ONE HORTON HEATH



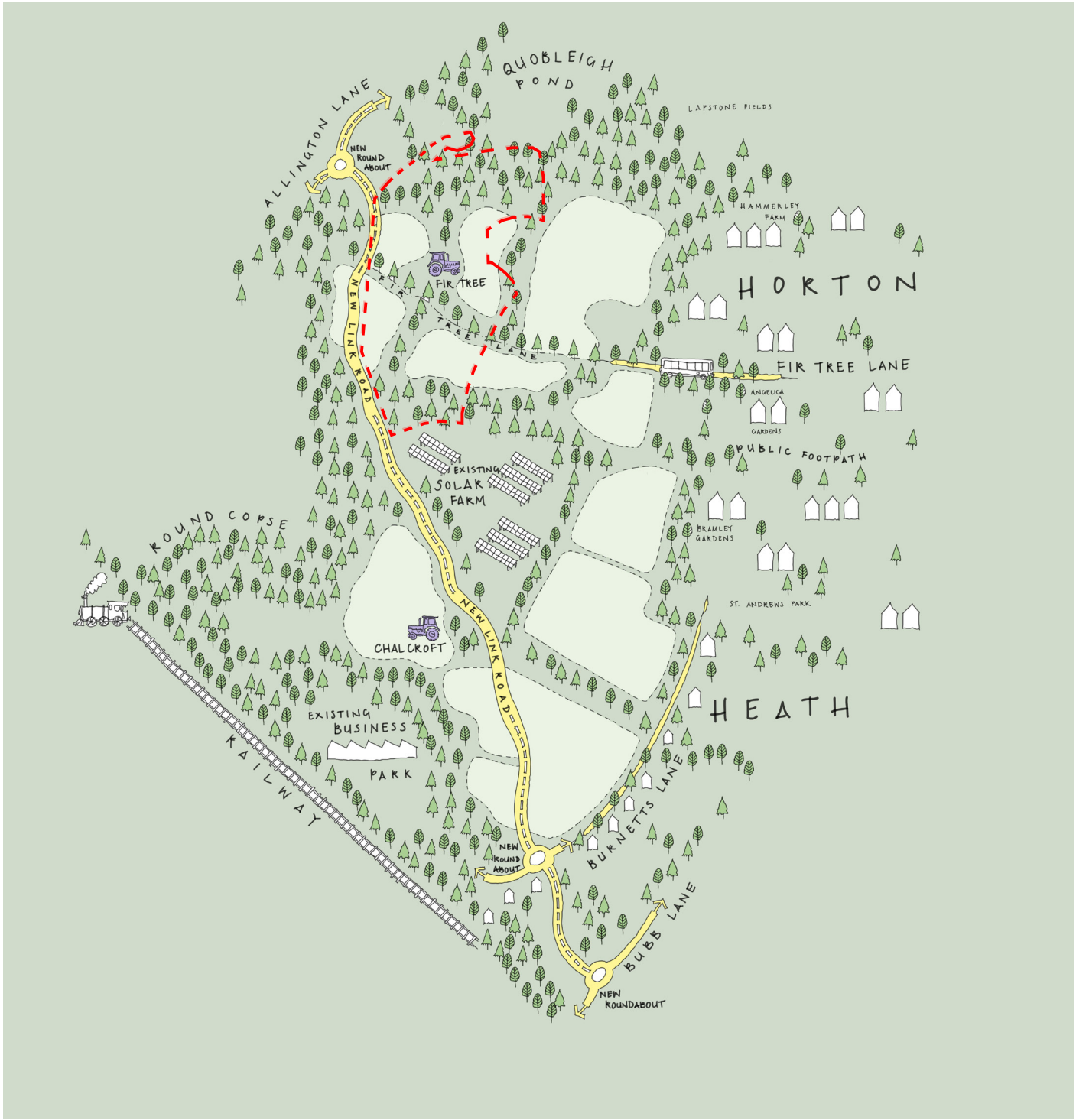
Quobleigh Breach

Design & Access Statement

November 2025

EASTLEIGH BOROUGH COUNCIL

ONE HORTON HEATH



Project Design Team

Urban Design & Architecture

CLAGUE ARCHITECTS

Design & Access Statement Prepared By

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On behalf of Eastleigh Borough Council

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LANDSCAPE ARCHITECTS

Planning Consultant

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Stantec

Drainage

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Heritage

Cotswold Archaeology

November 2025

This document accompanies a Reserved Matters Application.
All drawings, diagrams and images are shown for reference only.
Please refer to the original application drawings.



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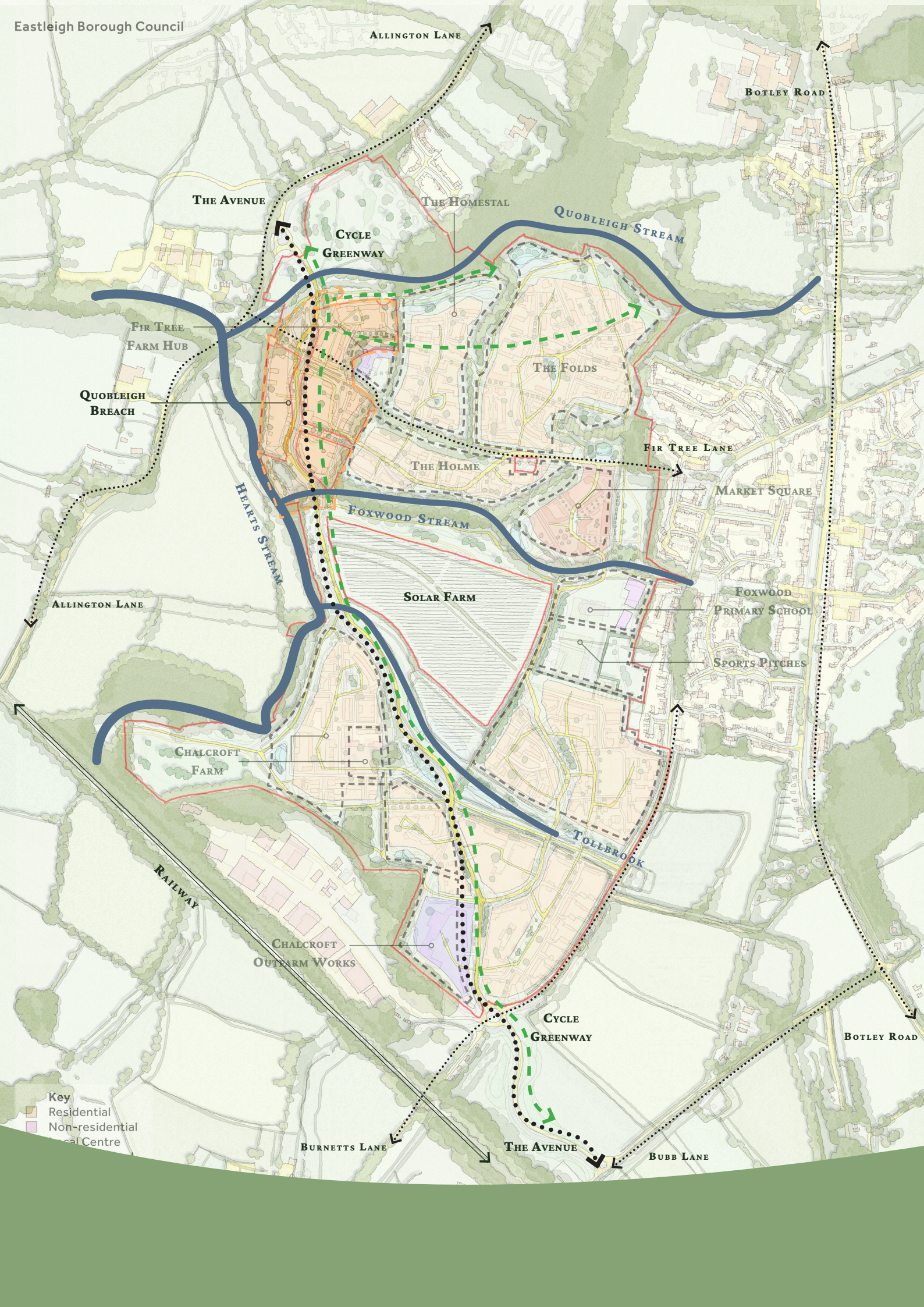
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Eastleigh Borough Council
Allington Lane
Botley Road
The Avenue
The Homestal
Quobleigh Stream
Cycle Greenway
Fir Tree Farm Hub
The Folds
Quobleigh Breach
Fir Tree Lane
The Holme
Market Square
Hearts Stream
Foxwood Stream
Allington Lane
Solar Farm
Foxwood Primary School
Sports Pitches
Chalcroft Farm
Tollbrook
Railway
Chalcroft Outfarm Works
Cycle Greenway
Botley Road
Key
Residential
Non-residential
Burnetts Lane
The Avenue
Bubb Lane

"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"

Introduction

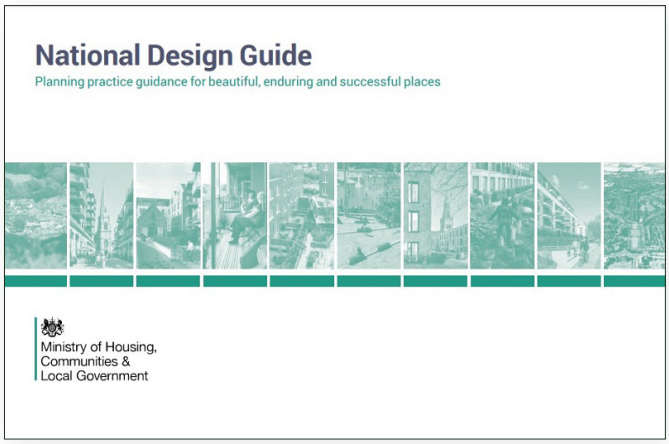
1.1 Detailed Planning Application

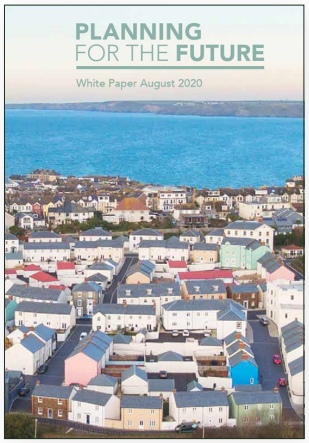
1.1.1 This Design and Access Statement has been prepared to support a Reserved Matters Application for the approval of reserved matters (appearance, layout, scale and landscaping) for the development of 269 dwellings, associated open space, landscaping, parking and other associated works, pursuant to outline permission O/20/89498.

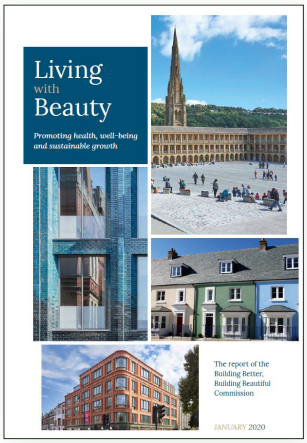
1.1.2 The main purpose of this Design & Access Statement is to explain the design process and strategic objectives that have led to the overall vision for the proposed development. This document establishes that the proposals provide a suitable, sustainable and deliverable plan for developing the site.

1.1.3 This Statement has been prepared to be compliant with the Development Management Procedure (England) Order 2021, Planning Practice Guidance (2021) PPG, National Planning Policy Framework and National Design Guide.

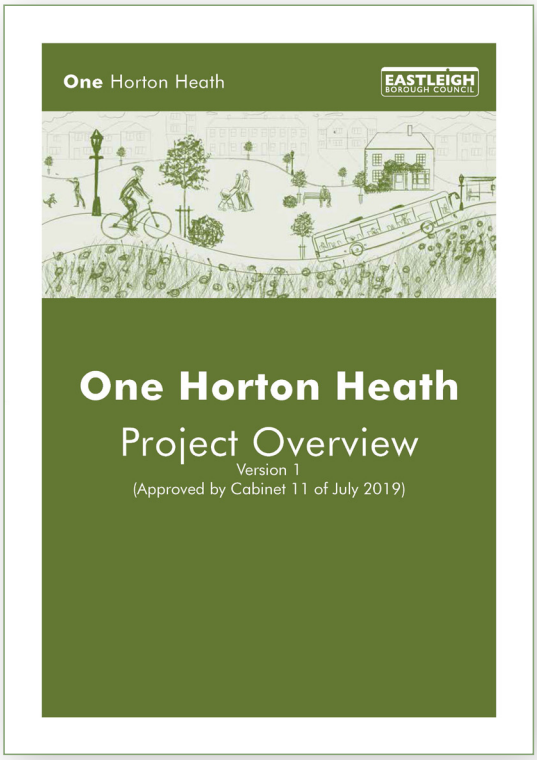
1.1.4 This document follows the guidance published by CABE "Design and Access Statements: How to write, read and use them" (2006)

