to these spaces would also encourage stewardship.
Lighting	Low level warm lighting with no uplights. Lighting to illuminate paths only and not provide unnecessary glare	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained intensively to encourage habitats, edges of paths mown.	Allows for the natural habitats to be maintained while the mown edges provide visual appeal
Stewardship	Signage to inform residents on wildlife potentials. Building fronts facing on to habitats	Encourages responsible engagement with natural surroundings helping residents to take better ownership of natural spaces
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



COMMUNITY GROWING

Community growing areas have been included within the design of the masterplan and the natural open space design of the area.

Community growing areas allow the community to take ownership their surroundings directly. These spaces also allow for a diversity of insect life and a range of plant species to flourish that is not intensively managed and thus are considerably healthier ecosystems than arable fields.

Community growing environments could also include traditional orchards which are currently in the list of priority habitats in Hampshire. Community orchards could mimic existing orchards within the existing Horton Heath setting, thus extending an existing local identity into the new development.

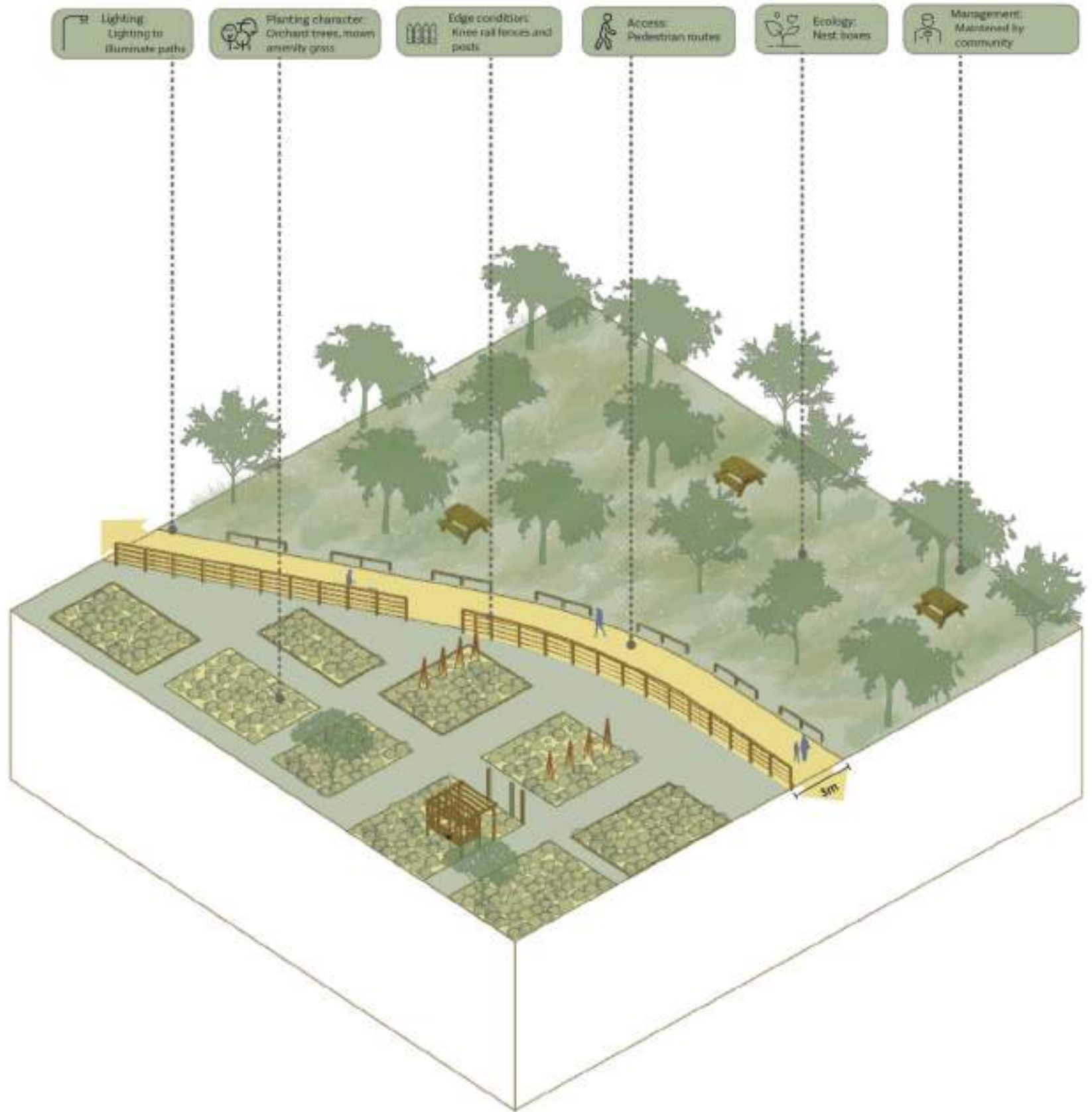


Community growing areas can be of high biodiversity value and support wildlife while also enriching the lives of inhabitants.

By design, these areas should have a rural feel, which can be attained by the introduction of timber fences, picnic benches and hoggin paths. Paths through the allotments and orchards can be mown grass paths keeping these environments soft and light touch.

Community growing areas can be improved ecologically with the introduction of nest and bat boxes as well as pollinating insect habitats.

Feature	Design Codes	Rationale
Edge condition	Knee rail fences and posts.	Defines the edges of the growing areas
Planting Character	Orchard trees with mown amenity grass with wildflower meadows; Community allotments with combination of mown grass paths and gravel paths	Allows for an increase in green and increases biodiversity, species and nourishes vulnerable habitats. Traditional orchards are a Priority habitat
Ecological Enhancement	Nest boxes on trees	To encourage and nourish insect and bird habitats
Access	Access for pedestrians only	Orchards and allotments to be access for growing and maintenance only
Lighting	Lighting along social spaces only. Lighting to illuminate paths only and not provide unnecessary glare	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained by community as part of the growing season	Allows and nurtures community engagement
Stewardship	Plants are grown and maintained by the community	Encourages community and residents to take ownership of land
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



AMENITY LANDSCAPE

Areas of amenity landscape have been also included as a green infrastructure typology.

This typology is just as important as the natural spaces as it allows people to be out in maintained open natural areas. It is proven to bring huge benefits to the health and well being of a community as it allows people to socialise frequently in large groups.

Amenity landscaped spaces also provides the built form to easily blend into the natural settings, and also allows for the visual appeal to be enhanced in other areas that would be under utilised.

Amenity grass areas are also an essential part of the rural sociocultural fabric, while landscaped and planted areas can provide benefit to biodiversity by supporting pollinators year round.

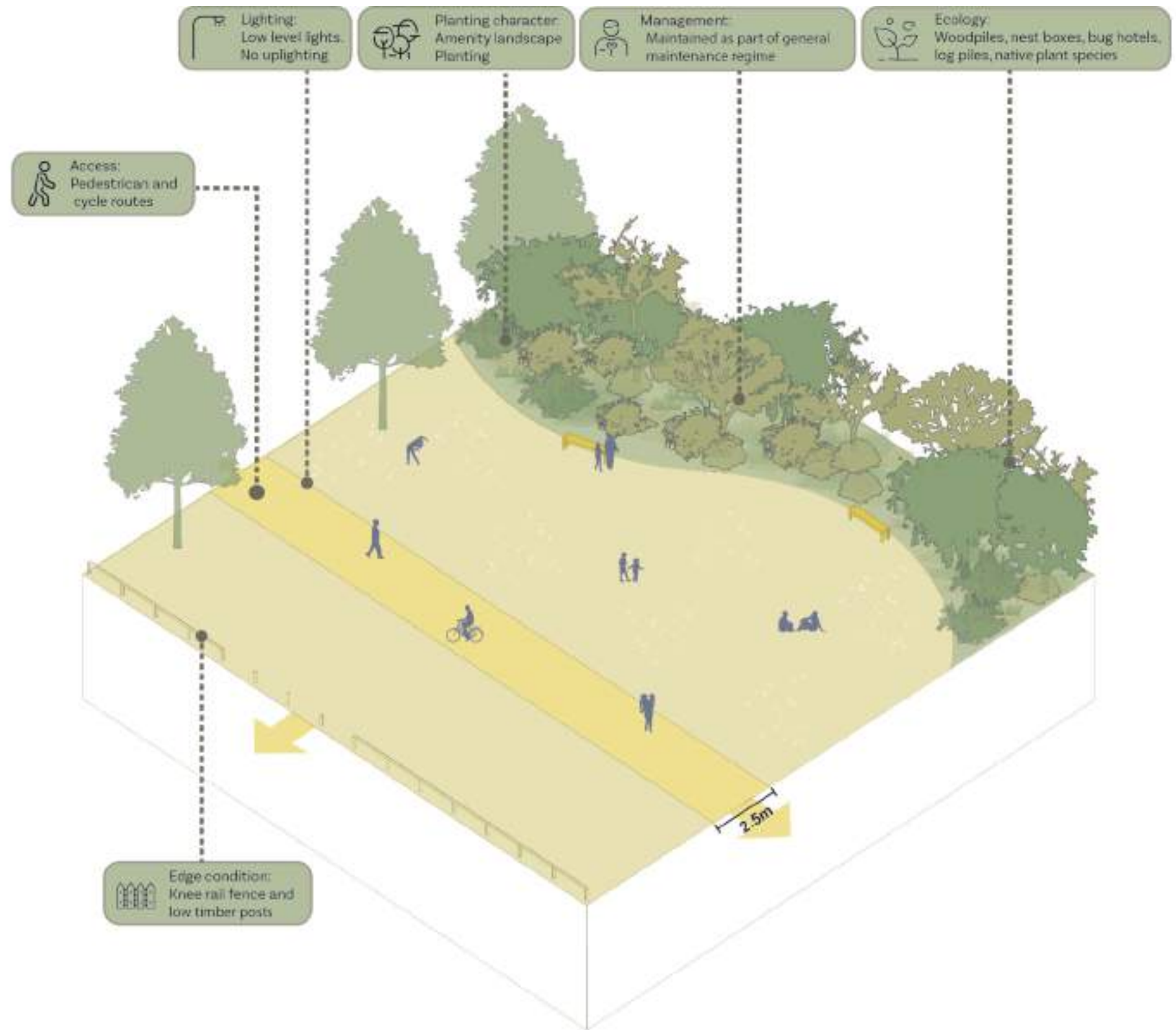


Amenity landscape areas are designed to be widely accessible. They would usually have large areas of mown amenity grass areas. These may be dotted with trees and have perennial planted beds bordering it.

Edge conditions of the amenity areas would also be quite simple and would allow for easy pedestrian permeability. These areas would usually also include paths that would be accessible by cyclists and pedestrians alike.

These areas would be regularly managed, more intensively during summer months. They can also be enhanced ecologically with the inclusion of insect habitats, and native plant species that are preferred by pollinators.

Feature	Design Codes	Rationale
Edge condition	Knee rail fence and low timber posts	Defines the edges of landscaped amenity areas
Planting Character	Amenity landscapes, parkland trees and street trees	Encouraging social activities in open spaces, allows for greening of the public realm
Ecological Enhancement	Nest boxes on trees, log piles and woodpiles, bug hotels. Including native plant species with high biodiversity value	To encourage wildlife and enhance biodiversity within amenity landscape setting.
Access	Access for pedestrians and cyclists	Circulation routes as part of the amenity landscaped areas
Lighting	Low level lighting with no uplights Lighting to illuminate paths only and not provide unnecessary glare	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained as part of general maintenance regime	Allows for the landscapes to be well maintained
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



3.5 CONNECTED WATERWAYS

The site would also have an efficient blue infrastructure network, that makes use of the waterways and streams existing within it.

The framework explores the distribution of water through out the site and improvements brought to the mitigation of flood risk through the introduction of new typologies such as Wetland and attenuation basins, raingardens and permeable surfaces.