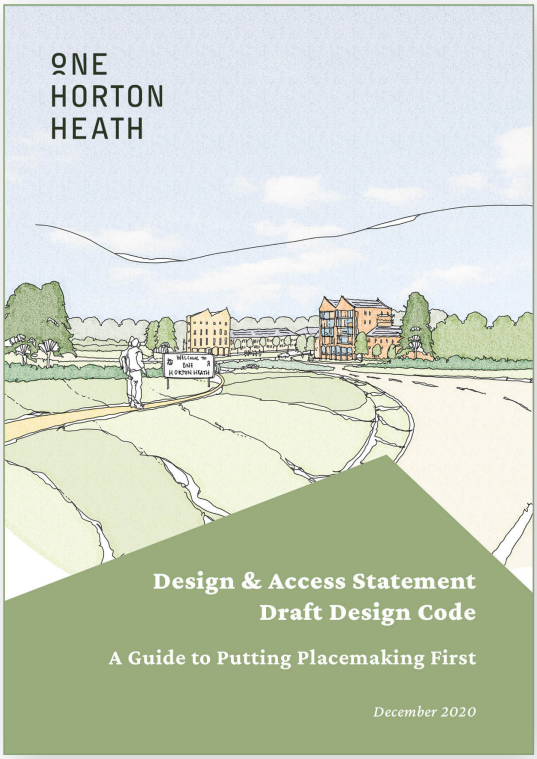


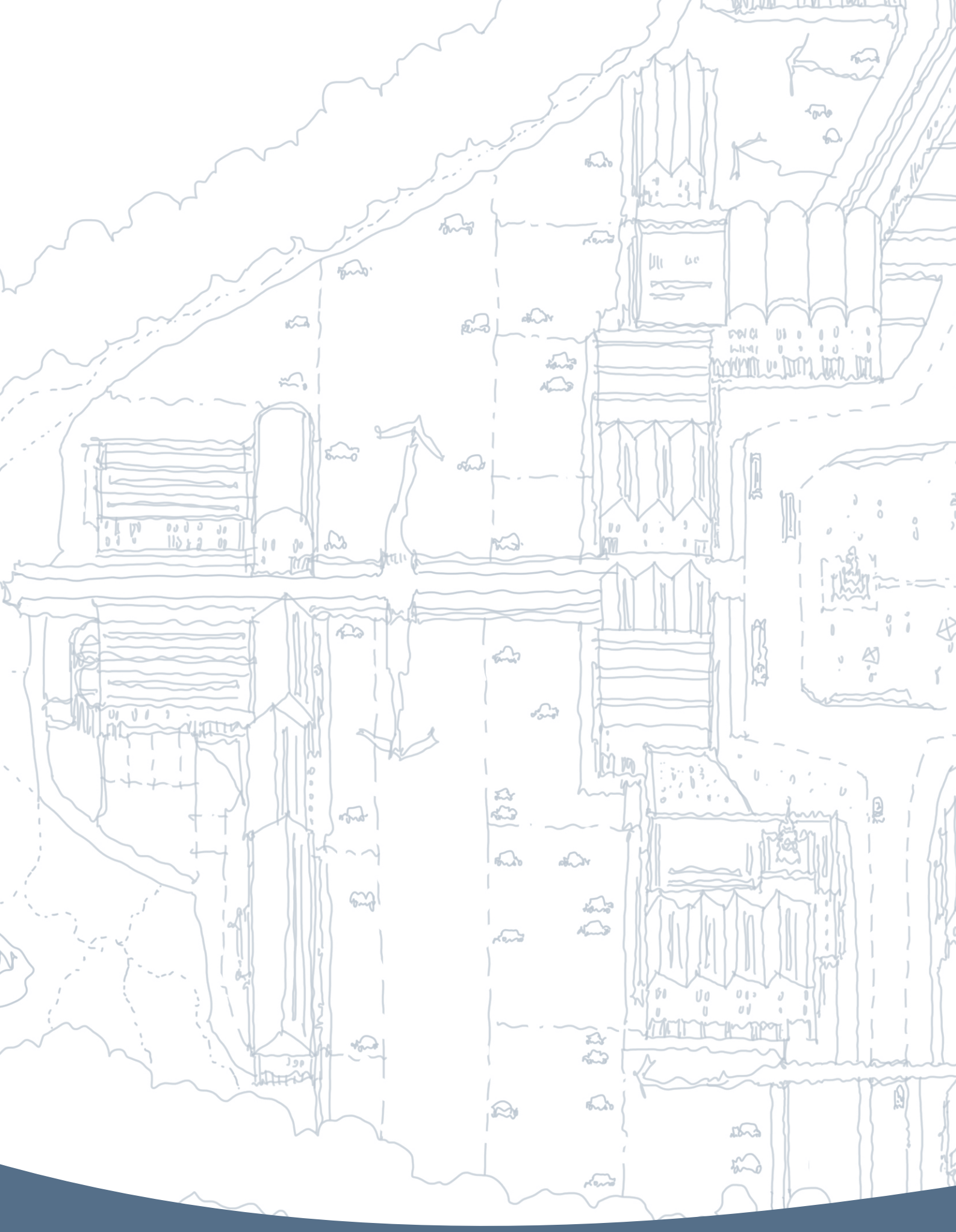


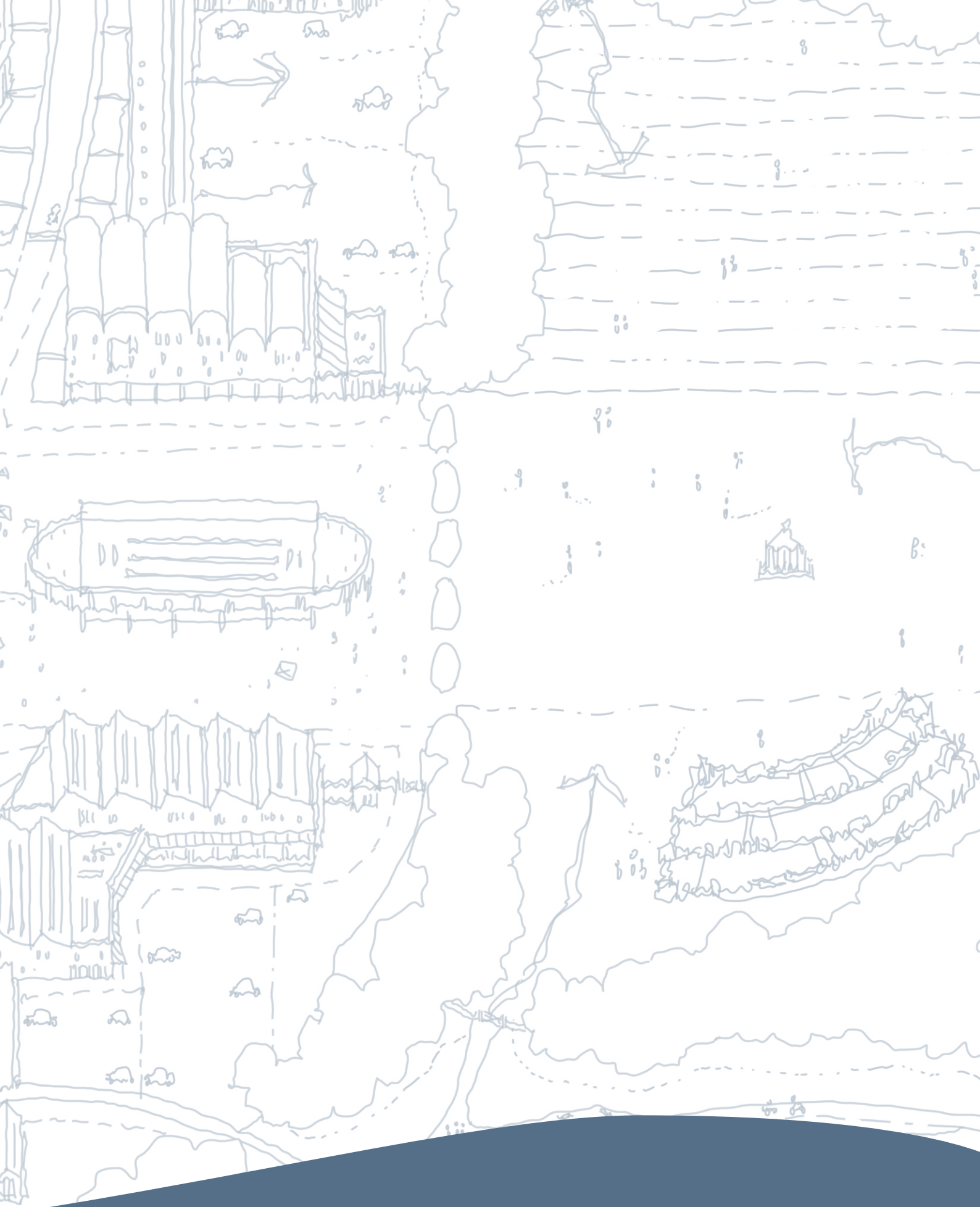


1.1.5 The ethos of One Horton Heath is to challenge assumption, embrace purposefulness and deliver excellence; to reject the lowest common denominator that merely seeks 'no harm'. The proposals, which include innovative approaches to urban design, integrated sustainable modes of transport and unprecedented community engagement, are therefore considered to directly aligned with the direction of travel set by the National Design Guide, recent planning White Paper and the ambitions of the Building Better Building Beautiful Commission captured in their publication, Living with Beauty.









02
The Site

2.1 Key Facts

Site Location

2.1.1 Quobleigh Breach parcel at Land West of Burnetts Lane, Horton Heath

Application description

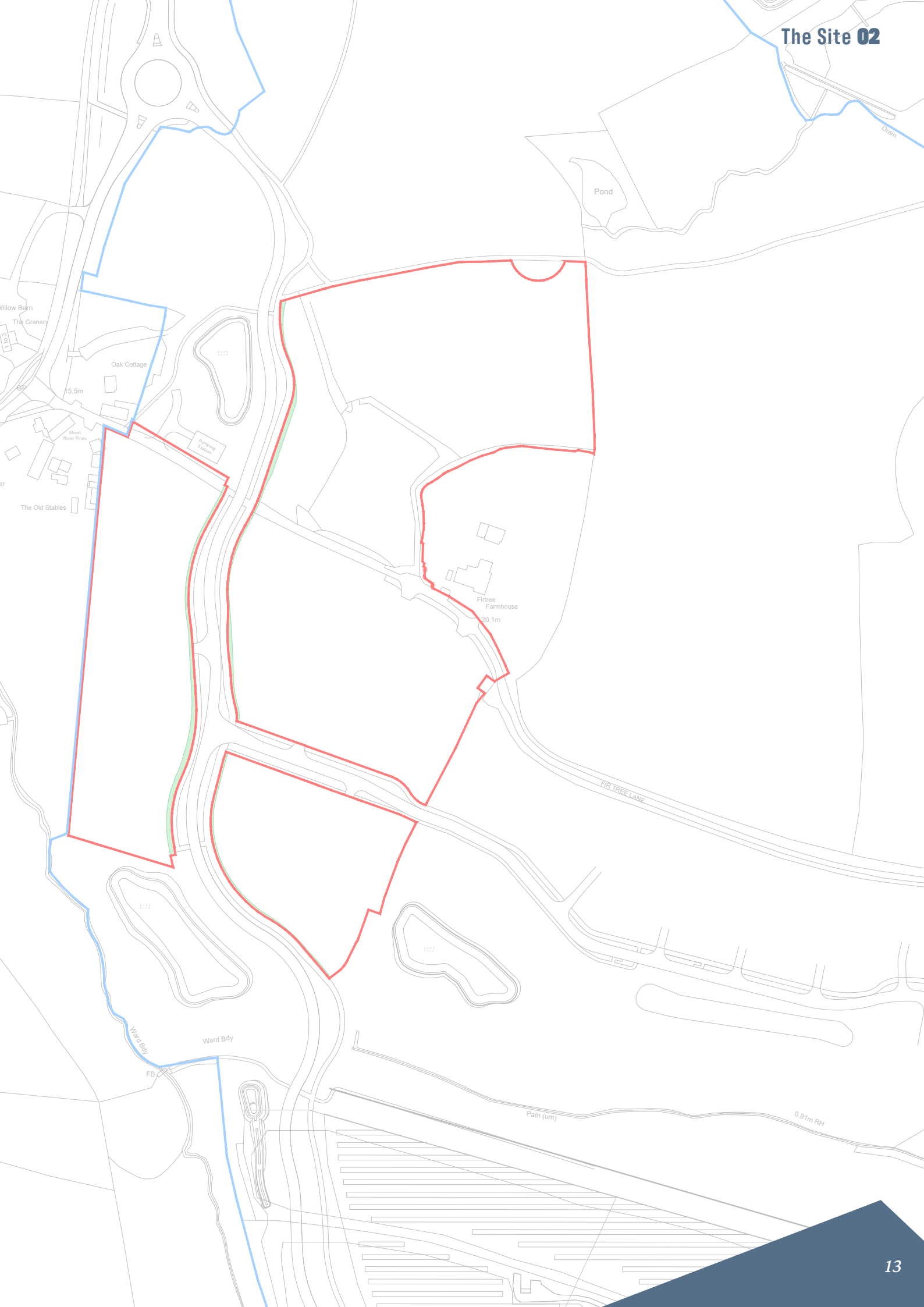
2.1.2 Application for the approval of reserved matters (appearance, layout, scale and landscaping) for the development of 269 dwellings, associated open space, landscaping, parking and other associated works, pursuant to outline permission O/20/89498.

Site Area

2.1.3 The Site area is 7.03 Hectares



1. Location Plan


Drain
Pond
Willow Barn
The Granary
Oak Cottage
15.5m
Moon River Pines
Pumping Station
The Old Stables
Firtree Farmhouse
20.1m
FIR TREE LANE
Ward Bdy
Ward Bdy
FB
Path (um)
0.91m RH

2.2 Planning Background

2.2.1 In March 2025 resolution to grant planning permission was achieved for outline consent (O/20/89498). A decision notice was issued in October 2025.

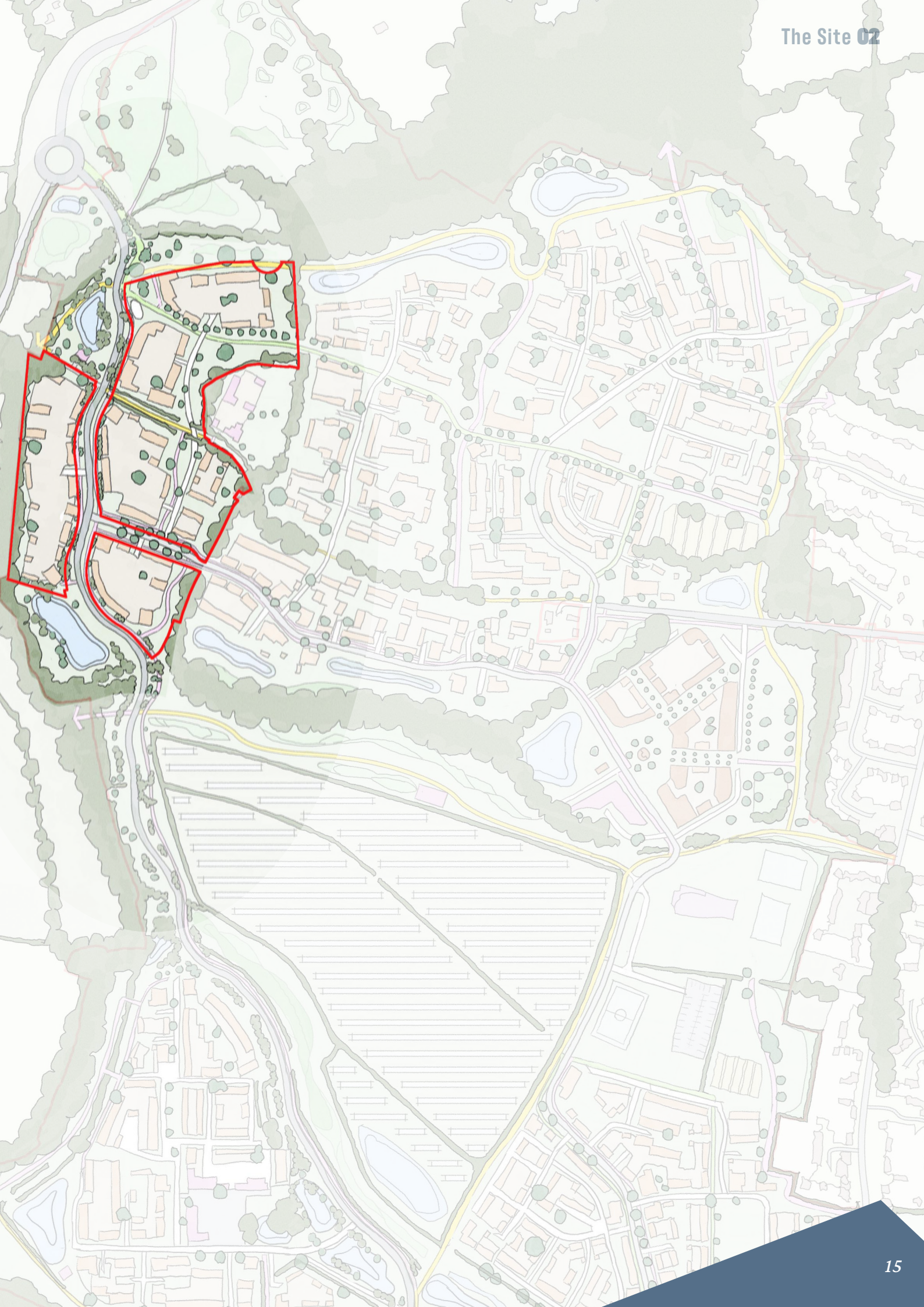
2.2.2 Outline consent was achieved with all matters reserved apart from access. Phased mixed-use development, comprising severable and separate phases of development (as per the Phasing Plan) was permitted consisting of:

- A Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);
- Further non-residential floorspace comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);
- A 3FE Primary School (Primary School Phase);
- Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);
- Allotments, ecological, landscape and sustainable drainage works;
- Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;
- Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and
- Site preparation and demolition works

2.2.3 This reserved matters application relates to the Quobleigh Breach parcel only.



2. Masterplan Context



2.3 Existing Site & Surroundings

2.3.1 The site is a parcel of land located west of Horton Heath, near Eastleigh within the county of Hampshire. Eastleigh Town Centre is located approximately 3km northwest of the parcel, with the city of Southampton located approximately 8.5km southwest. Southampton Airport is located approximately 3km west of the Site.

2.3.2 The Site is located to the north of the wider One Horton Heath Outline Application Site. Fir Tree Lane bisects the northern part of the parcel with the, now completed, link road running through the centre. Allington Lane and other elements of wider road infrastructure are to the west and north of the parcel which will connect the application Site to the wider OHH Development. Abutting the eastern border are areas of agricultural land which are proposed to be 'The Holme', 'The Holmestal' and 'The Folds'.