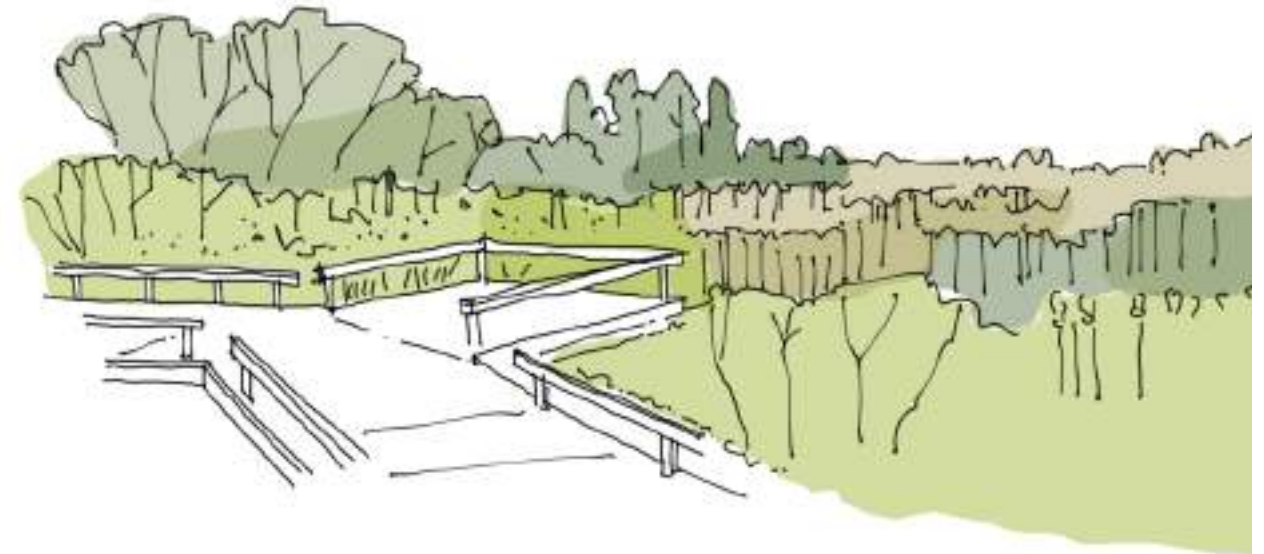
The aim of these typologies is to make use of water in sustainable ways, thereby reducing the risk of over flooding of rivers, improving biodiversity and also use them as means of irrigating planted streets.

Introducing a thorough frame work of blue infrastructure allows us to put together a thorough regime of sustainable water management techniques, while also using it to enhance the amenity value.

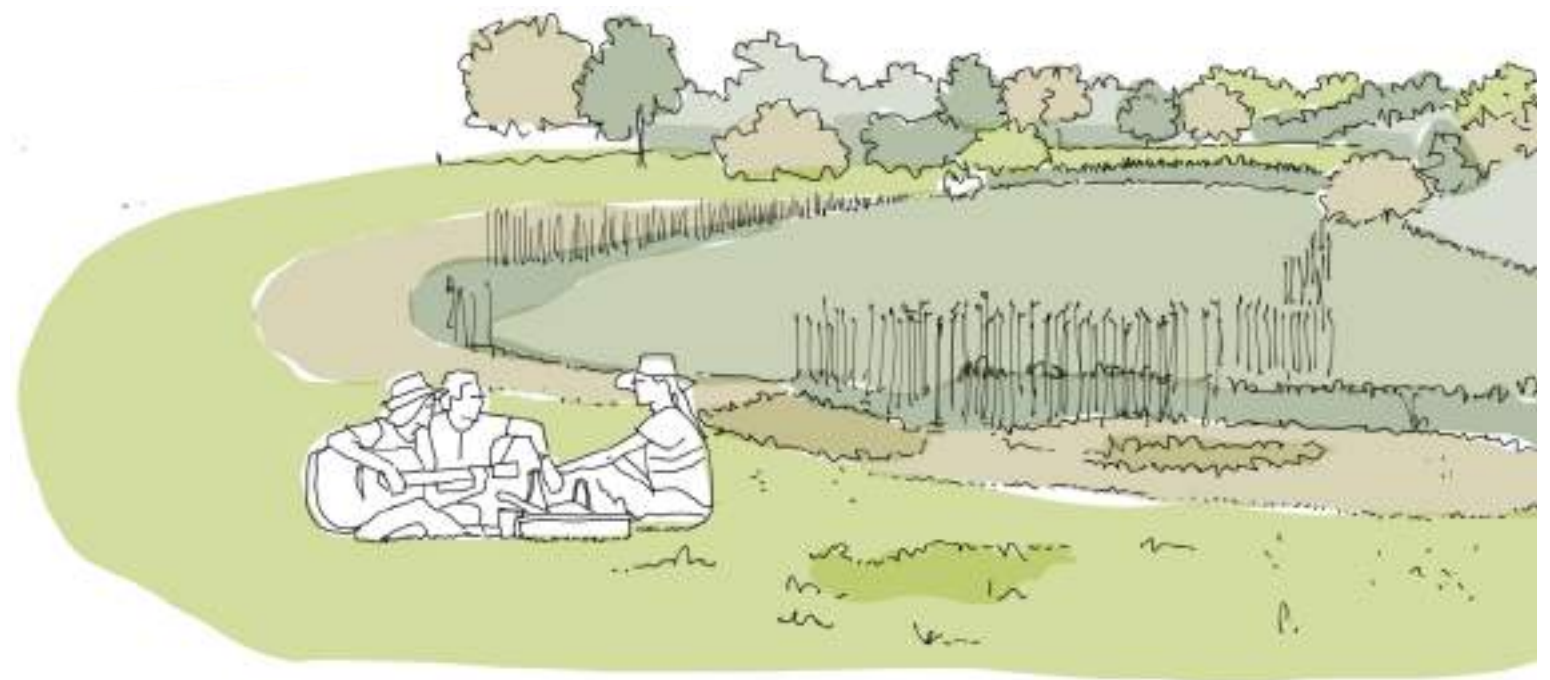




Stream morphologies improved to form better environments for habitats



Wetland areas and spaces around the improved streams can hold high amenity value



Attenuation basins can be turned into wider and more expansive wetland areas improving biodiversity

3.6 BLUE INFRASTRUCTURE TYPOLOGIES

IMPROVED RIVERWAYS

The site benefits from an existing network of streams that flow into the River Itchen which is a protected chalk stream.

There is an opportunity within the design natural open spaces to enhance these streams into habitat rich riparian corridors. These can be done by enhancing the banks of the streams, improving the morphology of the stream and by improving the wetland mosaic around rivers.

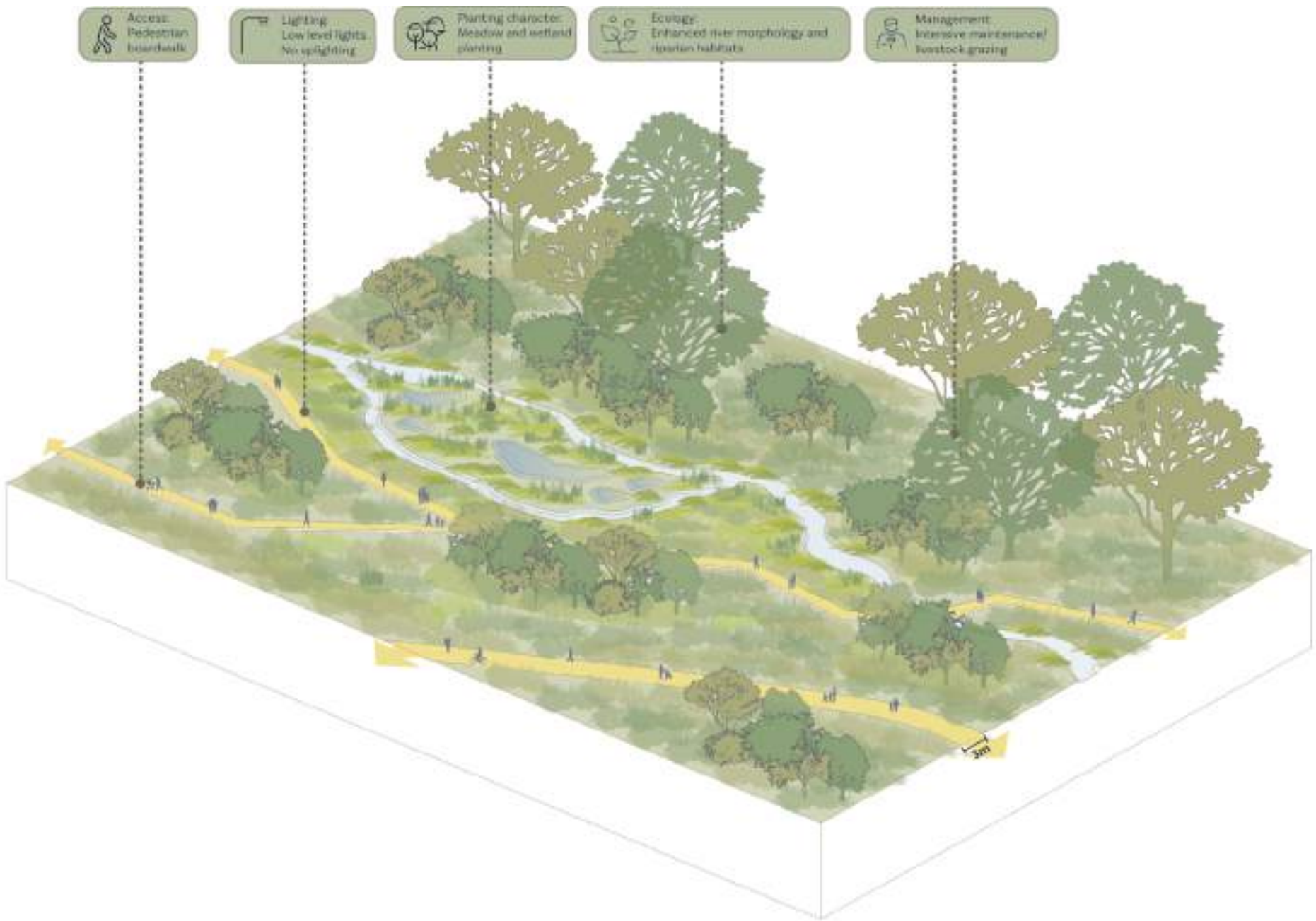
Enhancing waterways greatly help mitigate the risk of flooding downstream and in surrounding residential areas where excess run-offs from hard surfaces can prove to be too much for the rivers to hold downstream. Increasing the permeability and porosity of areas around rivers help hold more water in the ground while also improving the surrounding habitats.



The specifics of the design and improvement techniques for rivers can be found in the Manual of River Restoration Techniques. The manual shows various techniques to improve the quality of habitats around rivers, raising amenity value and reducing flood risks.

The design code aims to broadly designed to address its interaction with the surrounding houses and with residents using them on a regular basis. Access is to be granted to the rivers edges through the means of pedestrian boardwalks with occasional bridges to be used as crossings.

Feature	Design Codes	Rationale
Planting Character	Meadow and wetland planting	Encouraging well considered and managed wetland habitats
Ecological Enhancement	Enhancement to river morphology. Enhancement to be according to ecologist suggestion.	Improving the habitat and morphology of the rivers will support a wide range of habitats while also reducing the risk of flooding in the surrounding areas.
Access	Access for restricted to boardwalks	Helps with habitat development and maintenance. Wildlife is not disturbed by pedestrians
Lighting	Low level warm lighting with no uplights. Lighting to illuminate paths only and not provide unnecessary glare, Lighting to take into consideration bat movement zones.	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained either intensively or through grazing as recommended by ecologist	To encourage habitat development and creation of diverse wildlife habitats
Stewardship	Signage to inform residents on dos and don't as well as information on wildlife potentials. Volunteering opportunities for maintenance of habitats	Encourages responsible engagement with natural surroundings helping residents to take better ownership of natural spaces
References	Refer to BNG Plan for details on habitats and specific environmental conditions. Refer also to the Manual of River Restoration techniques for details on enhancement measures	Documents to adhere to as part of the planning process



WETLANDS AND ATTENUATION BASINS

Wetlands and attenuation basins will be introduced into the masterplan in order to mitigate excess run offs that may be generated due to the introduction of hard built surfaces.

Introducing wetland edges to attenuation basins and the rivers edges, would also improve the amenity value of the site and improve the visual appeal of the surroundings. The wetlands easily accessible by the nearby residences will improve their value due the access to large natural open spaces.

Wetlands and marshy areas are in decline throughout the UK. Thus the introduction of these allows for a wide range of habitats that sustain key species that are in decline, that depend on these habitats.