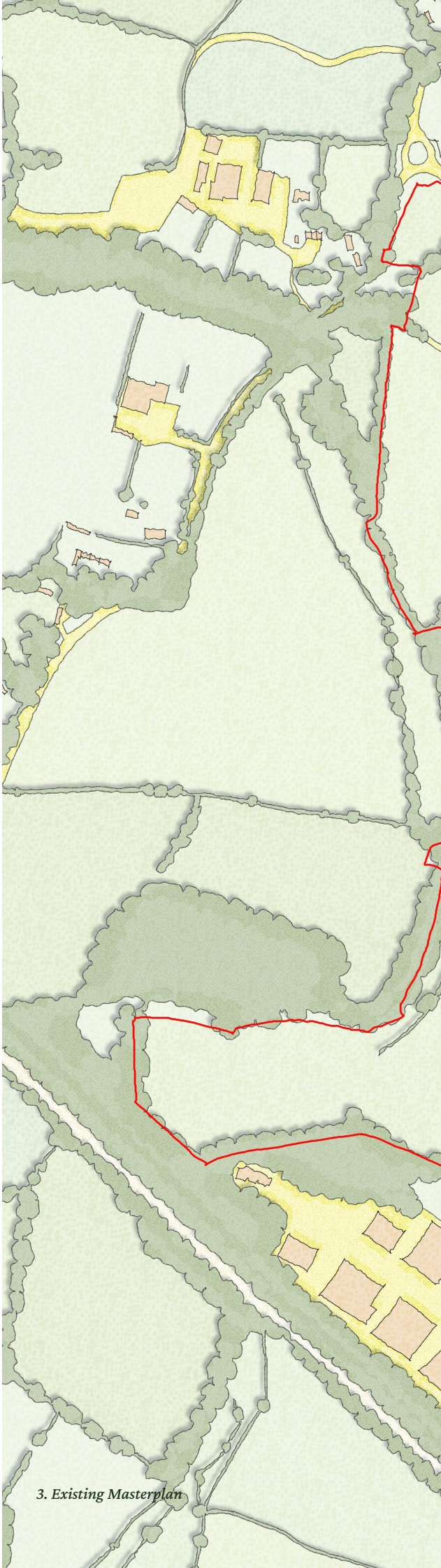
2.3.3 South-east of the Site is the Chalcroft Solar Park (approved under F/23/96527); land beyond this is to be developed as part of the wider OHH Project and contains the remaining phases of development. Northeast of the parcel, is Quobleigh Woods, beyond which the village of Fair Oak is located. This comprises residential properties along with Fair Oak Village Hall, Wyvern College, Fair Oak Infants Schools and the Lapstone Playing Fields. To the southwest of the Site is Chalcroft Distribution Park, with an active railway line running south of this. Beyond this the M27 motorway can be accessed. This is adjacent to the town of Hedge End.

2.3.4 To the immediate west of the Site, along Allington Lane and Fir Tree Lane, lies some residential dwellings and timber/ brick-built commercial units, beyond which are areas of grassland and some agricultural fields.

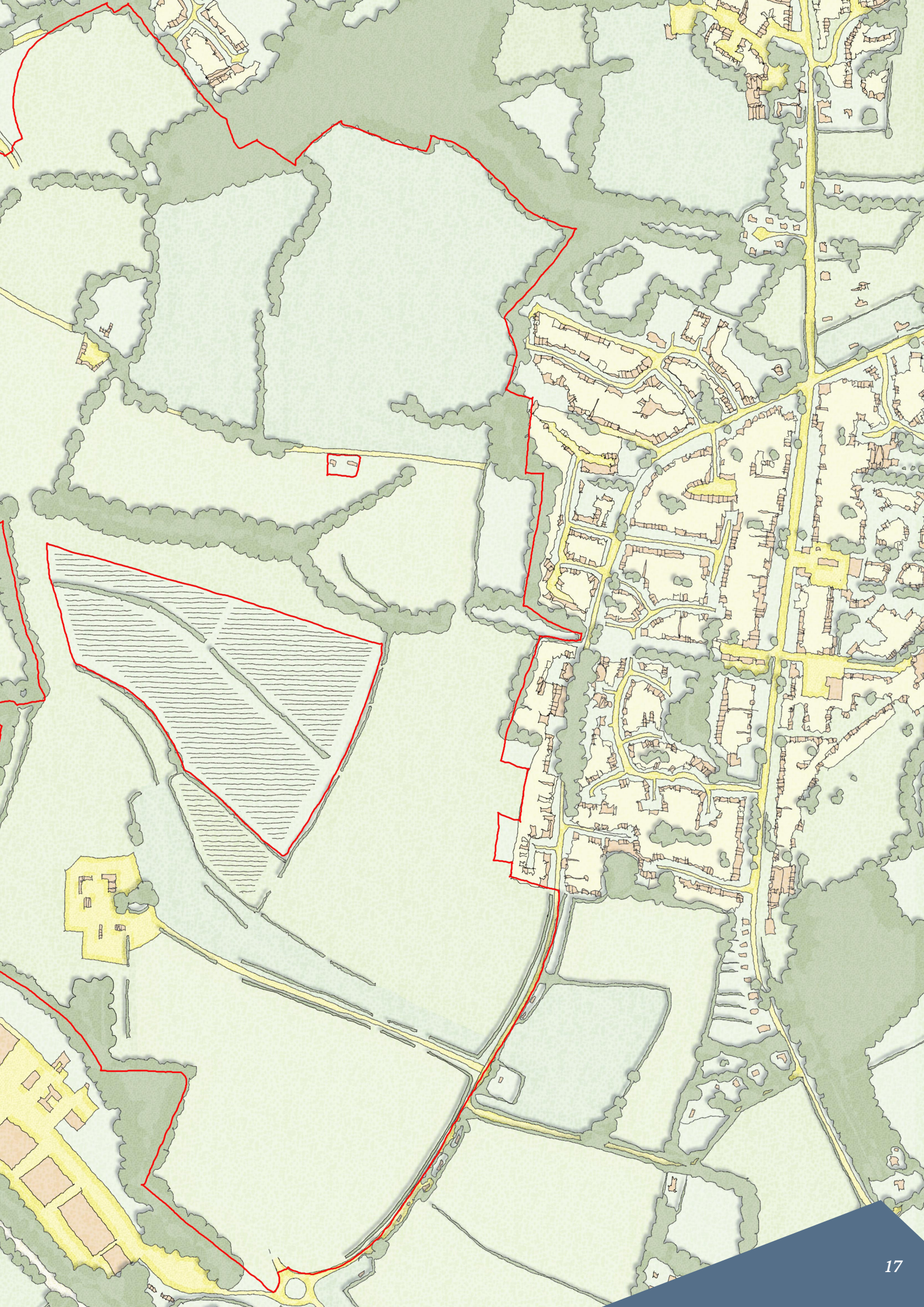
2.3.5 Several Public Rights of Way (PRoW) are located within and adjacent to the wider Site, as identified through Hampshire County Councils Rights of Way map.

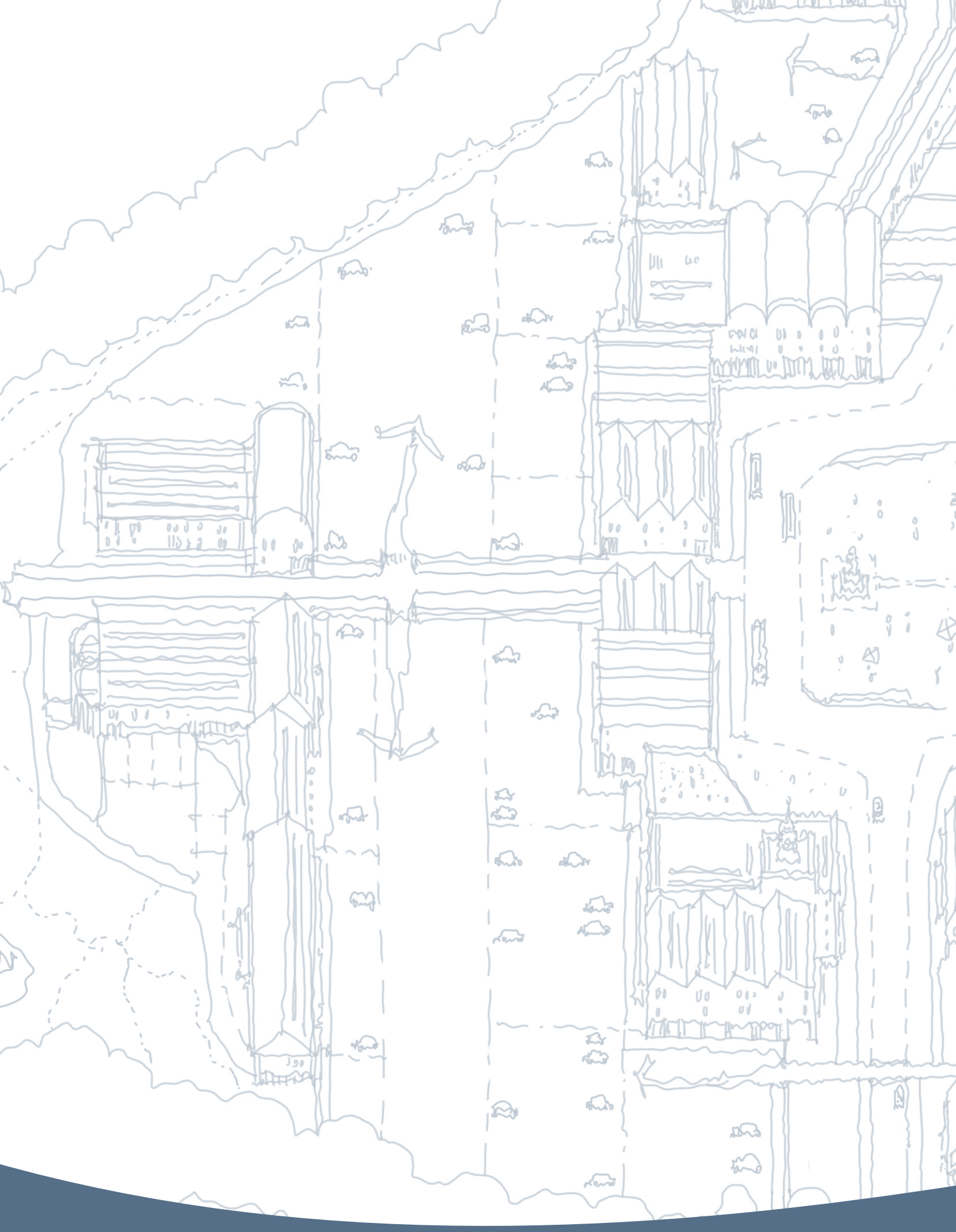
2.3.6 A public footpath runs through the north of the parcel from north to south from Fir Tree Lane (FP 085/11/1).

2.3.7 Two other public footpaths run immediately west to east along the southern boundary of the parcel (FP 241/1/1 & FP 085/701/1).



3. Existing Masterplan





"The success of the development is rooted in an awareness that every detail is part of a bigger picture; that the development represents the natural evolution of harmonious interaction with the landscape"

03 Design Considerations



3.1 Topographical Survey

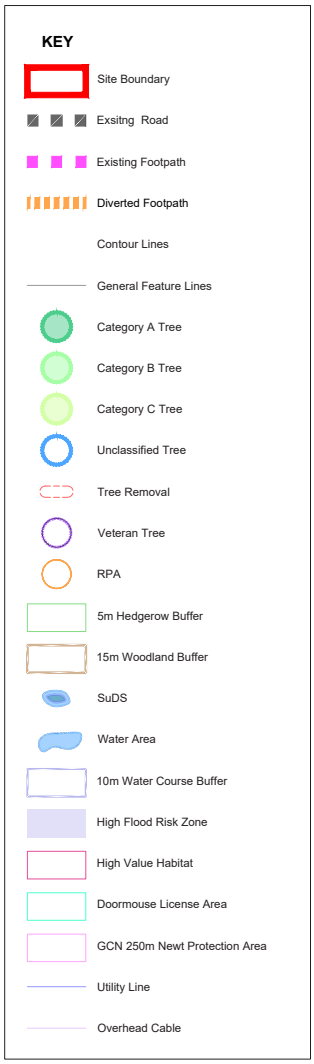
3.1.1 A topographic survey of the site was undertaken by Reuby and Stagg in May 2019. Levels generally fall from the Southeast towards north and west of the site, and range from approximately 29.66m Above Ordnance Datum (AOD) in the southeast to approximately 19.8m AOD in the north.

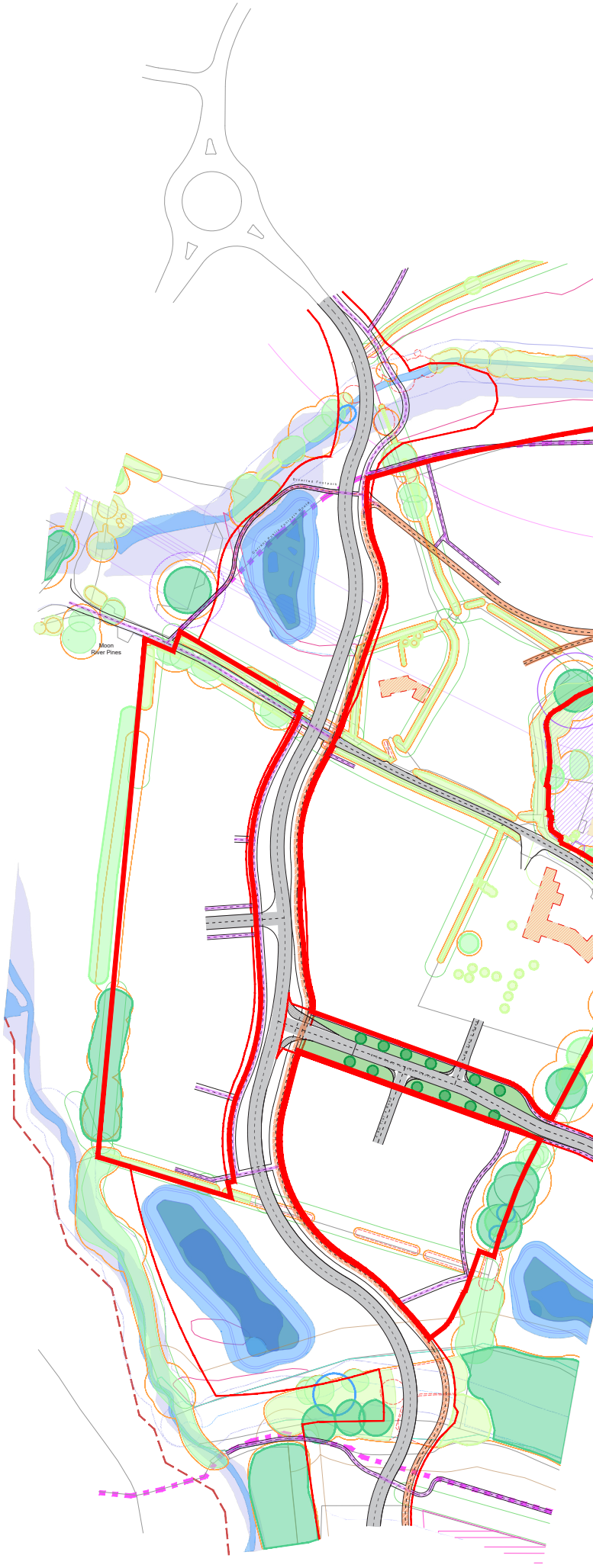
3.2 Arboricultural Survey

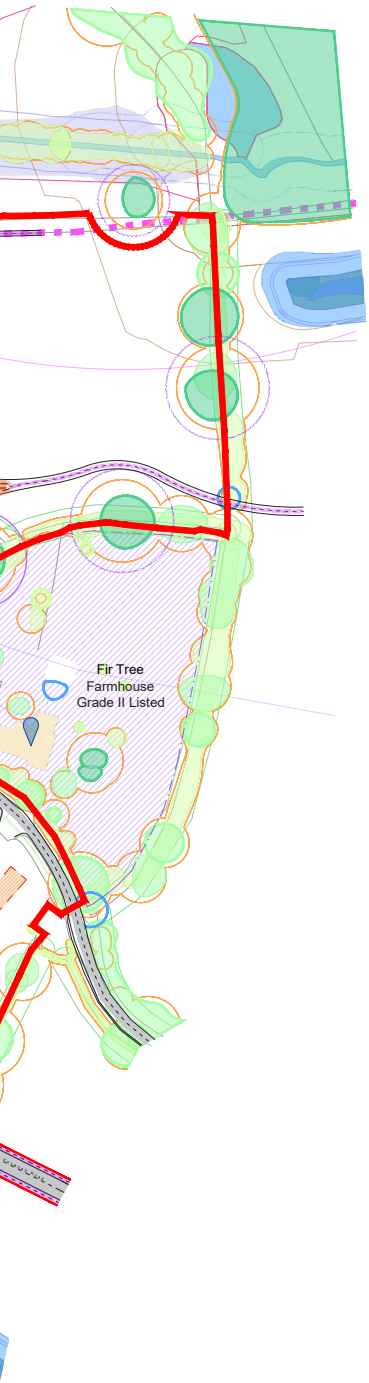
3.2.1 An Arboricultural Survey was carried out by CBA Trees in 2020. The site has a limited number of trees within it, with vegetation predominately consisting of hedgerows which form the agricultural field boundaries. Trees within the site are predominately located within the hedgerows and include Common Ash, sycamore, Pedunculate Oak and field maples.



5. Strategic Considerations







3.3 Strategic Concept

3.3.1 As set out previously it is important that the proposals for Quobleigh Breach are cognisant of its wider role within the One Horton Heath Masterplan. The Strategic Concept shown here for Quobleigh Breach is included within the emerging Design Code.

3.3.2 At the entrance to the site, a landmark feature will define the northern gateway to One Horton Heath. To the west of the landmark feature The Avenue extends into the site and the way in which the built form addresses The Avenue is identified as a key opportunity. To the west of the landmark feature pedestrian and cycle access is indicated, to carry on the route beyond the avenue.

3.3.3 Additional secondary wayfinding forms are proposed at key movement points within the parcel, often where there will be an experience of either entering or leaving, and these could be delivered by variations in the built form

3.3.4 The following pages, for clarity, explicitly show the series of parameter plans, which accompanied the outline approval. These plans, as seen on pages 23 & 24 of the design code, describe the fixed elements of Quobleigh Breach

3.3.5 In addition to the parameter plans, the outline approval was accompanied by an illustrative masterplan and phasing plan.

3.3.6 As part of the design proposals section of this document, compliance with the approved parameter plans is confirmed.

Access Parameters



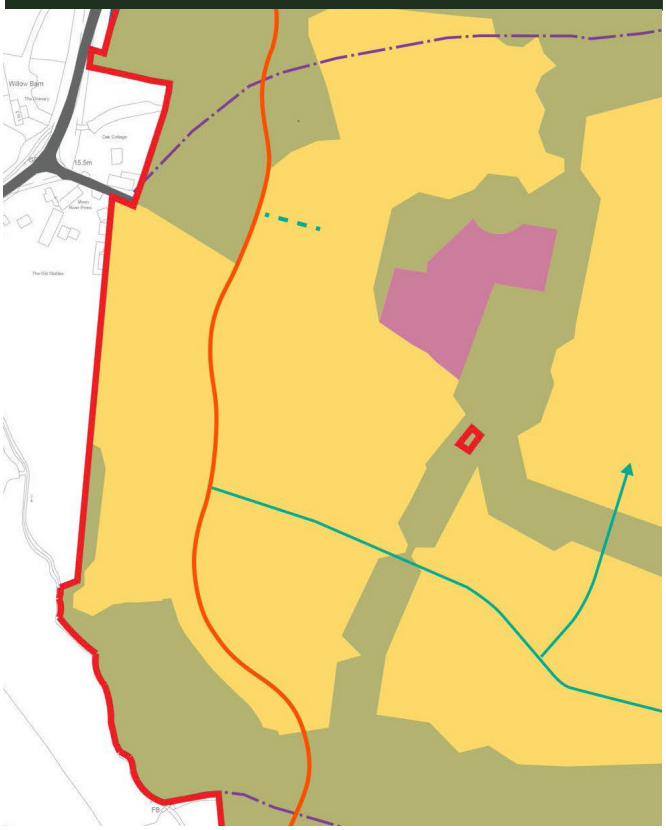
Access

This plan establishes a framework for movement through the masterplan.

- Site Boundary
- Other land in applicant's control
- Indicative Link Road
- Indicative internal distributor road
- Potential internal distributor route
- Existing PRoW upgraded to bridleway (some subject to diversion)
- Existing vehicular rights restricted (except for access)
- Vehicular, cycle & pedestrian site access
- Cycle & pedestrian site access
- Pedestrian site access
- Area of built development
- Extent of Land Use Area (see Land Use Parameter Plan)

*All features and areas shown to a tolerance of 10m (PRoW routes subject to greater tolerance to accord with any proposed Diversions Orders)

Land Use Parameters



Land Use

This sets out the main land use for the masterplan.

- Site Boundary
- Other land in applicant's control
- Indicative Link Road
- Indicative Internal distributor road
- Potential internal distributor routes
- Proposed Bridleway
- Residential (C2 & C3) to include secondary & tertiary streets, cycle & footpaths, Open Space, Areas of Play & SuDS Features
- Mixed Use (C2/C3, E, F.1, F.2 & Sui Generis)
- Employment (E(g), B2 & B8) plus ancillary E(a), E(b) and Sui Generis uses. Any B2 uses will be located at least 20m from any C2/C3 uses
- Residential (C3) and Employment (E(g) (Residential restricted to above ground floor
- Primary school including sports pitches & outside fields (F.1)
- Allotments
- Formal Sports Provision - including parking and maintenance (F.2)
- Open space (including drainage features, cycle & footpaths, retained vegetation & planted areas, vehicle connections, ecological mitigation features, areas of play
- Existing development
- Destination Play Provision

*All features and areas shown to a tolerance of 10m

Green Infrastructure Parameters



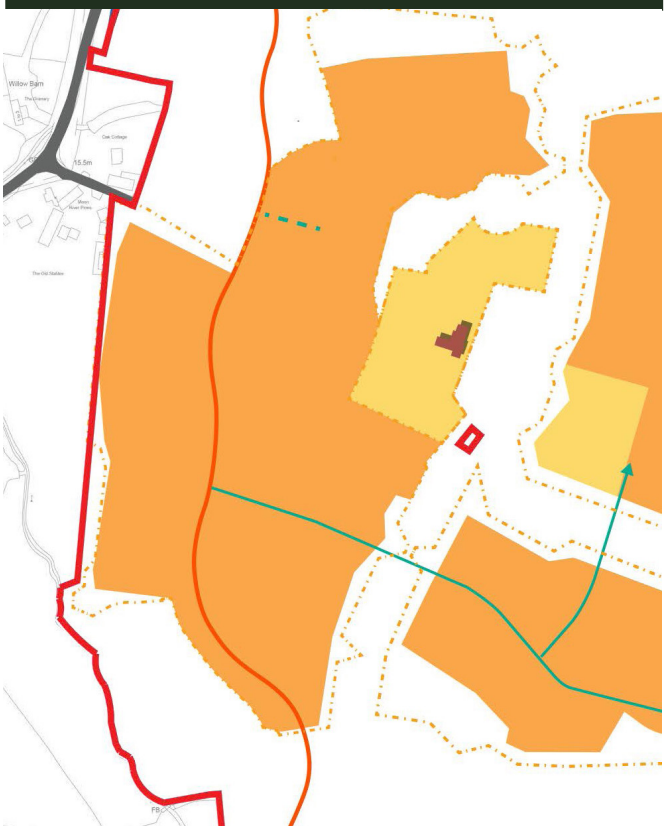
Green Infrastructure

This plan provides a clear framework for the green and blue infrastructure proposals.

- Site Boundary
- Other land in applicant's control
- Indicative Link Road
- Indicative Internal distributor road
- Potential internal distributor routes
- Area of built development
- Extent of Land Use Area (see Land Use Parameter Plan)
- Relocated Solar Panels
- Indicative location for SuDS features (basins & attentuation ponds
- Retained Water Feature
- Existing watercourses
- Allotments
- Formal Sports Provision
- Informal Open Space
- Existing Woodland to be retained
- Existing trees to be retained
- Existing hedges to be retained
- Existing hedges to be enhanced
- Existing hedges that could be lost
- Potential proposed new hedgerow
- Destination Play Provision

*All features and areas shown to a tolerance of 10m
**To be read in conjunction with Access Parameter Plan for location of footpaths and cycle paths.

Building Height Parameters



Building Heights

This plan establishes a number of different zones with maximum storey and building heights over existing ground levels.

- Site Boundary
- Other land in applicants control
- Up to 2.5 storeys. Max ridge height 9m (from existing ground levels +/- 2m)
- Up to 3 storeys. Max ridge height 12m (from existing ground levels +/- 2m)
- Up to 4 storeys
  Max ridge height 15m. (from existing ground levels +/- 2m)
- Extent of Land Use Area (see Land Use Parameter Plan)
- xx AOD Existing ground levels
- Indicative Link road
- Indicative Internal distributor
- Potential internal distributor routes
- Existing Retained Building
- Landmark/wayfinding element.
  Up to 6 storeys
  Max ridge height 24m with maximum footprint 500sq.m (from existing ground levels +/- 2m)

*All features and areas shown to a tolerance of 10m

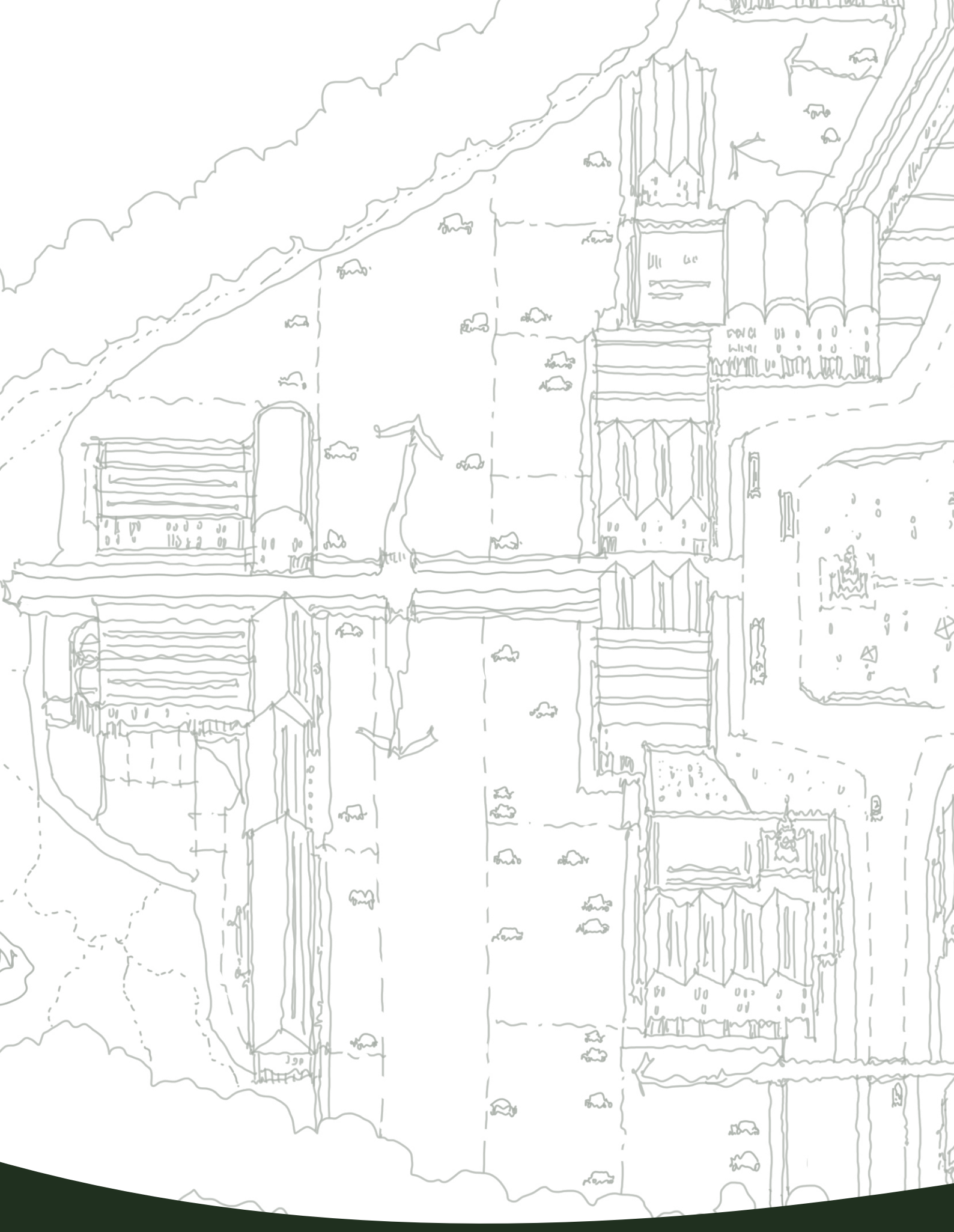

The Avenue
Existing Publi
Suds
Oak Cottage
15.5m
Moon
River Pines
Pumping Station
d Stables
Suds
Existing T
Ward Bdy

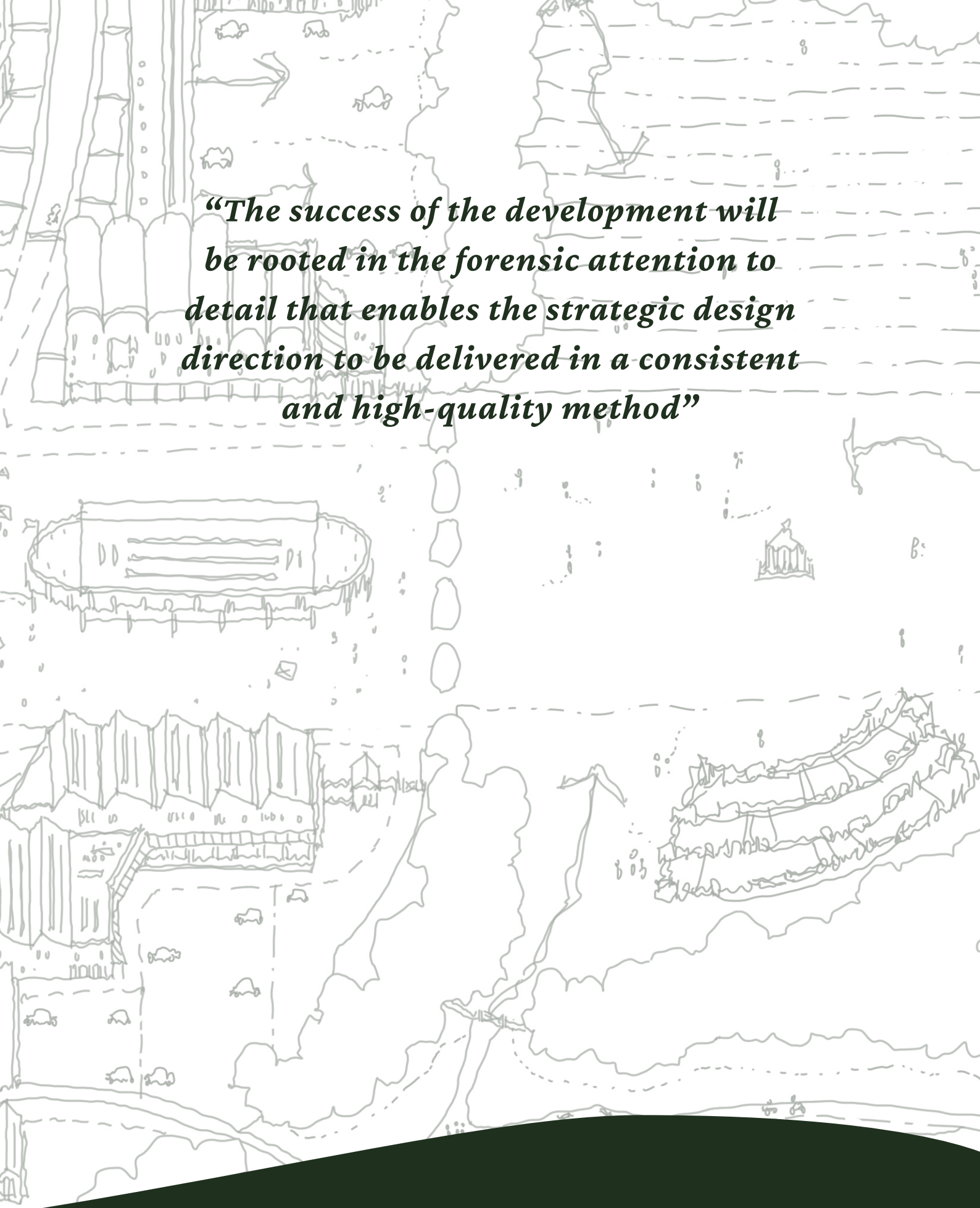


3.4 Design Opportunities

3.4.1 By overlaying the various design considerations - technical, administrative, aspirational, etc - the logical conclusion is the diagram shown here.