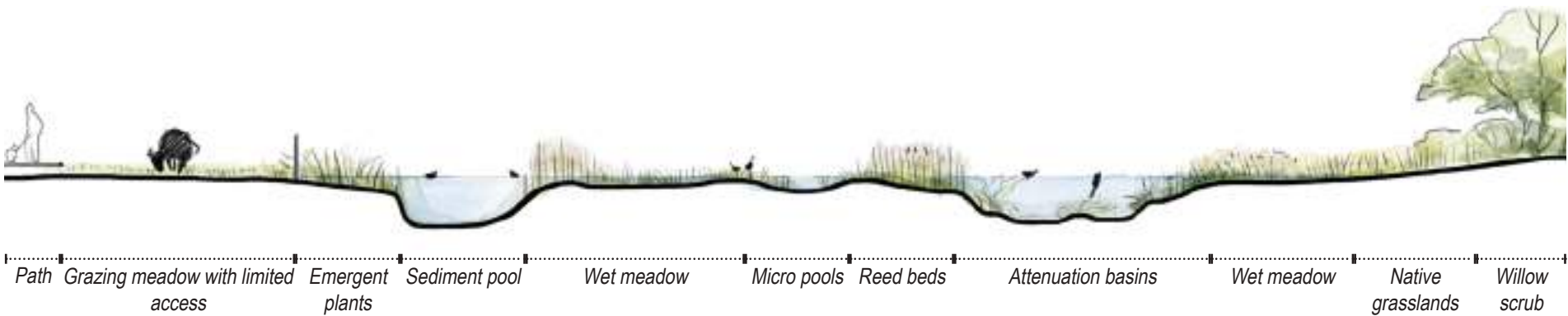
Wetlands, with reed beds and other aquatic plants also have an added benefit in reducing pollutants and nitrates in the water, helping keeping the waterways healthy. This is doubly important with much of this water flowing into the River Itchen and therefore possibly having impacts on the SSSI Itchen Valley Nature Reserve.



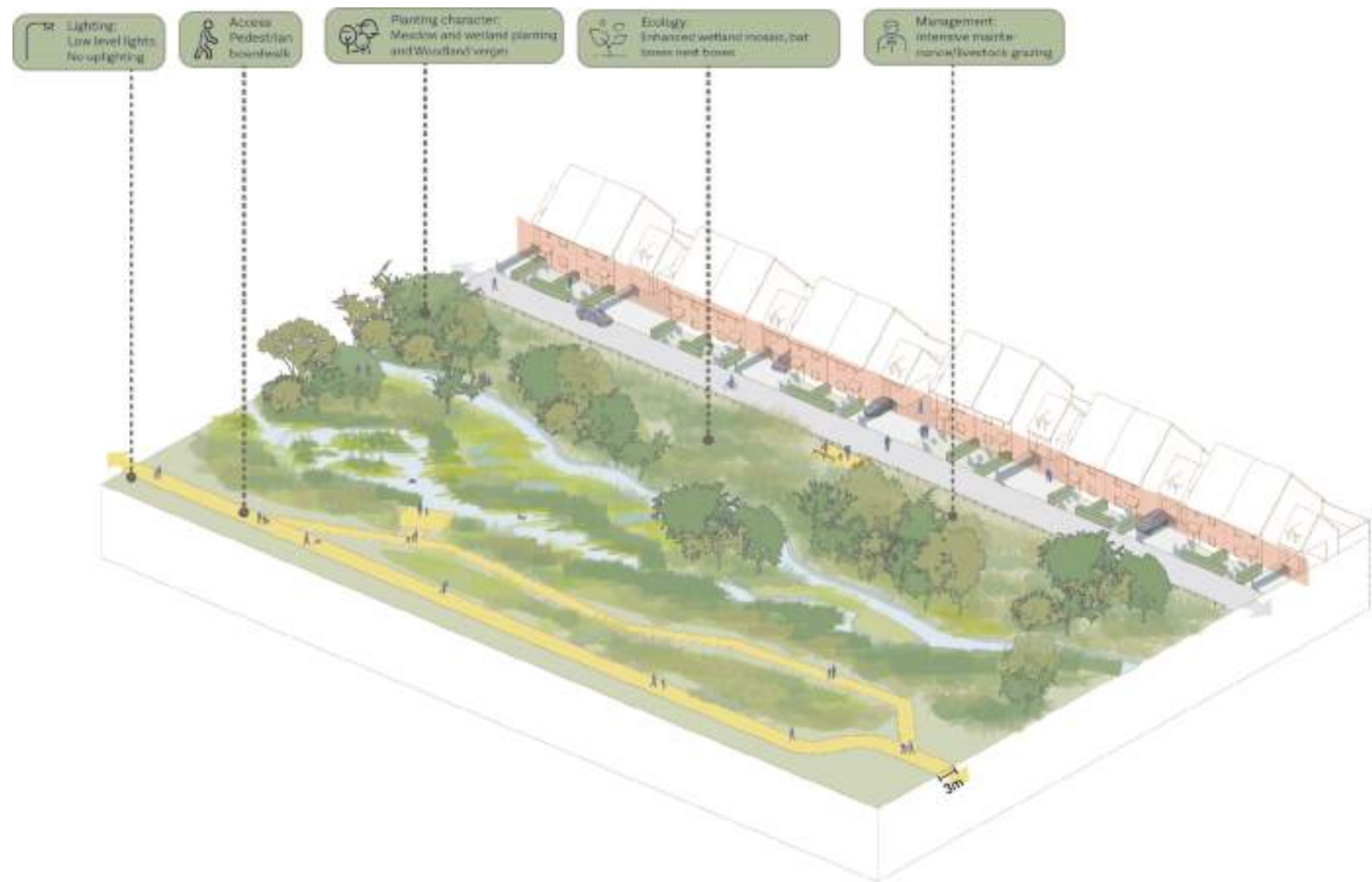
The wetlands have been designed around the riverways and attenuation basins in order to improve the habitat and biodiversity of these areas and also to help improve their visual appeal.

The wetlands should include a wide range of wetland morphology with gently sloping gradients with varying and undulating edges, in order to support a wide range of aquatic plants. Care should be taken to follow an ecologist’s guidance on ecological enhancement measures that can improve the habitat and biodiversity of these areas.

These wetland areas can be accessed through pedestrian boardwalks.



Feature	Design Codes	Rationale
Planting Character	Meadow and wetland planting and Woodland verges	Encouraging better biodiversity and wildlife value.
Ecological Enhancement	Creation of wetland mosaic. Enhancements to be according to ecologist suggestion. Banks should have irregular undulating topography.	Improving edges of attenuation basins to act as a wetland mosaic habitat will increase both habitat and amenity value.
Access	Access for restricted to boardwalks	Helps with habitat development and maintenance. Wildlife is not disturbed by pedestrians
Lighting	Low level warm lighting with no uplights. Lighting to illuminate paths only and not provide unnecessary glare. Lighting to be limited to specific times	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained either intensively or through grazing as recommended by ecologist	To encourage habitat development and creation of diverse wildlife habitats
Stewardship	Signage to inform residents on dos and don't as well as information on wildlife potentials. Volunteering opportunities for maintenance of habitats	Encourages responsible engagement with natural surroundings helping residents to take better ownership of natural spaces
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



RAINGARDENS AND SWALES

Streetscapes and hardscaped public realm areas would be designed with the inclusion of planted raingardens and swales. These would collect the water from impermeable surfaces and store it within the soil.

The raingarden helps to capture pollutants such as oils and heavy metals from run-offs, while the water gets held within air pockets in the soil cells. The excess water is taken up by the trees and planting thus reducing impact on drainage.

During excessive rainfall during winter months, the excess water, not used by planting, trickles into the drainage and into attenuation tanks within the site boundaries.

The raingarden in addition to providing a water management strategy can be useful in supporting wildlife and biodiversity.

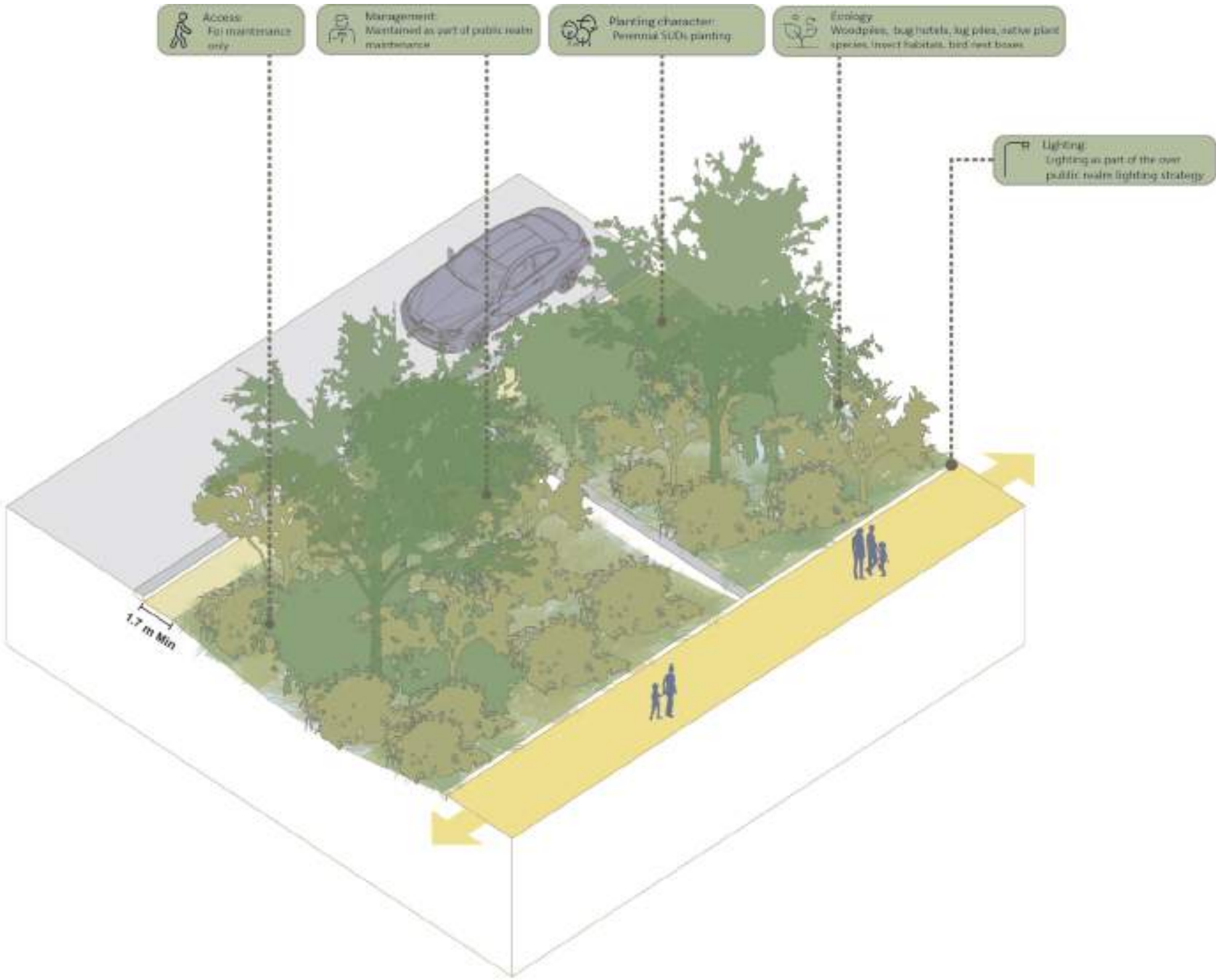


The swales would be designed into car parks and along side roads and areas of impermeable surfaces.

There are various examples of public realm areas of hardsurfaces that can be turned into raingardens through the use of soil cells and pavement support systems that prevent the compaction of soil. Innovative water management techniques should be used to allow surface water run-offs to irrigate perennial planted rain gardens.

Strategically placed insect boxes can help improve the wildlife value along the public realm through the streets while maintaining the wildlife corridors.