3.4.2 This Design Opportunity sketch effectively coordinates the known 'constraints'; albeit this term is specifically avoided as, although these elements do initially constrain the form of development, their value is far greater in prompting interrogation of the design opportunities that they present.





"The success of the development will be rooted in the forensic attention to detail that enables the strategic design direction to be delivered in a consistent and high-quality method"

04
Design Development

4.1 Pre-Application

4.1.1 The applicant has undertaken a significant level of pre-application consultation with Eastleigh Borough Council Officers on the design of the proposal prior to submission.

4.2 Design Development - First Pre-App

4.2.1 In January 2024, a formal pre-submission enquiry was made by the consultant team. The submission focused principally on the Site Layout with Officers providing commentary in series of meetings and via written feedback. A summary of the feedback on design is provided below:

- Highlighted the importance of the link road's (referred to as the Avenue) function as a boulevard, and for continuity with the Lower Acre.
- Raised concerns over the dominance of car parking on the layout.
- Advised improvements were needed to pedestrian and cycle permeability
- Stated the northern gateway required high-quality, prominent architecture and landscaping to the apartment blocks and public square.
- That wherever possible garden boundaries should not be visible from main roads.
- That there was a need for bespoke designs at corners and key locations.


RUBBLEIGH WOODS
PUBLIC RIGHT OF WAY
THE HOMESTAL
THE HOMESTAL
THE HOLME
STREAM CROSSING
THE AVENUE
SUDS POND
PUMP STATION
ECOLOGY BUFFER
FIR TREE LANE
FIR TREE FARMHOUSE
FIR TREE LANE
THE AVENUE
FOXWOOD ROAD
FOXWOOD ROAD TO LOCAL CENTRE
FOOTPATH LINK INTO THE HOLME
THE AVENUE
SUDS POND
STREAM CROSSING

4.3 Design Development - Second Pre-App

4.3.1 In October 2025 a second formal pre-application enquiry was submitted that responded to comments made following the first submission. The adjacent plan was presented, and the following feedback was regarding the architectural layout:

- The reconfigured apartment blocks better defined the northern gateway, but the central square needed to be a public space, not just a car park.
- Parking court layout needed to be simplified to reduce duplicated movements.
- Parking courts were still overly dominated by parking, compromising public realm quality and requiring improved surveillance.
- Flats Over Garages (FOGs) needed pedestrian comfort zones and better surveillance.
- Development adjacent to large green infrastructure should provide a ‘rural edge’.
- Development should be cohesive and include distinct character areas.


Pond
Path (um)
Willow Barn
The Granary
Oak Cottage
135.5m
Moon River Pines
The Old Stables
Proposed Pumping Station
Fir Tree Lane - Entrance
Fir Tree Lane - Entrance
Block A Plots 25 to 47
Block B Plots 48 to 70
Block C Plots 194 to 216
FIR TREE FARMHOUSE
6.5m Road to Local Centre
SUDS Pond
SUDS Pond
SUDS Pond
BRIDGE CROSSING
BRIDGE CROSSING
Ward Bdy
Ward Bdy
Ward Bdy
Ward Bdy
FB

4.4 Planning Performance Agreement

4.4.1 In Spring 2025, a planning performance agreement (PPA) was entered into with Eastleigh Borough Council to facilitate Officer feedback on key aspects of the proposal prior to a formal planning submission. Feedback was provided, but not limited to, the following matters:

- *Refinement of the site layout.*
- *Detailed consideration on the balance of parking, planting and refuse collection in the parking courts.*
- *Improvements to the permeability of the site and interconnectivity to adjacent sites.*
- *Feedback on concept designs for apartments blocks and houses.*
- *Commentary on garden sizes and overlooking.*

4.5 Planning Policy

4.5.1 The design of the proposal has been developed in accordance with the following national and local planning legislation and guidance:

- *National Planning Policy Framework (2024)*
- *National Design Guide (2021)*
- *Eastleigh Borough Local Plan 2016-2036 (2022)*
- *Biodiversity SPD (2009)*
- *Quality Places SPD (2011)*
- *Trees and Development SPD (2022)*
- *Parking Standards SPD (2025)*
- *One Horton Heath Design Code (2025)*

4.3.2 Specific attention has been given to the design requirements set out in the following policies of the Eastleigh Borough Local Plan:

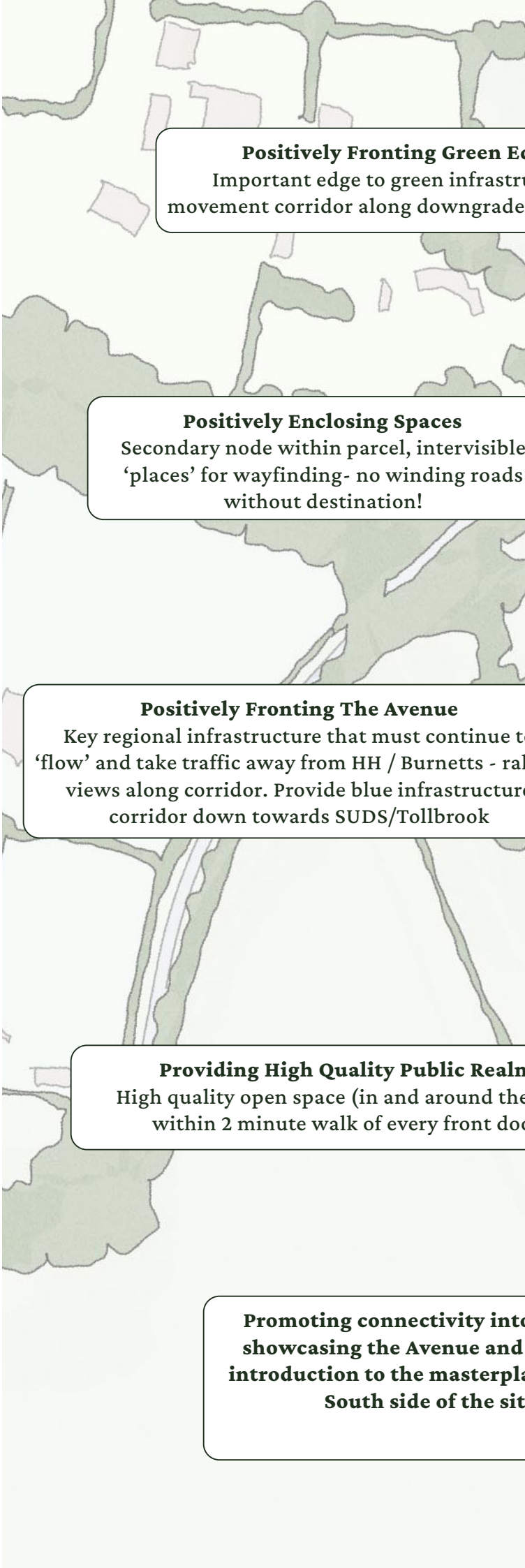
- *Policy DM1: General criteria for new development*
- *Policy DM2: Environmentally sustainable development*
- *Policy DM3: Adaptation to climate change*
- *Policy DM11: Nature conservation*
- *Policy DM13: General development criteria – transport*
- *Policy DM14: Parking*
- *Policy DM24: Creating a Mix of Housing*
- *Policy DM 29: Dwellings with Higher Access Standards*
- *Policy DM30: Internal space standards for new residential development*
- *Policy DM33: Provision of Recreation and Open Space Facilities with New Development*
- *Policy HH1: Land west of Horton Heath*


FIR TREE FARMHOUSE
Firtree Farmhouse
Oak Cottage
15.5m
Moon River Pines
Pumping Station
Fir Tree Lane - Bridleway
Diverted Footpath
SUDS Pond
BNG Landscaping
6.5m Road to Local Centre
FIR TREE LANE
Ward Bdy
Foxwood Stream
BRIDGE CROSSING

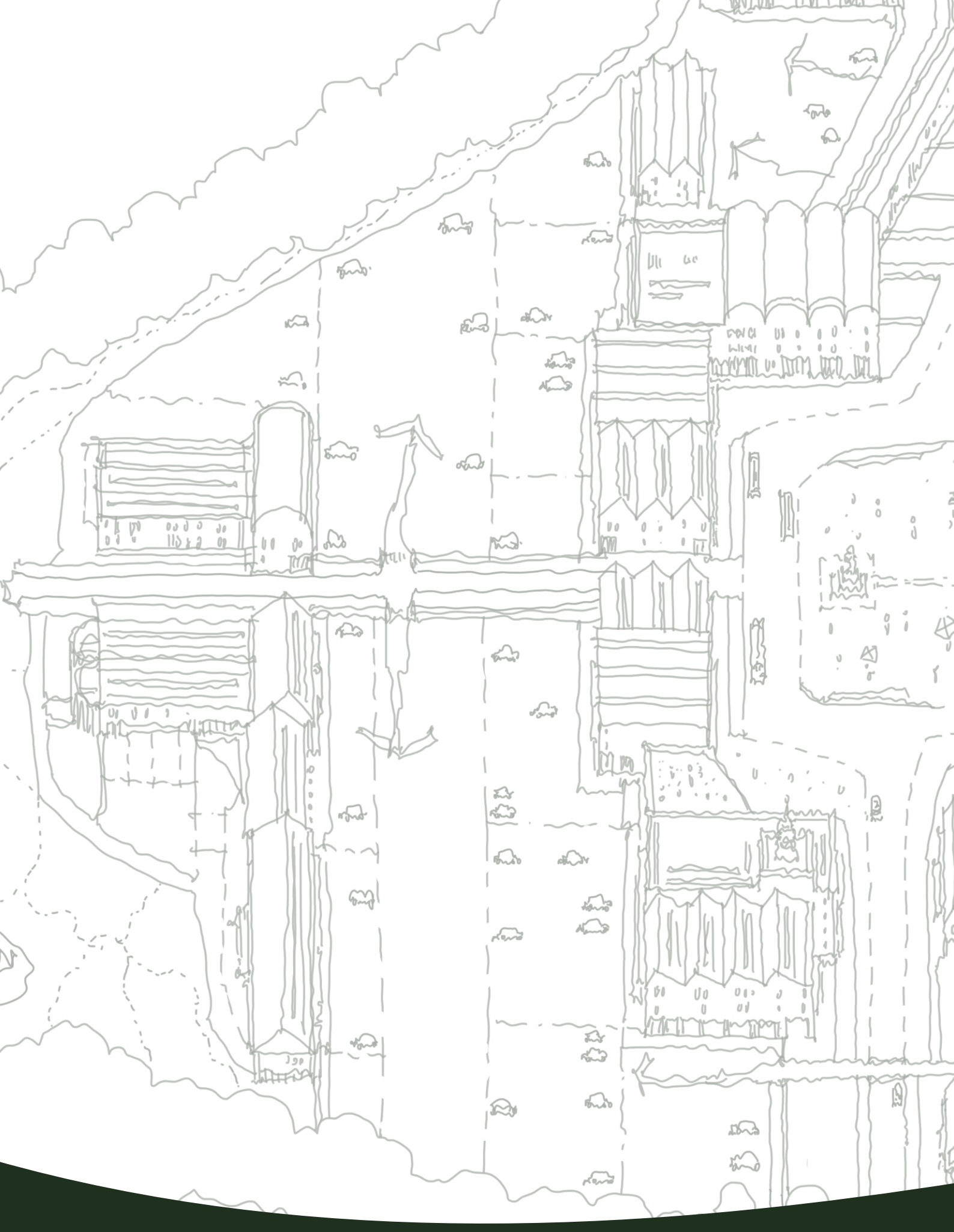
4.6 Core Design Principles

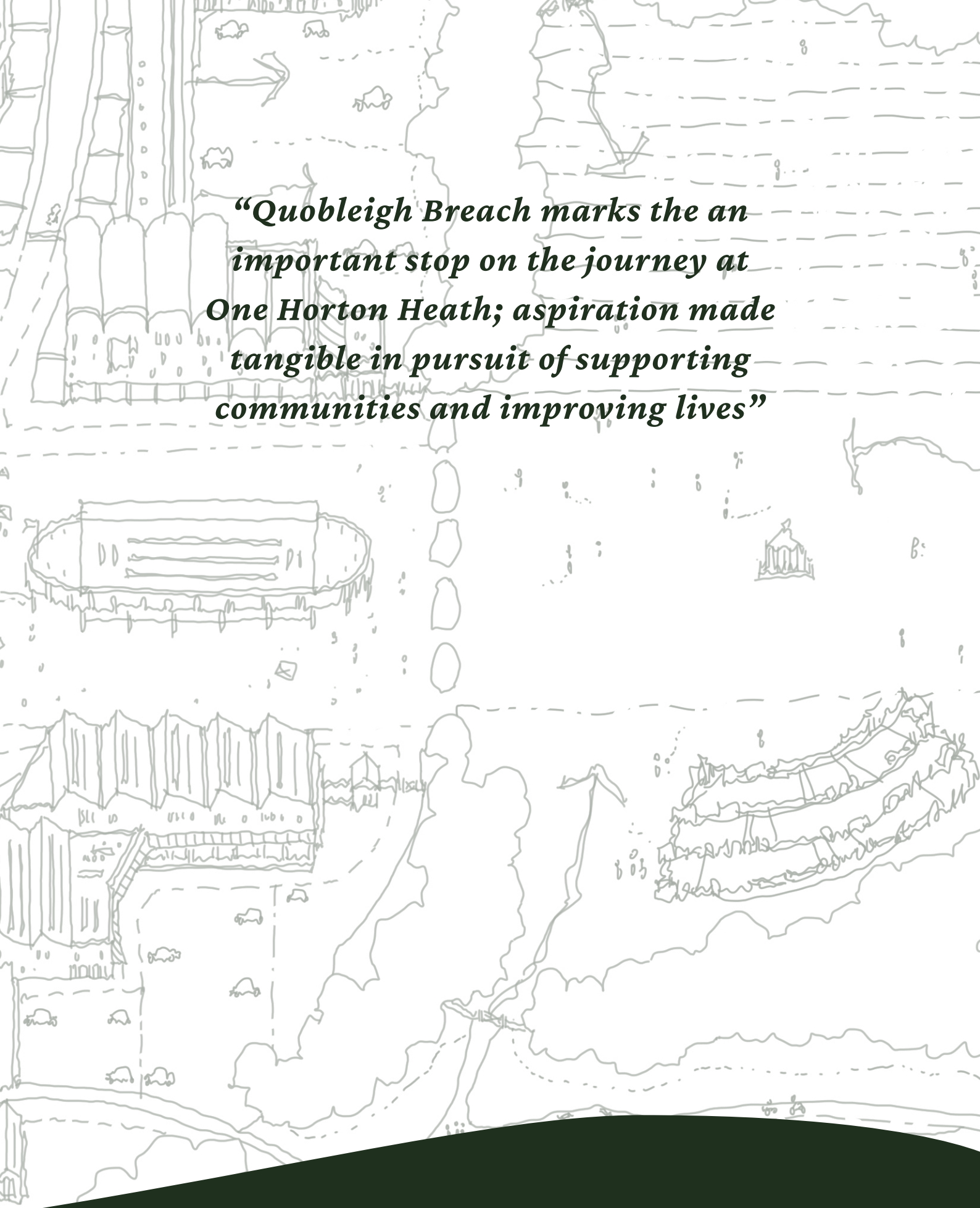
4.6.1 A series of core design principles have been created that describe the proposals, ranging from objective technical parameters, to planning policy challenges, to important community aspirations. These have been formed using the values and characteristics described in the vision section of the design code, which follow the themes of good design, outlined in the National Planning Policy Framework. These core principles all sit beneath the Aims and Objectives of the Project Brief, but are nevertheless just as important in achieving the vision of the One Horton Heath masterplan. Examples include:

- *Being a respectful neighbour to existing residents;*
- *Being locally distinctive recognising the landscape of the past & evolving the narrative to root The Lower Acre within Horton Heath;*
- *Using landscaping to complement the existing landscape, support legible movement and create a sense of place;*
- *Retaining existing green infrastructure, such as hedgerows, wherever possible;*
- *Being landscape led – working with the natural capital of the site to inform design and layout rather than overpowering it; and*
- *Space must be purposeful - no land must be left over, or without purpose and intent.*




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Encouraging Safe & Direct Green Travel
Key movement corridor within overall hierarchy, encouraging safe cycle and pedestrian movement
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"Quobleigh Breach marks the an important stop on the journey at One Horton Heath; aspiration made tangible in pursuit of supporting communities and improving lives"

05

The Proposals


Oak Cottage
15.5m
Moon
River Pines
Pumping Station
Elf Tree Lane - Bridleway
Diverted Footpath
SUDS Pond
Firtree
Farmhou
6.5m Road to Local Centre
Ward Bdy
BRIDGE CROSSING



5.1 Site Layout Plan

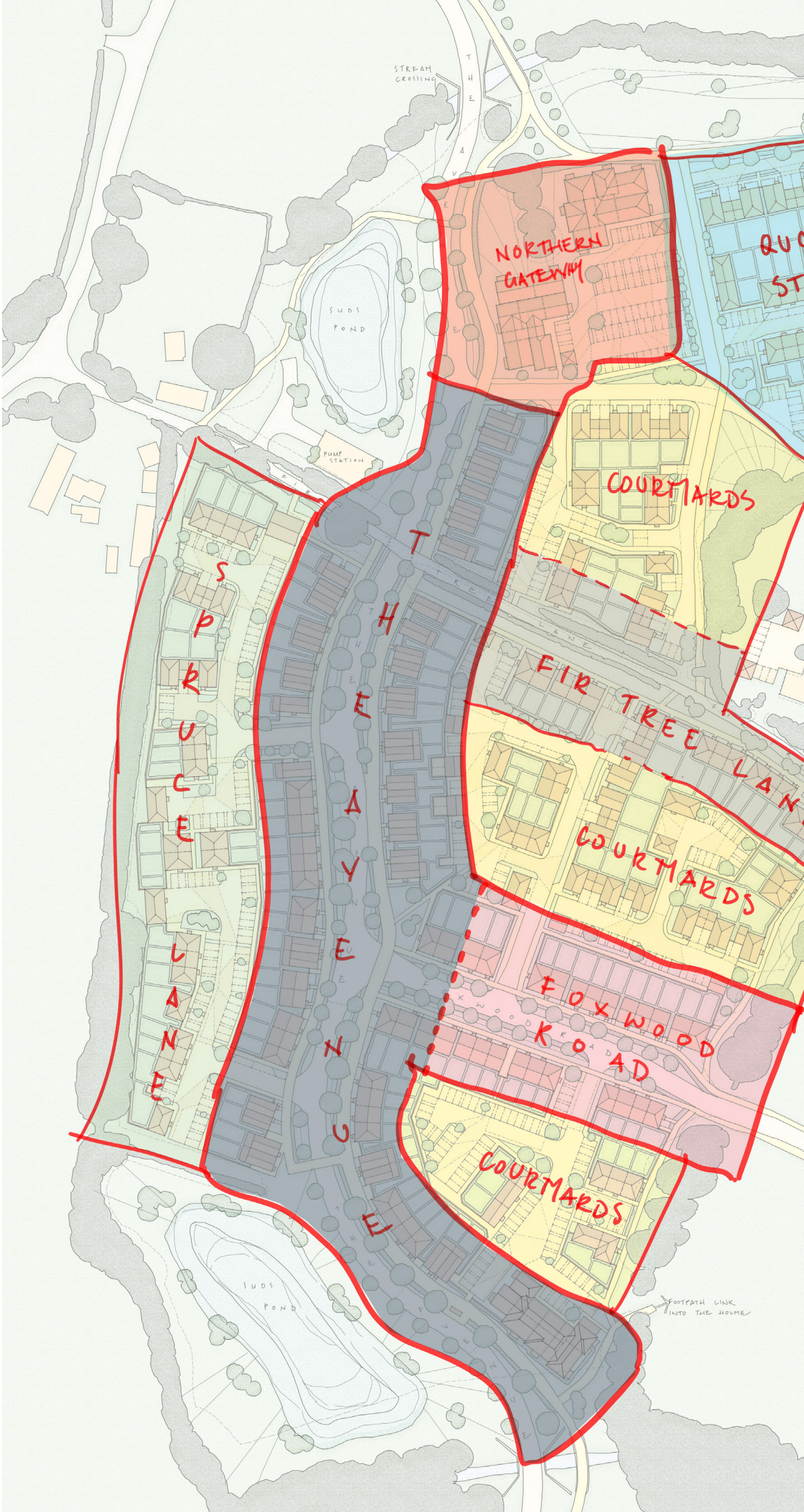
5.1.1 The Site Layout Plan, as submitted, provides 269 new homes, comprising a mix of 1-, 2-, 3- and 4-bed houses, and apartments.

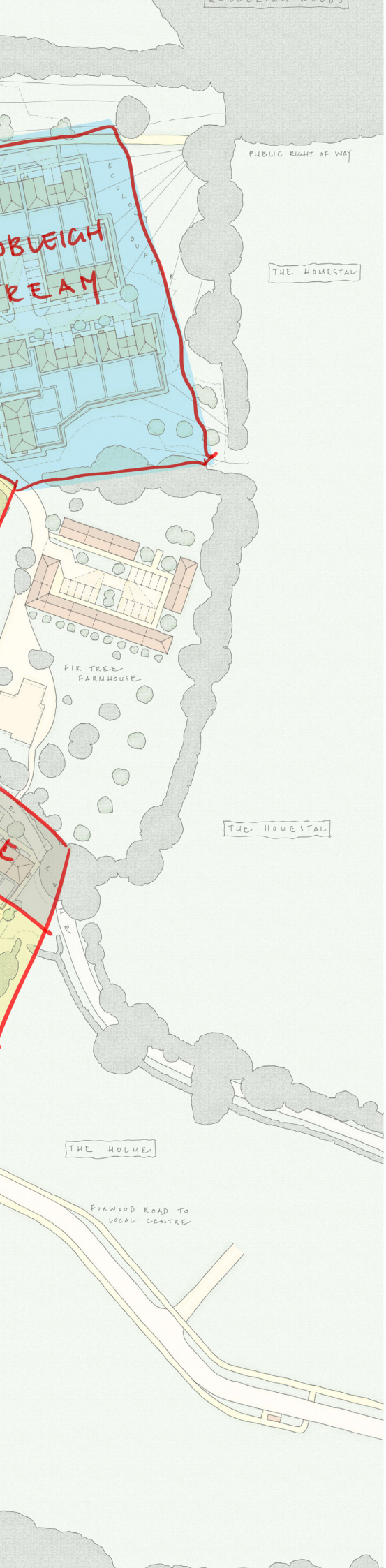
5.1.2 The houses are between 2- and 3-storeys in height, and 4-storey apartments acting as landmarks at the North and South ends of the site.

5.1.3 Quobleigh Breach is accessed from The Avenue link road (by motor vehicle), as well as the Internal Distributor Road, with pedestrian and cycle links connecting to existing Public Rights of Way and strategic opportunities in the wider masterplan.

5.1.4 Following on from the detailed design explorations of hierarchy and placemaking, the proposed routes through Quobleigh Breach are defined primarily by their contribution to these overall principles.

5.1.5 The primary road is The Avenue which acts as a local road but also, unashamedly, as an 'A-B' road for those simply efficiently passing through the area. The secondary road is also immediately identifiable at that projecting north-east from The Avenue towards the Local Centre proposed at One Horton Heath. Tertiary roads thereafter distribute movement further into the residential areas.


NORTHERN GATEWAY
COURTYARDS
FIR TREE LANE
COURTYARDS
FOXWOOD ROAD
COURTYARDS
SPRUCE LANE
THE AVENUE
SUDS POND
PUMP STATION
STREAM CROSSING
FOOTPATH LINK INTO THE HOLME



5.2 Character Areas

5.2.1 The Northern Gateway and The Avenue inform the principal character 'paths' and 'landmarks' through Quobleigh Breach. In addition to these elements. The Proposed Site Layout Plan also actively responds to a number of key nodes and edges that were established during the Design Development.

5.2.2 Considered as a series of urban design prompts, these elements generate a family of 'character places' that, although described here as distinct bounded areas for convenient reference, should be read as gradients that mesh together at their edges.

5.2.3 This approach ensures that every existing condition and new opportunity identified throughout the design process is not simply just 'addressed', but rather fully integrated into the fabric of place; whether a technical consideration or community concern.

5.2.4 The following pages describe the seven overall 'character areas' which make up Quobleigh Breach; how they respond to their specific existing conditions, how they integrate the key design principles established through the design and consultation process, and how this manifests as an urban design and architectural proposal.

5.2.5 Each area is, fundamentally, discussed as a cohesive 'place', with a deliberate decision to not describe each consulting discipline in isolation: they have not been considered separately during the design process, and so cannot be described separately now.

5.3 Northern Gateway

5.3.1 The Northern Gateway will be a key transition point between the rural landscape surrounding One Horton Heath and the proposed urban development. This transition is evident in the gateway's design, which was lead by the principles seen in Character Area Framework Plan in the Design Code.

5.3.2 The gateway's most prominent role is in how it will be viewed when approaching the site. This road will be at a higher elevation, making the gateway's apartments a key visual element for those traveling by car, bike, or on foot.

5.4 The presence of a strong gateway, announcing the presence of One Horton Heath, is deemed essential here with the inclusion of a landmark structure important to aid legibility and establish character.

5.5 The gateway will integrate with the distinct rural character of the site and provide community spaces including a public open square. In addition, it will respond to its context with the Quobleigh Stream and Crossing, creating a "riverside" feel.

Characteristics:

Materials:	Red multistock brick
	Black weatherboarding
	Slate effect tiles
Beds:	Mix of 1, 2, & 3 beds
Detailing:	Metal balconies
	Soldier course
	Extruded Brick
Storeys:	4 storeys











5.6 The Avenue

5.6.1 The Avenue represents the highest hierarchy of movement through Quobleigh Breach and, within its wider context, forms part of the strategic highway link between Burnetts Lane and Allington Lane that has extant consent and is again proposed by the One Horton Heath Masterplan.

5.6.2 Reflecting this status The Avenue has a key role in not only welcoming those who reside within or visit Quobleigh Breach but also providing tone and assurance of quality, in the broadest placemaking sense, for those travelling through Quobleigh Breach either to destinations distant or simply a different part of One Horton Heath.

5.6.3 The Avenue provides the setting where a number of functions meet and to which the form and landscape design must respond. 2.5 and 3-storey dwellings line either side of the avenue, creating a continuous rhythm and backdrop to this primary movement corridor. The Avenue is bookended at each of Quobleigh Breach with 4-storey apartment elevations, providing clear entrances across the site.

Characteristics:

Materials: Red multistock brick

Brown multistock brick

Clay effect tiles

Slate effect tiles

Beds: Mix of 1, 2, & 3 beds

Detailing: Extruded Brick

Punched Brick

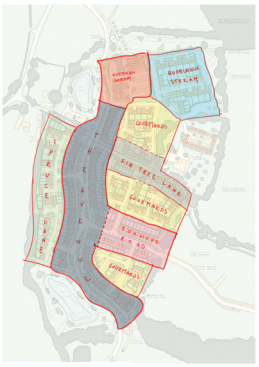
Soldier course

Storeys: 2 - 4 storeys















5.7 Quobleigh Stream

5.7.1 Quobleigh Stream is composed of a collection of two-storey house types, each with a link-detached, gable-fronted design. The architectural style emphasizes verticality, a deliberate choice to break up the horizontal line of the surrounding hedgerow and to complement the layered canopy of both existing and new trees in the area.

5.7.2 Many of the homes feature a prominent picture window, strategically positioned to frame and celebrate the expansive views over the nearby public right-of-way and the natural green space beyond. This window not only floods the interiors with light but also visually connects the homes to their picturesque surroundings, making the landscape an integral part of the living experience for the entire community.

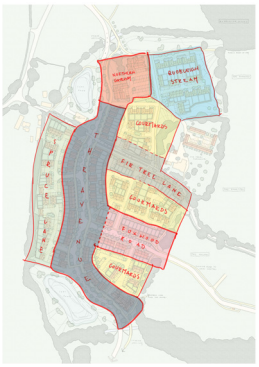
Characteristics:

Materials:	Red multistock brick
	Brown multistock brick
	Black weatherboarding
	Clay effect tiles
	Slate effect tiles
Beds:	Mix of 2, 3 & 4 beds
Detailing:	Extruded Brick
	Punched Brick
	Soldier course
Storeys:	2 storeys



Quobleigh Stream features a mix of gable fronted and gable ended terraces, semi-detached and linked-detached houses. Houses feature dormers, bay windows, and carports. Parking is located at the rear, side and within car ports.









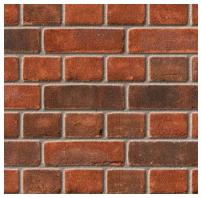


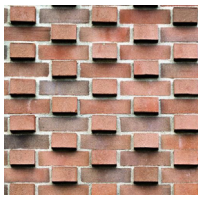
5.8 Courtyards

5.8.1 The Courtyards are defined by its collection of two-storey homes, all constructed with simple brick detailing. The architectural design is intentionally diverse, with some houses featuring a horizontal emphasis and others a vertical one, creating a varied streetscape that responds uniquely to each setting.

5.8.2 The overall feel of the area is predominantly hardscaped, with a focus on durability and clean lines. Great care has been taken in the selection of surface finishes to create a high-quality, cohesive look. These hard surfaces are thoughtfully punctuated by deliberate pockets of soft landscaping, which introduce natural elements and visual relief throughout the community.







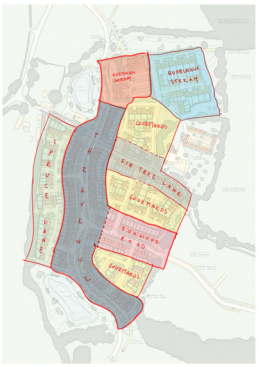
Characteristics:

Materials:	Red multistock brick	Beds:	Mix of 2 & 3 beds
	Clay effect tiles	Detailing:	Extruded Brick
	Slate effect tiles		Soldier course
	Black weatherboarding	Storeys:	2 storeys

Courtyards features a mix of gable fronted, gable ended & hipped terraces, semi-detached, linked attached & detached houses with some featuring dormers, bay windows, and carports. Parking is mostly located at the rear & car ports. Most gardens are located at the rear of the property.





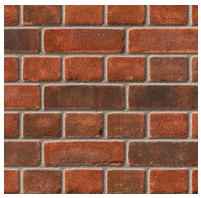


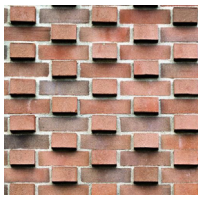




5.9 Spruce Lane






5.9.1 Spruce Lane is a unique blend of two-storey homes, each with its own distinct dwelling type, size, and architectural details.

5.9.2 Spruce Lane unifies this diverse collection of houses with the stunning natural backdrop of existing, mature Norway spruce trees that line the site's boundary, serving as a shared, green curtain for the entire One Horton Heath development. The layout is purposefully designed to create a "gappy" edge along this tree line. This is achieved through the deliberate spacing, varied massing, and careful orientation of the homes, as well as the differing depths of their gardens and parking areas. This thoughtful design approach ensures a dynamic and interesting visual relationship between the built environment and the natural landscape, rather than a rigid, uniform line.