Feature	Design Codes	Rationale
Planting Character	Perennial SUDs planting	Greens streets and public spaces while also allowing for sustainable drainage and prevents run-offs
Ecological Enhancement	Nest boxes on trees, log piles and woodpiles, bug hotels. Including native plant species with high biodiversity value, Insect habitats, bird nest boxes.	To encourage wildlife within amenity landscape setting
Access	For maintenance only	Allows delineation of movement areas
Lighting	Lighting as part of the over public realm lighting strategy	Does not impede or disturb wildlife, does not increase light pollution in rural settings
Maintenance	Maintained as part of public realm maintenance	Allows for the landscapes to be well maintained
References	Refer to BNG Plan for details on habitats and specific environmental conditions	Documents to adhere to as part of the planning process



3.7 PLANTING CHARACTERS

The planting selection will involve a careful and strategic approach to ensure that the chosen flora not only enhances the aesthetic appeal of the landscape, but also supports local biodiversity, adapts well to the climate, and aligns with the sustainability goals of the development.

Meadow planting can be done with specialised seed mixes selected specifically for the conditions on site. These can therefore, quickly achieve desired visual goals while also being cost effective.

Specific plants can be highlighted in wetlands, such as the Stag Iris and meadowsweet, as well known native plants which impressive visual appeal when planted in large swaths or mixed within native wetland plants.

Native grass mixes and ornamental grasses would form an important part of any planting scheme. Mixing perennial grasses and not native evergreen species would be important when designing the planting scheme for the individual parcels. Native grass mixes such as the Tussock wild flower mix can provide visual appeal to the rural edges of neighbourhoods.

New hedgerows introduced into the masterplan can also positively affect biodiversity through the inclusion of native hedgerow species within mixes.

Trees selected for Streets, Parks and for Orchards and allotments will also have a significant impact on developing the quality of the spaces. The tree form should be suitable to the specific condition and public realm environments they are being planted in.



Cornfield Mixture



Lowland Meadow Mixture



Woodland Edge Mixture



Pond Edge Mixture



Marginal Mixture



Astilbe



Carex riparia



Fillipendula



Iris pserudacorus



Sesleria autumnalis



Meadow grass



Tussock Wild Flowers



Wildflower and mown grass



Miscanthus spp.



Stipa spp.



Cydonia oblonga



Espalier pear



Malus domestica



Malus domestica



Pyrus communis

In general terms the planting should maintain the following criteria:

- Plants must be suited to the temperate maritime climate, characterized by mild temperatures, moderate rainfall, and varying conditions across different regions
- Drought-resistant species should be considered to cope with increasingly unpredictable weather patterns due to climate change.
- Soil pH, fertility, drainage, and texture will determine the suitability of certain species.
- Plants that enhance soil health, such as nitrogen-fixing species, can be beneficial.
- Native species should be prioritized to support local wildlife, including pollinators, birds, and other fauna.
- Incorporating a mix of trees, shrubs, perennials, and ground covers can create a diverse habitat and promote ecological balance.
- Functional requirements, such as footpath shade, public space shade, windbreaks, and noise reduction, should be addressed through strategic planting.
- Low-maintenance and long-lived species are preferred to minimize resource use and maintenance costs.
- Plants with benefits such as carbon sequestration, storm water management, and air purification should be included.
- Consideration of the local heritage and cultural significance of certain plants can enhance community connection.



4

PUBLIC SPACES

- PUBLIC SPACES FRAMEWORK

- PUBLIC SPACE

- MIXED USE

- MIXED USE TYPOLOGIES

- PLACES FOR THE COMMUNITY

- COMMUNITY TYPOLOGIES
- NET WORK OF PLAY

- PLAY TYPOLOGIES

- STREET FOR PEOPLE

- STREET TYPOLOGIES

- PUBLIC REALM MATERIALITY

PUBLIC SPACES

Public spaces at One Horton Heath foster a vibrant and inclusive community. A rich network of parks, greens, public squares, and tree-lined streets connects neighbourhoods to key destinations, encouraging walking, cycling, and social interaction. Formal and informal play areas are integrated throughout, supporting children's play and nature-led exploration. These spaces serve as focal points for community life, enhancing the character of the development and promoting a healthy, active lifestyle for residents of all ages.

- Connect and enhances the public realm through a network of streets with varying hierarchies and functions.
- Establish a hierarchy of public spaces, from intimate local areas to larger community gathering spaces.
- Provide spaces that support social interaction, activities, and community well-being.
- Define neighbourhood identity with greens and squares that act as focal points for local social life.
- Create engaging, people-focused streets that encourage activity and strengthen community ties.
- Soften neighbourhood edges with quiet public spaces that transition into the surrounding rural landscape.



4.1 PUBLIC SPACES FRAMEWORK

The public spaces framework diagram as discussed in this page provides a broader framework of the different zones of activities focused on in this masterplan. The frame work provides linking activity corridors as a high level indication of activity.

This broad overview helps us understand the different grades and levels of activities and how they would potentially move from being more public spaces to being solely spaces for the community. Areas of mixed use activity areas are very public, drawing in a wider range of people from the surrounding villages. The community areas would be the next grade of activity down, providing socialising opportunities for the new residents and the immediate villages of Fair Oak and Horton Heath.

Play areas would have their own hierarchies, with destination play attracting people from both the immediate surroundings and spaces for the new residential parcels only.

Streets would then link these activity areas together while also forming their own unique set of hierarchy as they progress from more public areas of the masterplan to areas that are more public.

Key:

Site Boundary

Mixed Used Activities

Places for the Community

Play Network



4.2 PUBLIC SPACES TYPOLOGIES

The diagram on this page shows the individual typologies present within the broader envelope of the activity zones.

Squares and Active streets provide areas of interest and possible mixed use of the built form, allowing these places to be areas where people could come to from neighbouring villages.

Parks, allotments and greens form spaces that would cater to the activities of the local communities of new residents and the village of Horton Heath.

Play is categorised as destination play, neighbourhood play and nature play, situated sporadically throughout the masterplan and alongside active pedestrian or cycle routes.

Streets are then designed as the connecting elements to the masterplan public space typologies, connecting the neighbourhoods to the wider context and also to each other through grades of hierarchy.

Key:

	Site Boundary
	Squares
	Active Streets
	Parks
	Allotments
	Greens
	Destination Play
	Formal Play
	Informal and Nature Play
	Primary Road
	Secondary Road
	Access Roads
	Community Roads
	Back Roads
	Cycle and Pedestrian Routes
	PRoW



4.3 MIXED USE

Having zones and areas of mixed use activities help connect the masterplan in a way that is convenient for future residents. This allows buildings within these corridors to have interesting exemplary designs, with active frontages, and for there to be a break within the masterplan.

The diagram explores these typologies within these zones of higher levels of activity. The dispersion of the typologies throughout the masterplan helps give these stretches of otherwise residential use, areas to go to for social activities, without the need to travel to an urban centre.

Allowing a distinct zone would also help minimise the isolation of independent shops and may subsequently lead to the formation of a high street and public squares.



Active Street



Retail Square





Active streets with mixed use buildings, with active shop frontages



Squares within neighbourhoods or at the Local Center can be spaces to gather and also cater to temporary market stalls

4.4 MIXED USE TYPOLOGIES

ACTIVE STREET

Active streets can be introduced to the masterplan as areas of high public activity.

Allowing for the provision of streets with exemplary building typologies and interesting building lines and frontages allows for a break in the monotony of the rural residential fabric, giving people a place to gather and be.

Having the provision of these streets would also allow for shops or other community related buildings such as pharmacies and surgeries to exist as separate to the residential fabric.

High streets may eventually develop from these zones as a self excited process overtime, as the areas become better used and the number of people visiting the spaces increase.

These areas may also provide opportunities for independent businesses form neighbouring villages to open shops in new areas without having to compete with larger corporations and businesses. Having independent businesses and shops owned by local people will also intern help foster a sense of community in the area.

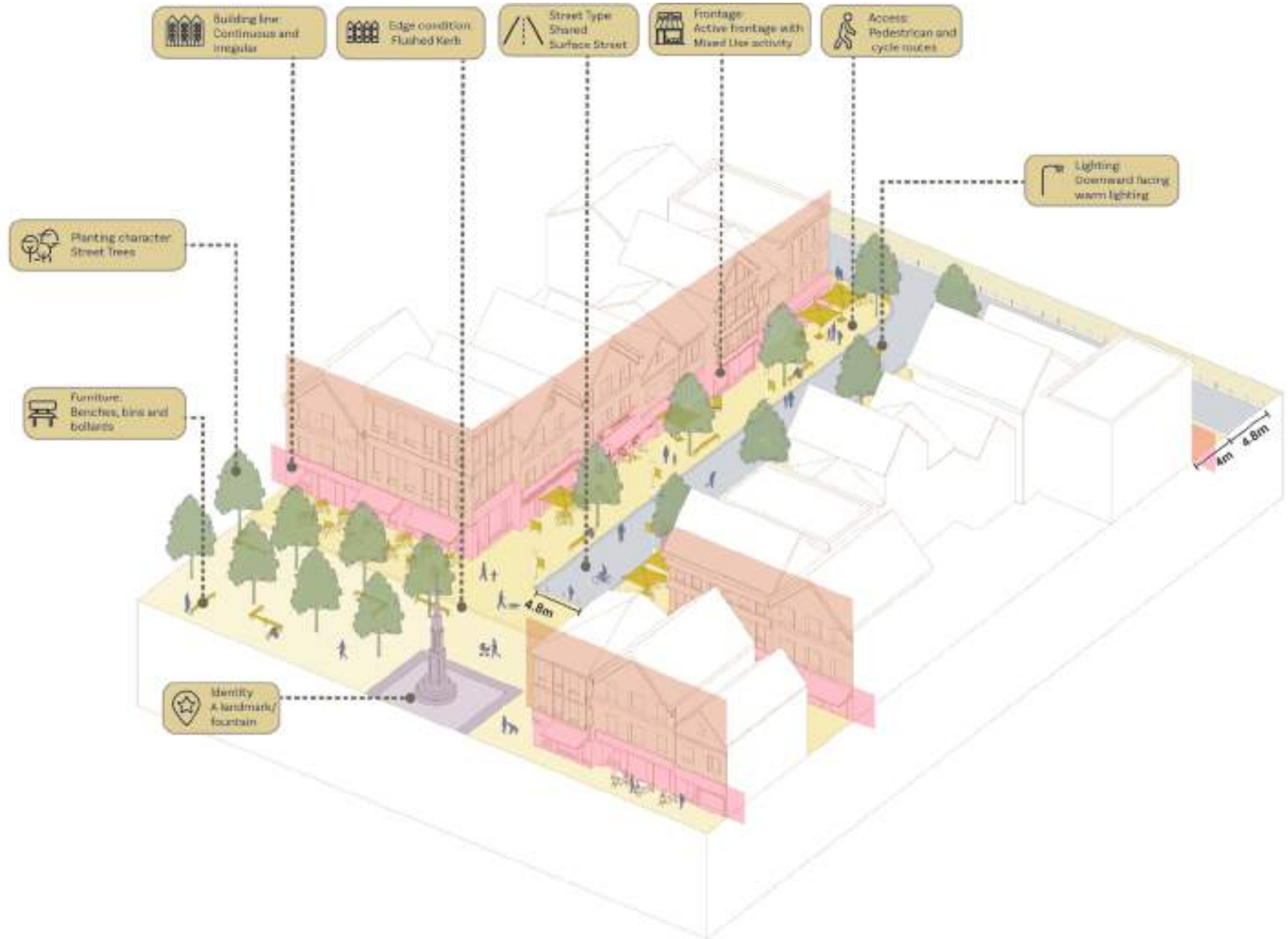


The active street may be designed with buildings of mixed use activity with buildings categorised as exemplar, allowing them to deviate from the general typologies present in the residential areas.

Allowing the buildings to have active frontages and an irregular and continuous building lines that provide enough variation for it to be interesting as a public realm without disrupting the spacial quality of the public space within. To give the space its own unique identity, the street furniture and lighting are to have a look and design that is different from the residential areas. Landmarks may also be placed at key points as markers.

The street surfaces are to have shared surfaces to allow for seamless movement of pedestrians.