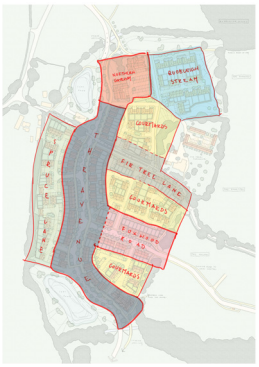
Characteristics:

Materials:	Red multistock brick	Detailing:	Extruded Brick
	Clay effect tiles		Soldier course
	Slate effect tiles	Storeys:	2 storeys
Beds:	Mix of 2 & 3 beds		

Spruce Lane is a mix of gable ended & hipped terraces, semi-detached & detached houses with some featuring carports. Parking is mostly located at the front & car ports. Gardens are located at the rear of the property.









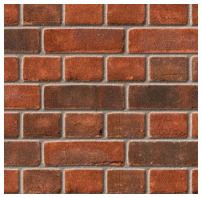
ea: Spruce Lane

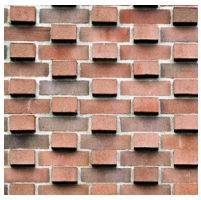
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5.10 Fir Tree Lane





5.10.1 Fir Tree Lane is made up of two-storey semi-detached and terraced "cottages," each designed to evoke a classic, cozy feel. The homes are characterised by their low, linear, and consistent roof lines and massing, a deliberate choice that allows them to sit harmoniously within the landscape, complementing both the existing natural features and the new landscaping plans.

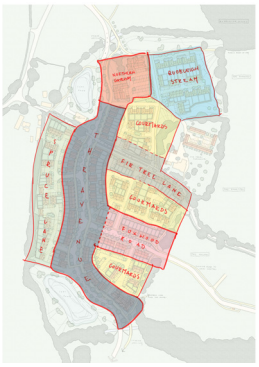
5.10.2 A special touch has been added to the design with a "signature" brick detail panel on each dwelling. This distinctive feature serves as a respectful nod to the nearby Grade II listed Fir Tree Farmhouse, creating a direct architectural link to the area's heritage.

Characteristics:

Materials:	Red multistock brick	Beds:	Mix of 2 & 3 beds
	Brown multistock brick	Detailing:	Extruded Brick
	Clay effect tiles		Soldier course
	Slate effect tiles	Storeys:	2 -3 storeys

Fir Tree Lane is a mix of gable fronted, gable ended & hipped terraces & linked attached houses with some featuring carports. Parking is mostly located at the rear, side & car ports. Gardens are located at the rear and front.









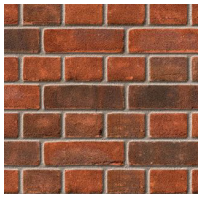


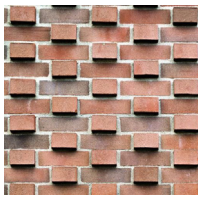
5.11 Foxwood Road

5.11.1 Foxwood Road is characterised by semi-detached and terraced homes that are either two or two-and-a-half storeys in height. The architectural design creates a strong, linear frontage, providing a consistent and clean backdrop for the newly planted street trees. The streetscape is deliberately designed with multiple layers of landscaping to visually and physically deter nuisance parking, ensuring a tidy and attractive street.

5.11.2 The homes themselves feature simple brick detailing, placing the emphasis not on individual elaborate designs, but on the overall composition and the creation of a cohesive, beautiful "whole-street" environment. This approach focuses on placemaking, ensuring the entire area feels like a unified and welcoming community.



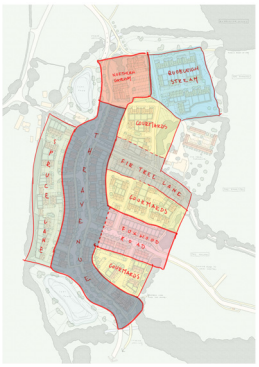



Characteristics:

Materials:	Red multistock brick	Beds:	Mix of 2 & 3 beds
	Brown multistock brick	Detailing:	Extruded Brick
	Clay effect tiles		Soldier course
	Slate effect tiles	Storeys:	2 storeys

Foxwood Road is a mix of gable fronted, gable ended & hipped terraced houses with some featuring bay windows. Parking is mostly located at the rear and side. Gardens are located at the rear and front.

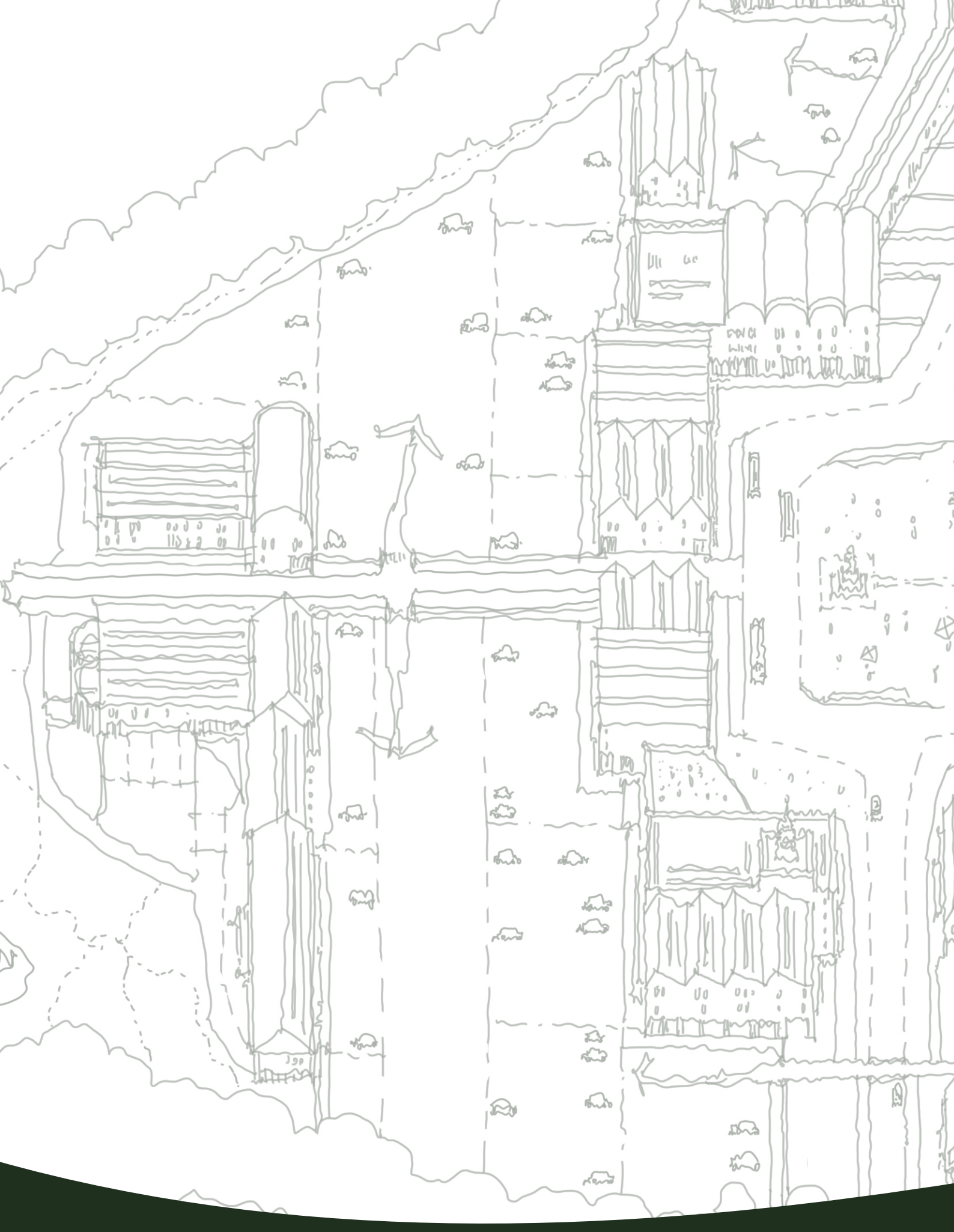


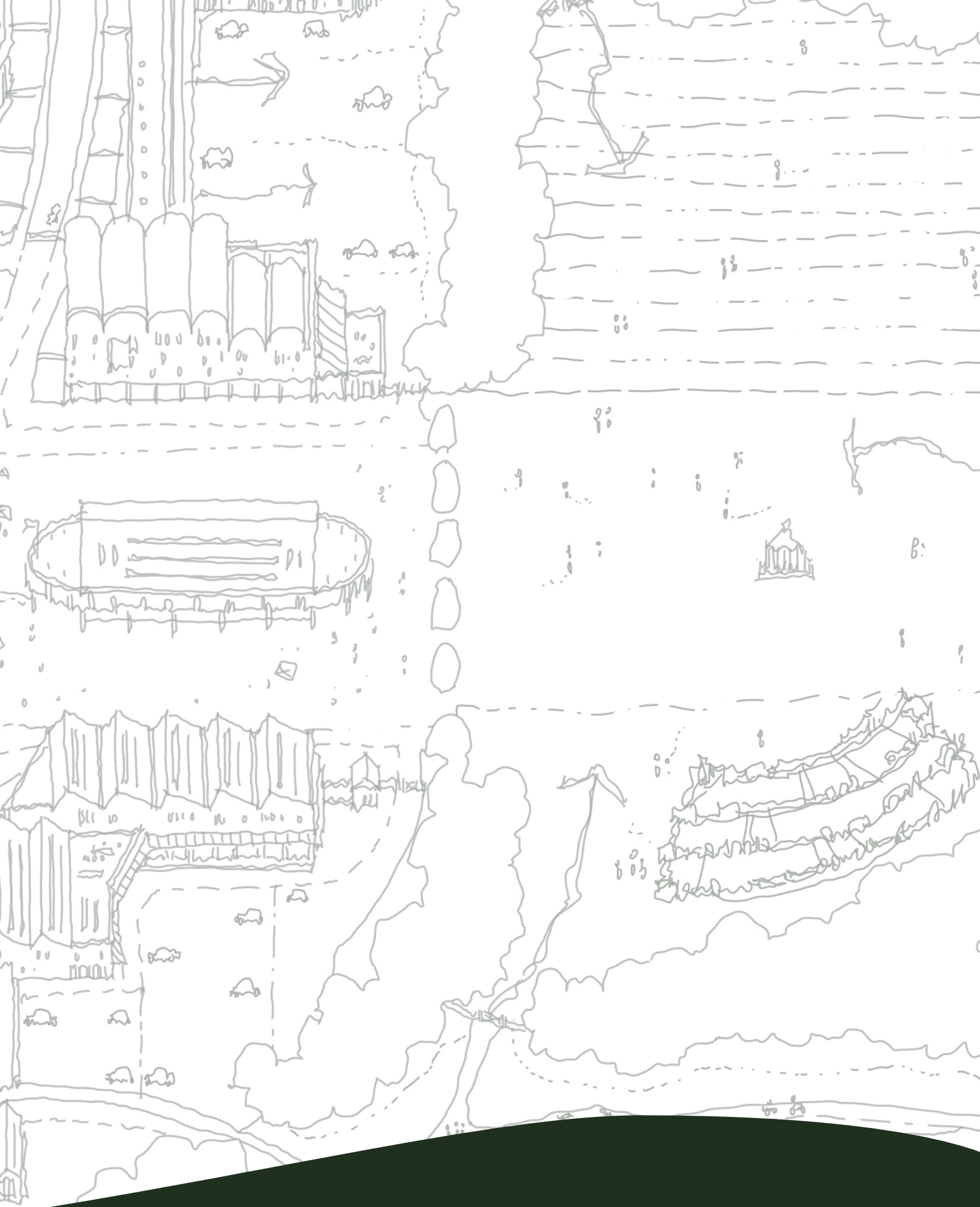










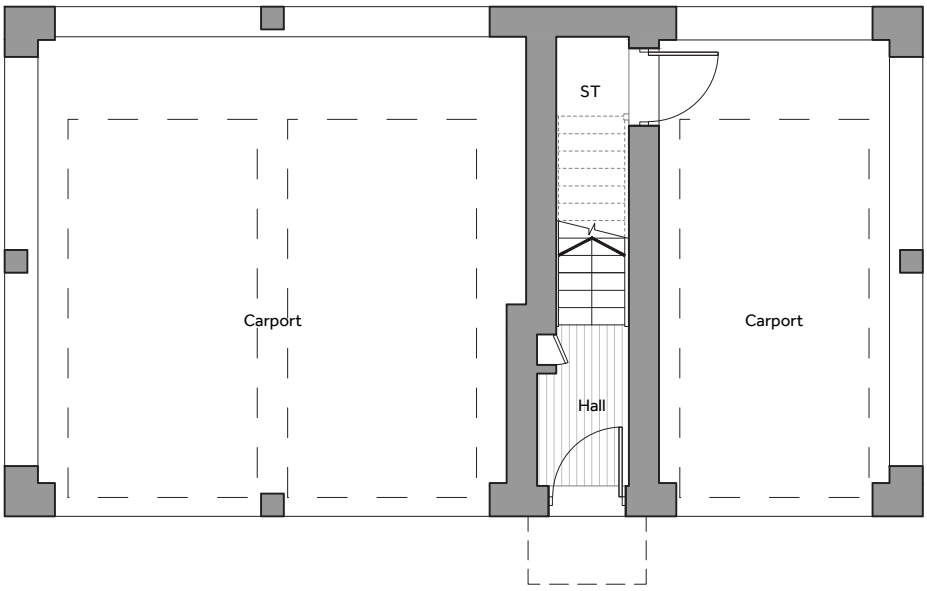


06
Detailed Design

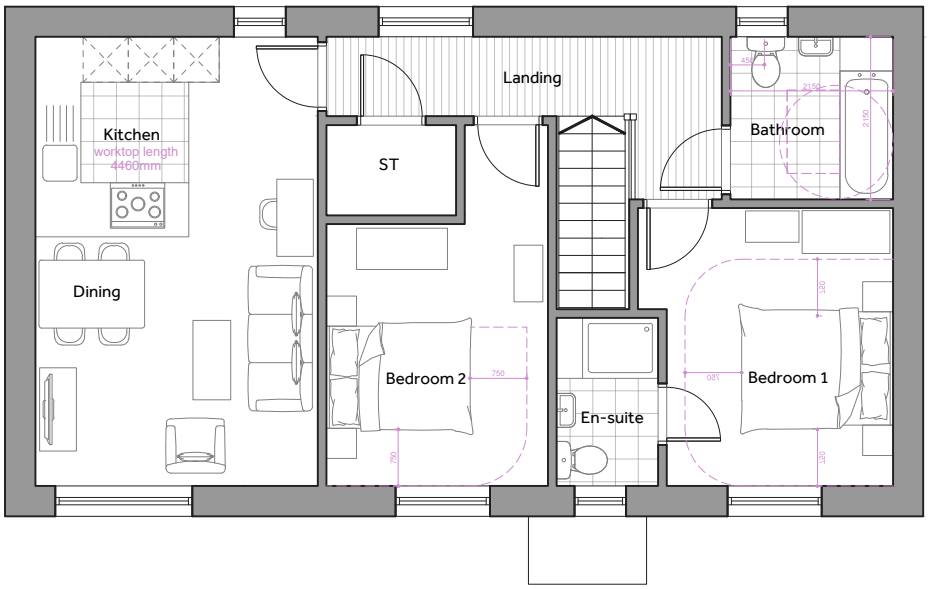
6.1 National Described Space Standard (NDSS)

6.1.1 A The proposed house types have been designed to meet the latest housing design guidance, including the National Described Space Standards (NDSS). These set minimum dwelling sizes based on the number of bedrooms, bedspaces and storeys. It also identifies minimum areas for habitable rooms, including minimum dimensions.

6.1.2 The house types developed for One Horton Heath all comply with the relevant NDSS standards and as such the proposal accords with Policy DM30: Internal Space Standards for New Residential Development in the Local Plan.