Feature	Design Codes	Rationale
Setback	No setback	Active street with pedestrians interacting with frontage
Edge condition	Flush Kerbs, timber bollards at end of roads	To clearly delineate vehicular and pedestrian areas
Building Line	Continuous and irregular. Variance of 1m	Gives sufficient variation to provide interest while also defining the edge.
Street Type	Shared Surface street with 4m wide footpath to either sides.	Allows for preference to pedestrians keeping street active.
Furniture	Benches, bins, bollards	Allow for and encourages community activities
Lighting	Unique post lighting to be used. Lighting should be downward facing warm lighting to paths.	Unique lighting features add character and identity to streets. Downward lighting allow for security and visibility while also not being detrimental to wildlife
Access	Cycle and pedestrian access throughout	Streets to be permeable for pedestrians and cyclists to encourage activity.
Parking	Parking to be allocated for cars, in the form of multi-storey car parks with active frontages	Streets are looking to encourage higher degrees of activity. Street design discourages on-street parking and therefore additional parking to be provided
Planting Character	Street trees	Greens streets, while also allowing for maximum permeability
SUDS	Shared surfaces should be permeable paved surfaces	Allows for free permeability of surface water.
References	Refer to Healthy Street and Quality Spaces Guidance Documents	Allows for well rounded design solutions



SQUARES

The introduction of informal squares to the rural fabric of the neighbourhoods will render itself well to areas of mixed use activities.

The informal square within the residential setting may be surrounded by residential buildings or have buildings of mixed use and active frontages surrounding it. It would support the active streets as large areas of pedestrianised hard surfaced gathering spaces for social activities.

The informal squares may support multifunctional use and could be used for independent market stalls, fairs/ events, but otherwise be open spaces for people to gather within the community setting.

These along with the active streets would provide a break from the residential areas and allow for interesting spaces for people to gather.

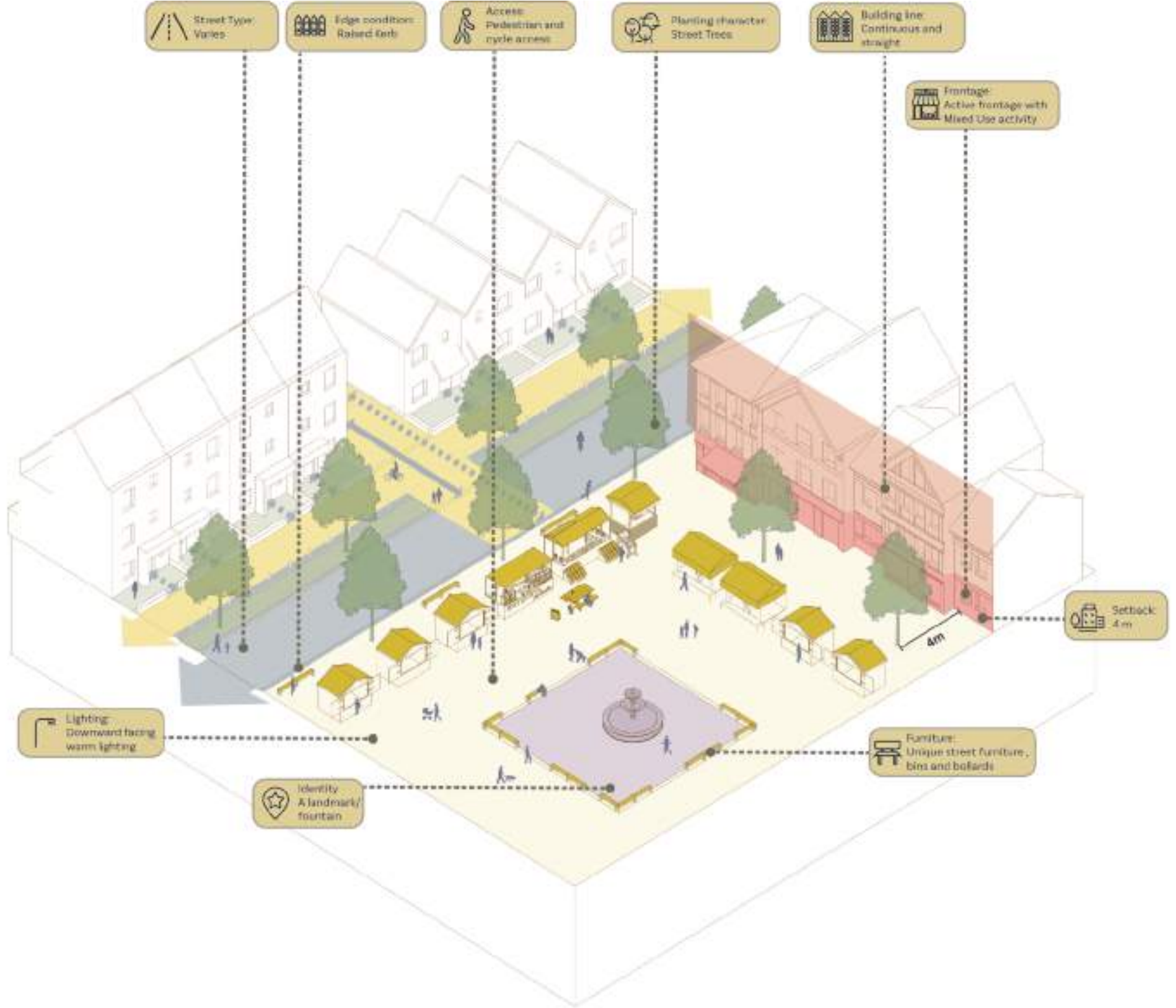


The buildings adjoining the square should also have a good degree of variation while keeping to general overarching character within the character area and materiality of the residential areas.

Square can have raised kerb edges to stand separate from vehicular routes. The edges of the square will have benches trees and bollards along edge to prevent on road parking.

As in the active streets, the squares should also have furniture selections that sets it apart and gives the square its own unique identity. Landmarks and other key elements can also be used to allow for the square to stand out as a public space.

Feature	Design Codes	Rationale
Setback	4m setback of Buildings with active fronts	Allows for vehicular access if required for goods delivery. This is to be restricted to certain times in the day.
Edge condition	Raised kerbs.	To delineate vehicular and pedestrian areas, while also not providing a strong visual distinction
Building Line	Continuous and straight. Variance of 1m	Gives sufficient variation to provide interest while also defining the edge.
Street Type	Adjoining street varies	Will vary throughout masterplan
Furniture	Unique seating and benches, bins, bollards	Allow for and encourages community activities while also giving square its own unique identity. Bollards prevent vehicular access.
Lighting	Lighting should be downward facing warm lighting to paths.	Downward lighting allow for security and visibility while also not being detrimental to wildlife
Access	Cycle and pedestrian access throughout	Streets to be permeable for pedestrians and cyclists to encourage activity.
Parking	Parking to be in parking courts and other adjoining parking provided. Parking is not designated for the square specifically	Street design discourages on-street parking. However, parking spaces would usually be provided for in parking courts or in parking allocated for active streets
Planting Character	Street trees	Greens streets, while also allowing for maximum permeability
SUDS	Shared surfaces should be permeable paved surfaces	Allows for free permeability of surface water.
References	Refer to Healthy Street and Quality Spaces Guidance Documents	Allows for well rounded design solutions



4.5 PLACES FOR THE COMMUNITY

Community places within the masterplan are shown as a connected network as a part of the public realm for the local community, providing activities that help the residents socialise in outdoor open green spaces.

The nature typologies discussed in the previous chapter has been given an added layer, and is integrated within the public space design allowing people to be integrated within the natural spaces that have been created.

The diagram on this page thus shows various connected social activities, allow residents to form their own connected set of spaces that they may move between to meet people and socialise.

These activities have been concentrated to the conjunction of the Horton Heath village and the new development and therefore would allow the new residential areas to benefit from an existing community.





Wetland Parks on the edge of waterways as expansive recreational spaces for the community



Greens within the neighbourhoods as places for people to gather



Allotments and Orchards as spaces for community activities and social spaces, allowing the community to grow and learn together

4.6 COMMUNITY TYPOLOGIES

WETLAND PARKS

With the existing natural landscape already providing opportunities for the development of maintained waterways and wetlands, there is already an opportunity present to manage parts of these to have high amenity value for greater accessibility.

The inclusion of wetland parks into the range of typologies would allow for certain sections of these typologies to have high amenity value for visitors to the local centre and also for the residents of the neighbouring villages. The parks would greatly improve the quality of the open spaces while also allowing these spaces to have high biodiversity value.

In addition to providing high levels of biodiversity value and amenity value, the parks would also help to tie in amenity landscaped areas to the larger natural landscape. This would allow people to integrate into the wetland and rural natural settings, increasing the socio-cultural values of wetlands helping the wetlands to be then perceived as an extension of the public open space.

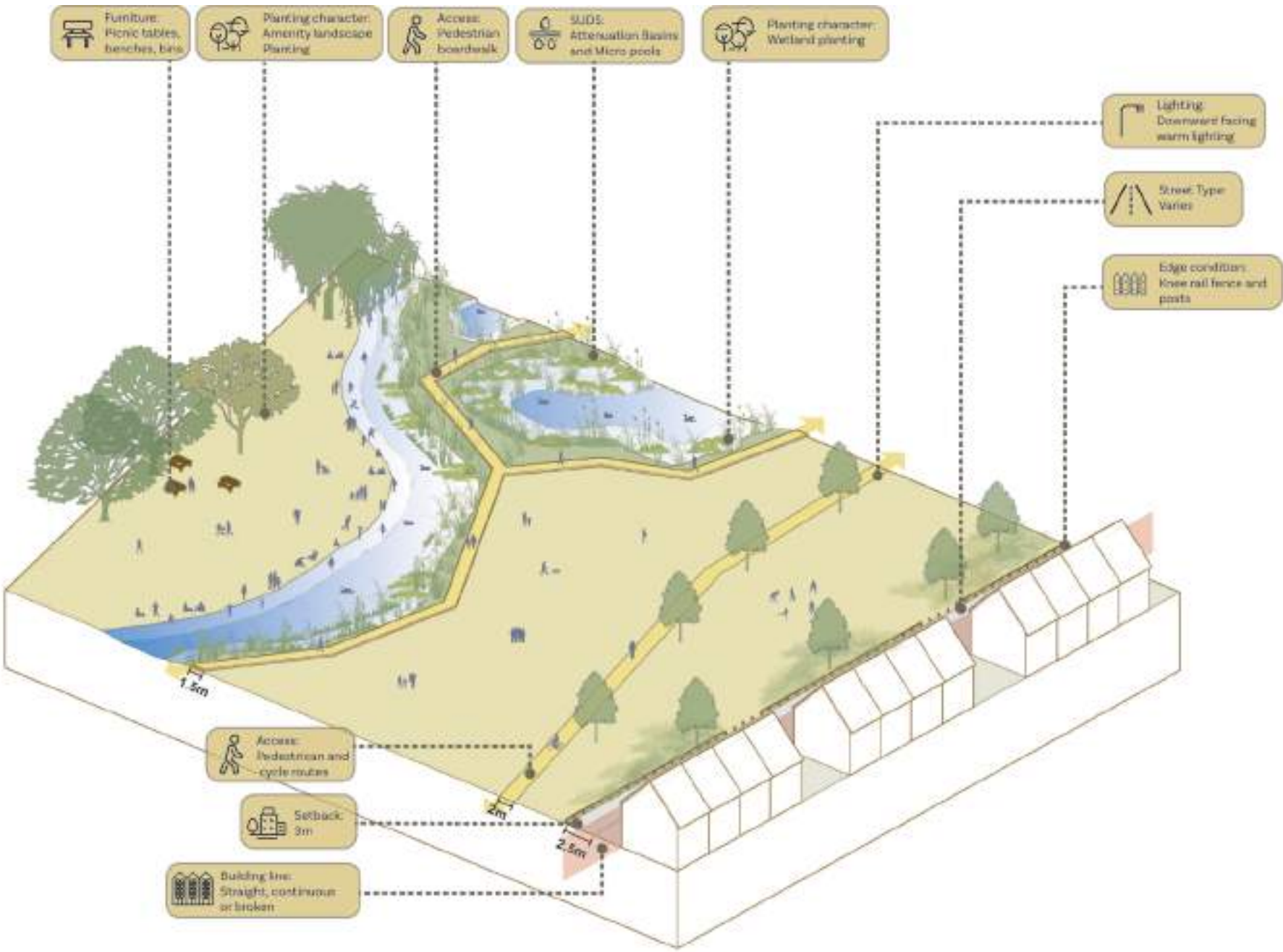


The wetland parks are to be designed to integrate well into the areas of natural open habitat. With this in mind, these areas should be well managed, open and accessible to the public.

Using a combination of meadow planting, perennial landscape and amenity grass, areas around waterways can be designed to have high amenity value.

Edges of rivers are to be kept accessible to allow for recreational and play activities, while the edges of wetlands may be accessed with the inclusion of pedestrian boardwalks.

Feature	Design Codes	Rationale
Setback	3m.	Allows for a transition between public and private uses.
Edge condition	Knee rail fence and posts	Prevents a vehicular parking opening up in certain parts to allow for pedestrian entry
Building Line	Straight, can be continuous or broken	Creates a defined public space boundary. The line can be continuous or broken however, depending on the block design for the adjoining area
Street Type	Varies	Dependant on adjoining street
Furniture	Picnic tables and benches, Standalone benches, decks, bins	Allow for and encourages social activities
Lighting	Downward facing warm lighting to paths.	To allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian boardwalks through wetland areas and hoggin cycle and pedestrian paths through the park	Boardwalks allow for access to habitat with minimal disruption. Cycling is restricted from waters edge to prevent possible accidents and avoid over designed waters edge.
Parking	Parking courts with combined car and cycle parking on the edge of park	Allows for visitor parking, avoiding on street parking in nearby neighbourhood streets.
Planting Character	Amenity Landscape planting; Wetland planting to edges of SUDs.	Allows for habitat creation with species rich perennial planting as well as providing amenity. Wetland planting to SUDs allows for habitat creation while also providing amenity value.
SUDS	Attenuation Basins and Micro Pools	Incorporation SUDs within the Park settings allow for the attenuation basins to have amenity value.
References	Refer to BNG Strategy for details of habitat considerations	Design to be coordinated with existing planning documents.



ALLOTMENTS

Allotments and community growing areas have been provided within the masterplan to accommodate for the need within the community for growing spaces.

These spaces can have a multifunctional value as they can also support a range of other activities within the community helping the community form stronger bonds and associations. Some of these activities may include growing competitions, meet up groups and clubs and also help form educational and volunteering groups that operate through the neighbourhood.

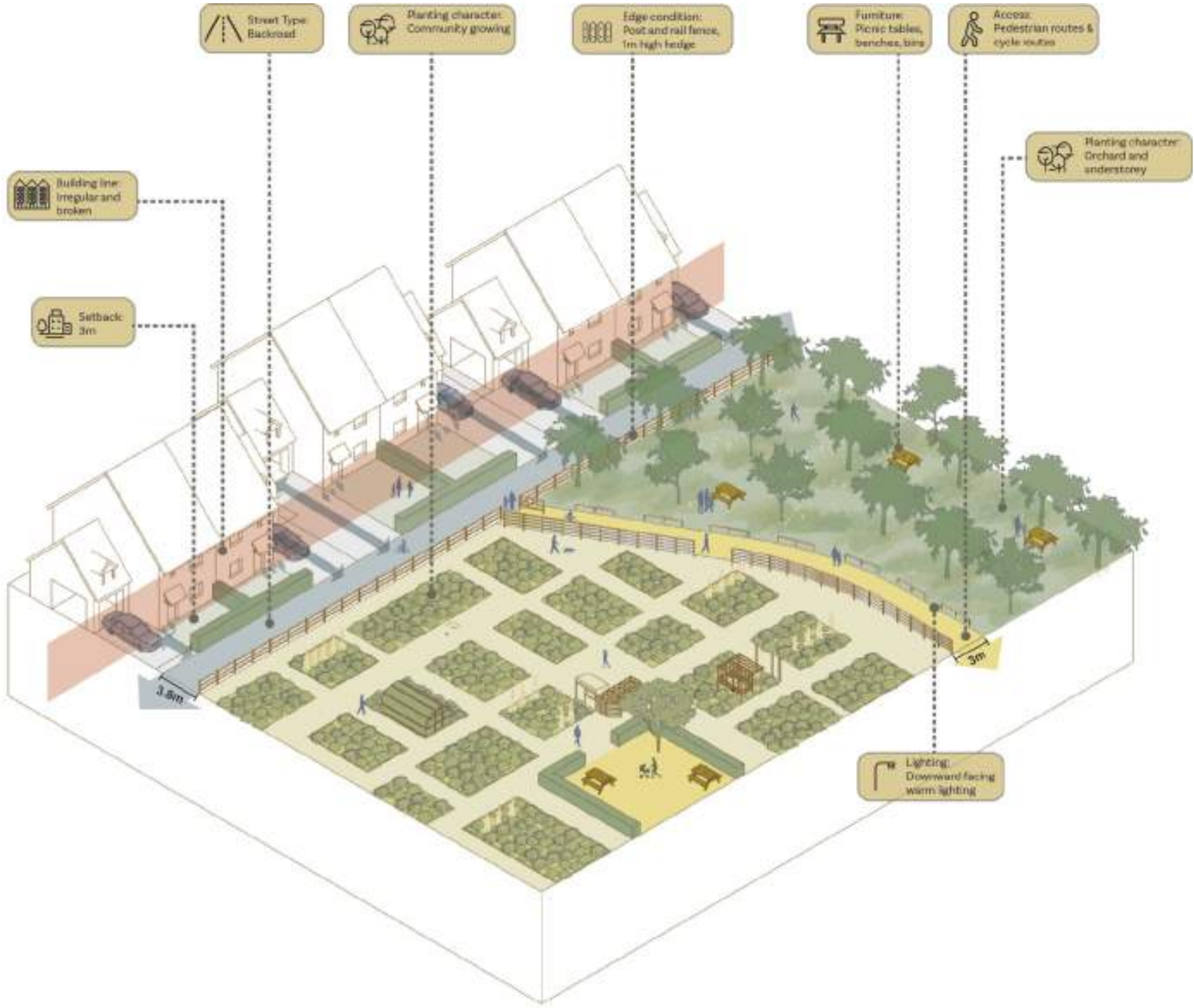
Orchards could also be a space for communal activities, with yearly harvesting activities, such as apple picking and cider making. The inclusion of these take precedent from the existing orchards at Horton Heath, carrying forward the same typology into the new development.



Allotment spaces do not necessarily have to be forgotten parts of the village that are covered up and screened because of their unkempt nature. Having allotments next to overlooking residential buildings helps foster a sense of stewardship allowing them to be maintained to a higher standard. This can further be nurtured by holding regular public competitions for allotment holders.

The edge conditions are also kept open and visible with simple post and rail fences used as delineating elements. Furniture such as picnic benches and table can be included within the allotment settings in order to encourage them to be used as social spaces.

Feature	Design Codes	Rationale
Setback	3m min.	Allows for a transition between public and private boundaries
Edge condition	Post and rail fence and 1m high hedges	Allows for visibility, encourages stewardship for allotments to be well maintained. Allows for secure spaces.
Building Line	Irregular and broken building line	Gives a sense of informal relaxed edges.
Street Type	Back roads	Allows for vehicular access to buildings with parking.
Furniture	Picnic tables and benches in central areas, standalone benches, bins	Allow for and encourages community activities
Lighting	Downward facing warm lighting to paths.	To allow for security and visibility while also not being detrimental to wildlife
Access	Hoggin cycle and pedestrian path to the edge of allotment and between allotment and orchard.	Access to the allotments allows them to be considered within the public realm while also limiting high degrees of public activities.
Parking	Lay-bys incorporated into back roads	Spaces designed for nearby residences only. Street width discourages on-street parking with lay-bys for temporary access.
Planting Character	Community growing, Orchard and under storey	Allotment areas for community growing
SUDS	Water butts to sheds.	Collected water can be used to irrigate allotments



GREENS

Greens within the village settings are a very traditional part of the rural social fabric and thus accommodating for greens at various locations within the masterplan comes as a natural part of the development of the public realm network.

The greens will therefore allow for smaller open green spaces for the local community in the immediate neighbourhood. This will allow for social interaction at a more private and intimate scale and setting and can be used also a space for gather for quick meet ups.

Greens can also offer multi functionality to the neighbourhoods at a smaller scale. Greens can easily become spaces for group and volunteering activities or other social activities to be held. It can also be spaces for small pop up retail and events.

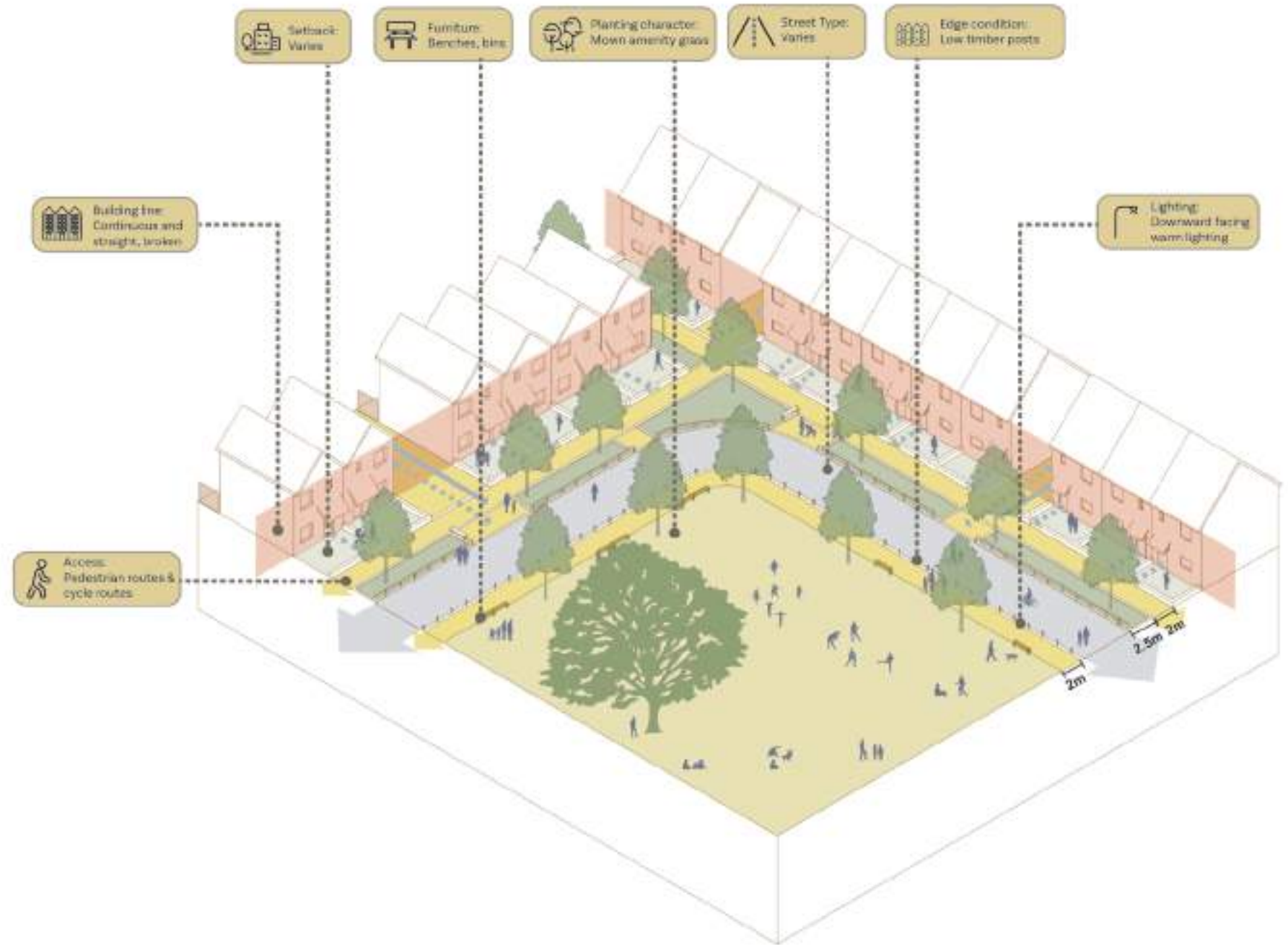


When designing the village green, care should be taken to allow for a simple design that encourages familiarity.

Greens can sit within the residential setting and can be designed quite simply keeping open routes for seamless pedestrian movement.

The edge conditions for the greens should be treated quite simply using low timber posts and flushed kerbs. Timber benches and bins can be included within the green to cater to public demands.

Feature	Design Codes	Rationale
Setback	Varies	Is dependant on adjoining street typology
Edge condition	450mm high timber posts and 100mm wide edging	Allows for free pedestrian movement while stopping vehicular traffic.
Building Line	Straight, continuous and broken building line	Gives a definitive edge to Public space
Street Type	Varies	Differs according to master plan design
Furniture	Picnic tables and benches, standalone benches, bins	Allow for and encourages community activities
Lighting	Downward facing warm lighting to paths.	To allow for security and visibility while also not being detrimental to wildlife
Pedestrian and Cycling	Cycle and pedestrian path along perimeter.	Green is kept as clear mown grass area
Parking	No Parking	Spaces designed for nearby residences only. Street design discourages on-street parking.
Planting Character	Mown amenity grass	Allows for multifunctional use of space
SUDS	Permeability through grass surface to sub base below	Allows for free permeability of surface water.

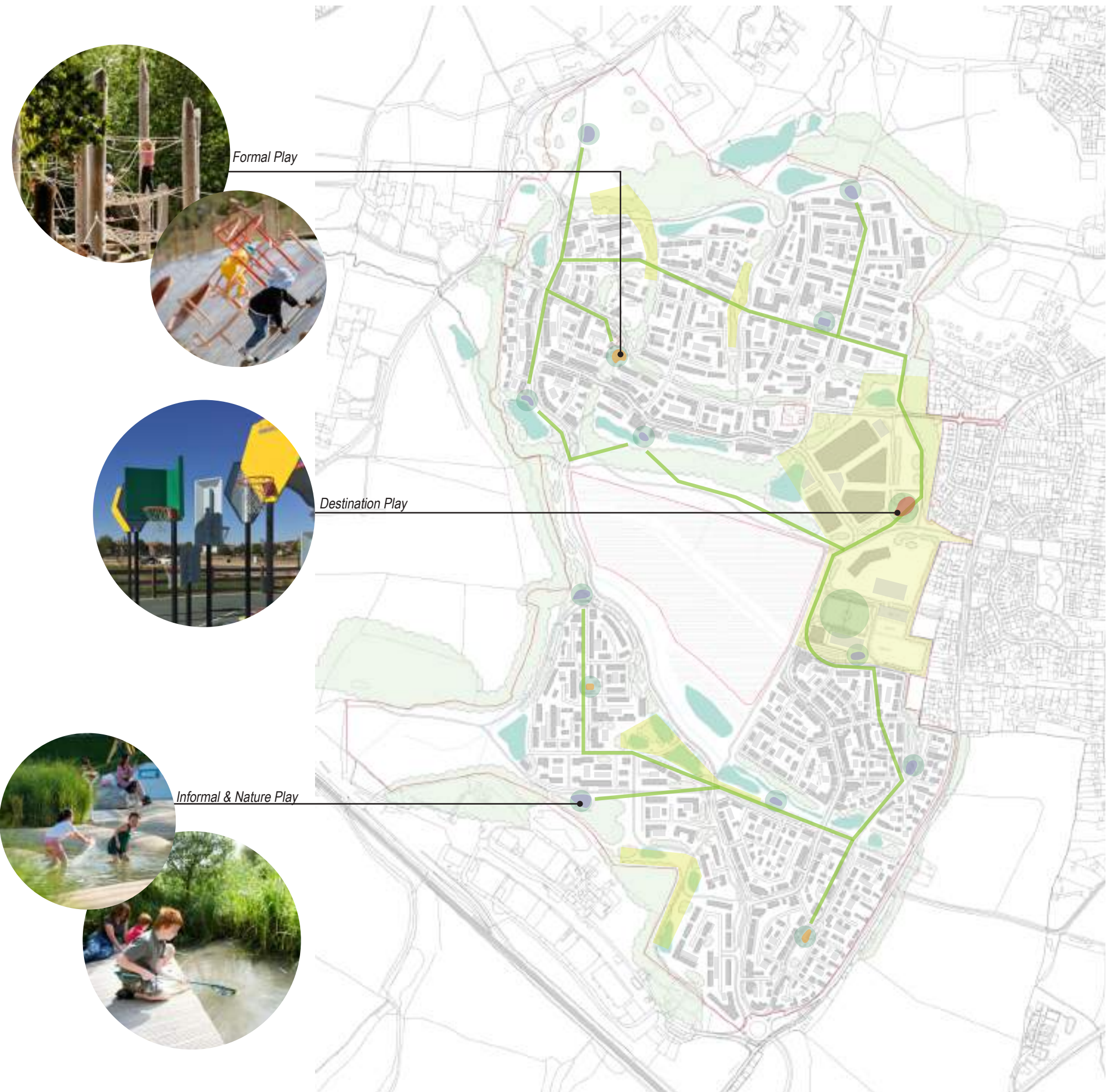


4.7 NETWORK OF PLAY

The network of play has been designed as another additional layer to the social and communal zones. These are mostly designed for the benefit of the 2500 homes that are to be part of the masterplan in the coming years.

The framework shows the inclusion of three different typologies of Destination Play, Neighbourhood Play and Nature Play and are hierarchically differentiated as areas from higher levels of play activity to lower levels and more natural play.

This allows each neighbourhood area to have their own play area that would support the immediate activities within the neighbourhood, while then allowing children to divert out into the natural areas to explore more areas of nature play, dotted throughout the natural spaces in the masterplan.





Large recreational areas for recreational play, with multiple play facilities



Play areas within nature designed to encourage children (and adults) to explore their surroundings



Play areas within short distances from residents, with play equipments

4.8 PLAY TYPOLOGIES

DESTINATION PLAY

With being allocated a larger area, destination play becomes an area of higher levels of play activities and may attract users from all age groups across the new residential blocks and also from Horton Heath.

Large and standalone playground designed to provide a stimulating and challenging play experience that attract families from a wide area. Destination play areas often have unique features, such as giant slides, climbing walls, overhead activities or play with natural materials, that make them stand out. These areas are designed to accommodate a high volume of visitors and provide a range of play opportunities for children of different ages and abilities.

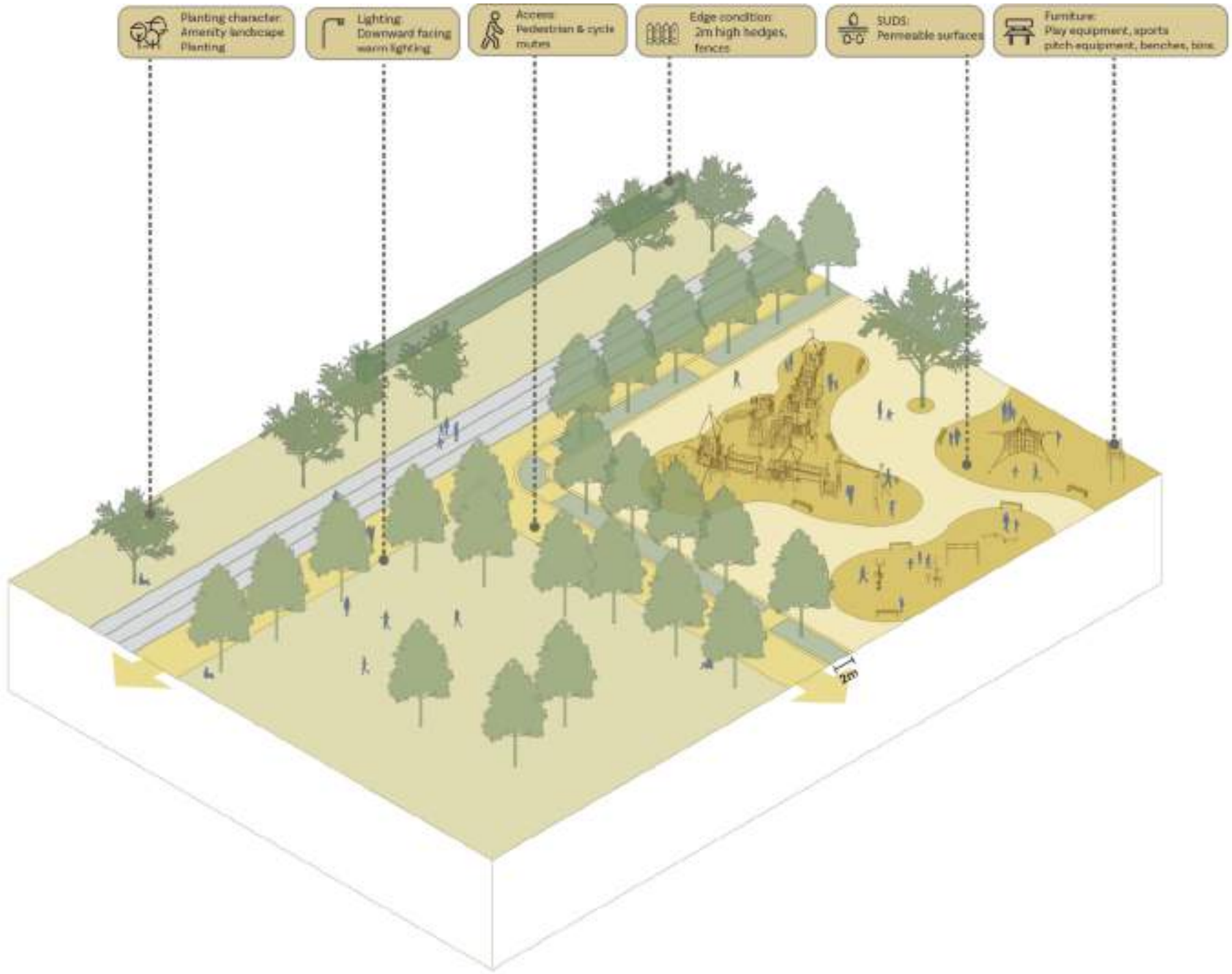
Having a well managed and inclusive play and sport facility can allow for the newly developed area to become a destination point for youth activities. The play area is designed to be unique and includes the use of brighter colours in the design of the play area surfaces.



The design of the destination play area must cater to the needs of the area and also to all age groups, and be designed with inclusivity in mind.

The play equipment and furniture should be with natural timber finishes with accent colours on metal surfaces. This allows the play area to still maintain its rural feel. The play equipment may include larger structure for activities and play in addition to sports pitches and facilities. This allows for it to have its own unique identity.

Feature	Design Codes	Rationale
Edge condition	2m high hedges, sports pitches to be fences in where necessary, open amenity grass areas should have low timber posts.	Hedges provide a clean edge and at 2m high does not create a tunnelled effect for adjoining paths or streets.
Street Type	Secondary streets	Destination play area adjoins Secondary Street
Furniture	Play equipment, sports pitch equipment. Play structures and equipments should have natural finishes. Accent colours may be introduced. Inclusive.	Allows for change of materials and gives place an identity. Mostly natural finishes to equipments helps retain rural feel.
Lighting	Lighting should be downward facing warm lighting to paths.	Downward lighting allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian access throughout. Cycling restricted to cycleways. All routes through are well connected.	Allows for the destination play area to be easily accessible form residents at Horton Heath as well as from the new residential areas
Parking	Parking to be provided close to sports pitches for easy access.	Parking spaces for people coming from longer distances or for people with disabilities
Planting Character	Amenity Landscape	Introduces greenery that is supportive to active environments
SUDS	Permeable surfaces	Allows for free permeability of surface water.
References	Refer to Fields in Trust Standards and Quality Spaces Guidance Documents	Allows for well rounded design solutions



FORMAL PLAY

These play areas will provide play for the neighbourhoods and are set in and within the residential environments.

The play typology may be developed further into LAPs and LEAPs according to the FIT Standard, however the general principles of the typology will remain the same across all residential areas.

These play areas will therefore cater to play within the neighbourhood parcel and therefore would cater to the activities of all its residents. Play is generally to be encouraged in various forms such as sensory play with light and other sensory means as well as more traditional forms of play.

Having play areas in close proximity to the residences within the neighbourhood will ensure that the play areas are accessible and secure.

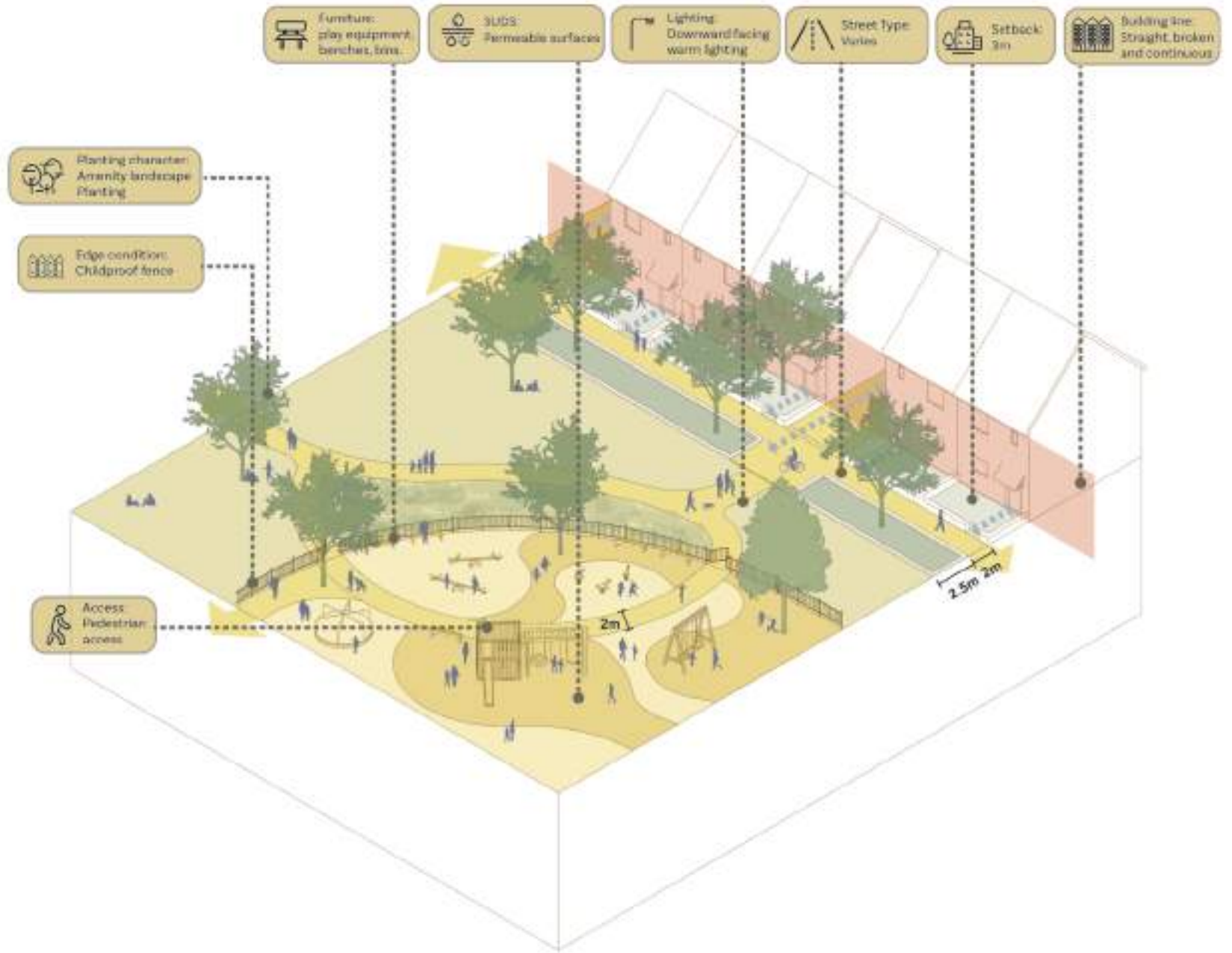


Formal play areas should be designed to be well situated within the residential settings. With this in mind the materiality of the play areas will need to be considered.

These play areas will therefore have a more subdued palette of materials, with natural surface finishes being more in use. Accent colours may be used in the equipment, but is however to be kept at a minimum in order to reduce clutter.

Play surfaces should be of natural tones as well, with bark mulch and play ground sand to be used as soft surfaces.

Feature	Design Codes	Rationale
Setback	3m max.	Allows play area to be overlooked and ensures security.
Edge condition	1m high childproof fence	Clear visibility of play area can provide security and prevent accidents
Building Line	Straight, continuous and broken	Allows for a defined edge to the public space
Street Type	Varies	Neighbourhood play areas can be located in various areas within the masterplan and may not have adjoining streets
Furniture	Small play equipment, benches and bins. Play equipments should have natural finishes.. Inclusive	Natural finishes to equipments.
Lighting	Lighting should be downward facing warm lighting to paths.	Downward lighting allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian access throughout. No cycle routes through play areas	Helps prevent accidents by preventing high speed through movement
Parking	No parking allocated	Spaces designed for nearby residences only. Street design discourages on-street parking.
Planting Character	Amenity Landscape	Introduces greenery that is supportive to active environments
SUDS	Permeable surfaces	Allows for free permeability of surface water.
References	Refer to Fields in Trust Standards and Quality Spaces Guidance Documents	Allows for well rounded design solutions



INFORMAL & NATURE PLAY

The masterplan has been designed with an inclusion of Informal & Nature Play as an element within the larger play strategy. This makes use of the large areas of open spaces and natural habitat areas along the edges of the neighbourhoods.

Informal & Nature play allows children and adults to participate in play activity outside of the confines of the built environment. It makes use of natural materials and thus cultivates an inquisitive and exploration attitude towards the natural environment.

The areas of informal & nature play are well positioned and scattered throughout the masterplan along major nature walks and trails.

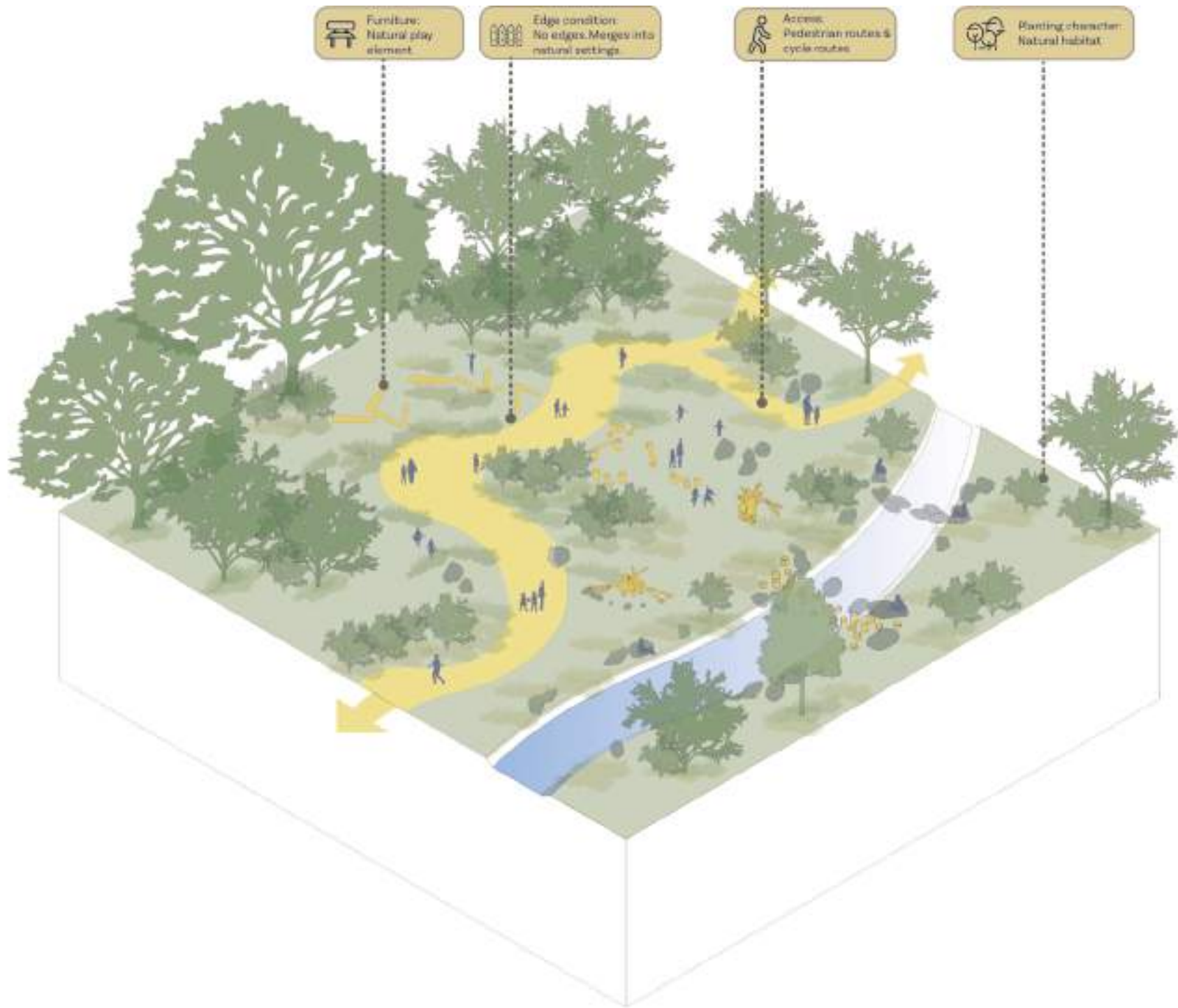


The design of the informal & nature play environments should be well positioned and within nature, while also keeping in mind the health and safety of people using it.

The play equipment should be primarily natural materials but may also include equipment that encourages play with sensory and natural elements such as light, acoustics and water.

These playgrounds are immersed within nature and therefore will not have defined edge conditions or play surfaces.

Feature	Design Codes	Rationale
Edge condition	No edges. Merges into natural settings	Allows for nature play as a part of exploring natural surroundings
Furniture	Play equipment that encourages nature play. Play equipment to have natural finishes. Should merge into natural settings. Preference to using natural elements as play such as trunks, logs posts rocks and water	Natural finishes to equipments merge into surroundings. Small equipments such as acoustic/ water play devices may provide interest
Lighting	No Lighting	Play areas should have very little human impact as it should be part of natural surroundings
Access	Pedestrian or cycle routes leading to play area	Play area should be placed within natural surroundings
Parking	No parking allocated	Spaces designed to be access by cycles or by foot as a part of exploring the wider natural context
Planting Character	Natural habitat	Play areas are immersed within the natural context
References	Refer to Fields in Trust Standards and BNG Strategy for the site	Allows for the designs to be integrated within the natural surroundings



4.9 STREET FOR PEOPLE

Streets are designed with a focus on people and activity alongside the vehicular movement.

The streetscapes within the masterplan have a definitive hierarchy as set out in the movement chapter previously. The streets are divided according to the intensity of vehicular activity and movement, connecting neighbourhoods from busier streets with higher activities to quieter back streets and parking courts.

All streets have been designed with people in mind, providing benches and including cycle paths and pedestrian paths alongside.





Primary and Secondary roads through residential areas may have a more formal look



Access roads and Community roads with shared surfaces may have a quieter more informal feel

4.10 STREET TYPOLOGIES

PRIMARY ROADS - NATURAL LANDSCAPES

Primary Roads through natural environments will be adopted roads that are passing through the natural spaces within the masterplan. These will be adopted roads as described within the Movement section of this design code.

The Primary roads through natural habitats will have a different more quieter feel that the ones that pass through the residential areas.



Roads through natural spaces will have cycle and pedestrian paths along side them. However, these may be distanced at places to allow for a better experience for pedestrians and cyclists along side them.

The road edges are to have similar conditions to the rest of the masterplan. This allows for the roads to belong as part of the larger masterplan development.

Feature	Design Codes	Rationale
Edge condition	Raised kerbs on vehicular roads, Cycle and pedestrian routes edges with low timber posts	Provides an edge to the vehicular road. Timber post edges allow paths to look well considered.
Street Type	Adopted Primary Road	Primary Roads as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards and Bus Stops	Provides required basic furniture to support street infrastructure and allows for the street to be read as part of the wider One Horton Heath context
Lighting	Downward facing warm lighting to paths and streets	To allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian and Cycle paths offset from the main vehicular street, separated with planting.	Allows for movement along the corridor without pedestrians having to be close to areas of fast heavy traffic
Parking	No designated on road parking	Street designed to discourage on-street parking. Parking to be within parking courts
Planting Character	Natural habitats	Street passes through stretches of habitat.
References	Refer to Healthy Streets and BNG Strategy for details of standards and habitat considerations	Design to be coordinated with existing planning documents.