House Type VV - Ground Floor Plan



House Type VV - First Floor Plan

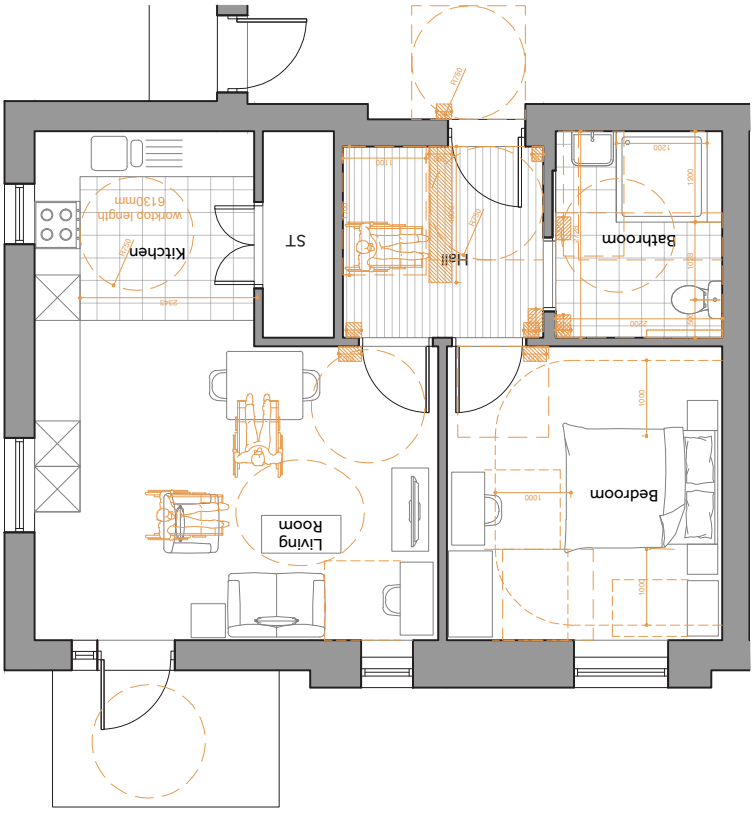
6.2 Access and Use of Buildings

6.2.1 All dwellings across the site have been set out so they can meet the Accessible and Adaptable standard as set out in Approved Document M of the Building Regulations. Policy DM29, Dwellings with higher access standards of the Local Plan requires new development to meet higher national access standards as set out in Part M.

6.2.2 The house types developed for One Horton Heath all comply with the relevant NDSS standards and as such the proposal accords with Policy DM30: Internal Space Standards for New Residential Development in the Local Plan.

- 100% of the dwellings on site meet the Part M4(1) standard (Visitable Dwellings)
- 98% of the 269 units meet Part M4(2) standard (Accessible & Adaptable Dwellings). The units that do not comply are the 5 flats over garages (FOGs)
- 1 apartment unit meets the Part M4(3) standard (Wheelchair Adaptable Dwellings). The requirement to deliver 7% of M4(3) dwellings was deemed unviable in the Viability Assessment that was submitted as part of the Outline Planning Application and there is no requirement to provide M4(3) units on that basis. The applicant is however keeping this under review.

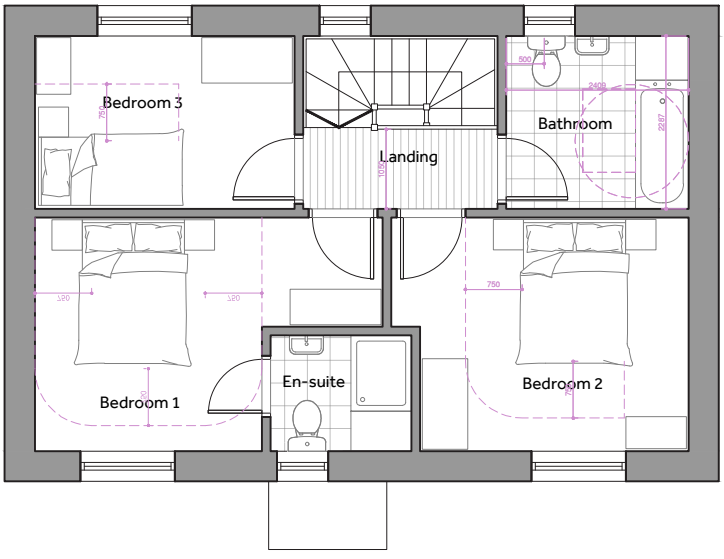
6.2.3 The proposed dwellings are suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.



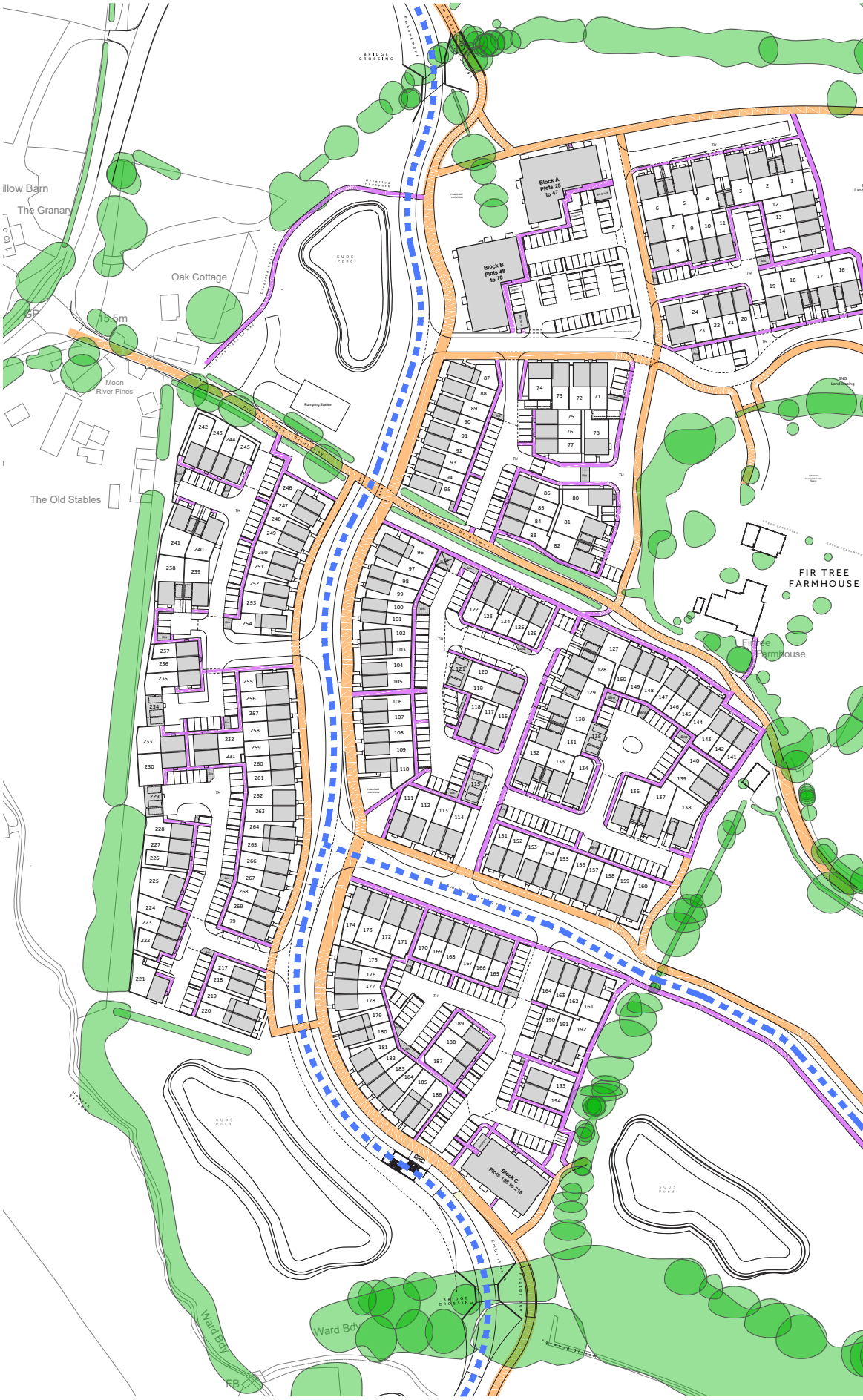
Apartment Block C - M4(3) Apartment

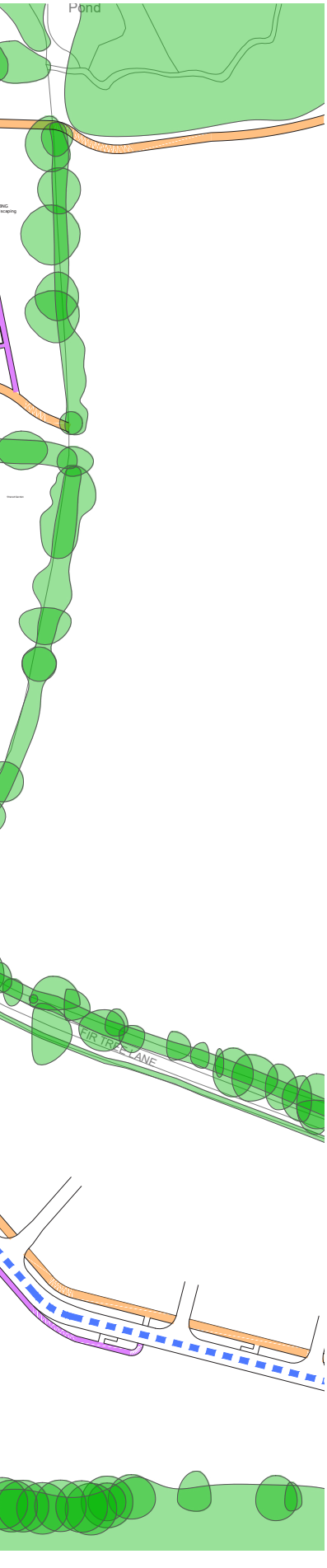


M4(2) House Type EE - Ground Floor Plan



M4(2) House Type EE - First Floor Plan


Block A
Plots 25 to 47
Block B
Plots 48 to 70
Block C
Plots 186 to 216
Oak Cottage
The Granary
The Old Stables
Moon River Pines
Pumping Station
FIR TREE FARMHOUSE
Fir Tree Farmhouse
Ward Bdy
Ward Bdy
FB
15.5m
SUDS Pond
SUDS Pond
SUDS Pond
BRIDGE CROSSING
BRIDGE CROSSING



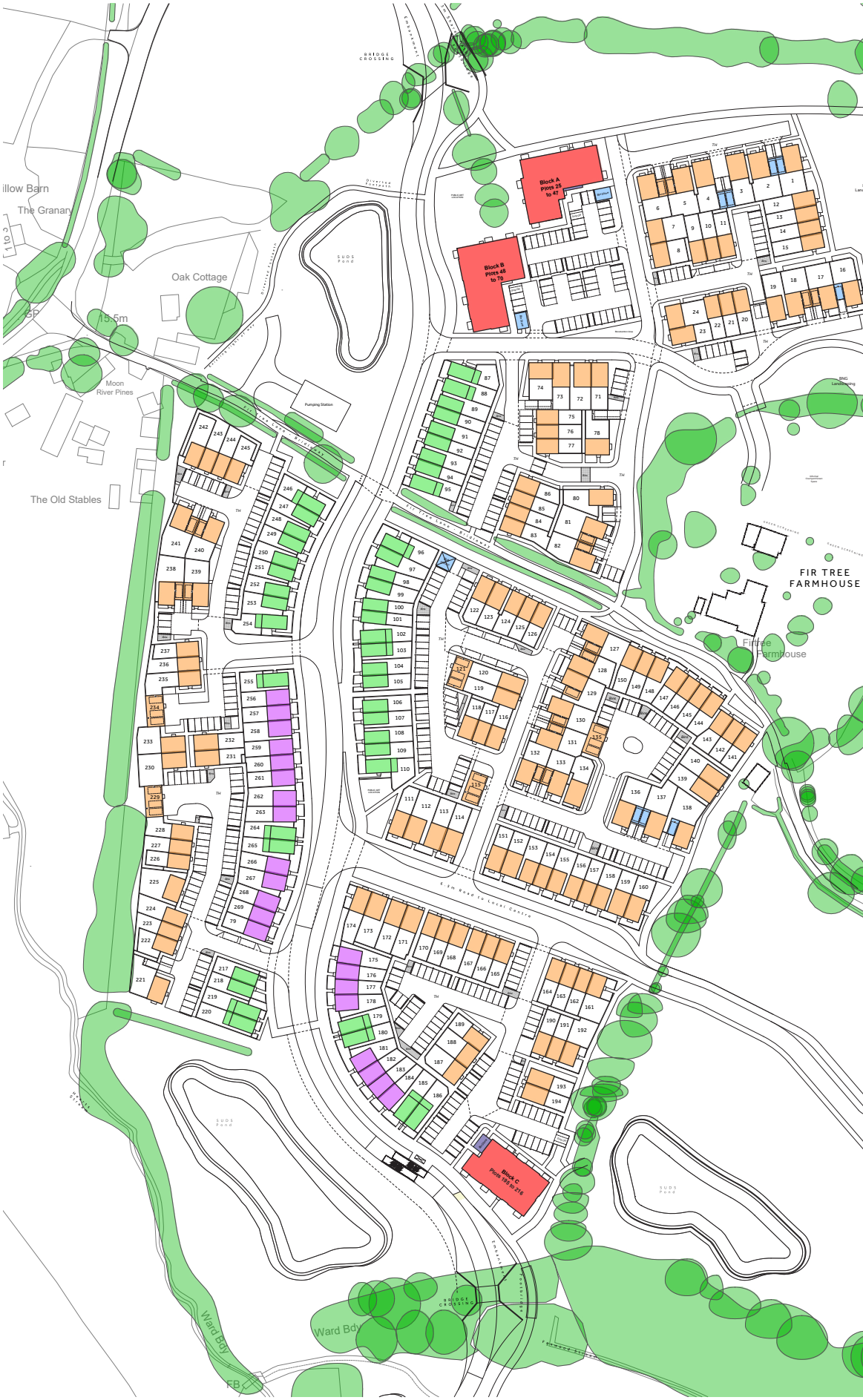
6.3 Movement Strategy

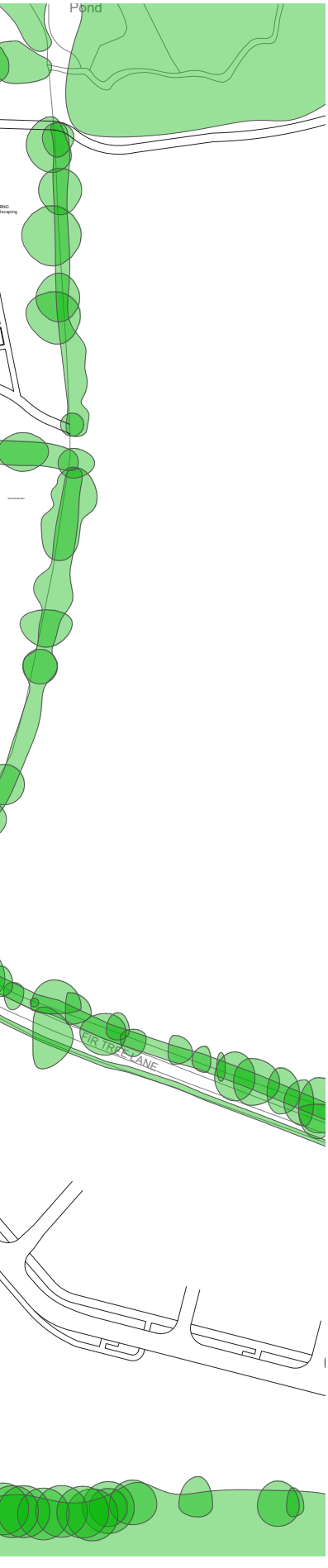
6.4 Quobleigh Breach is bisected by the Avenue, which runs through the centre of the site, providing both vehicular access and safe routes for pedestrians and cyclists.

6.5 This central spine facilitates efficient, movement across the site, promoting connectivity and accessibility. Branching from the Avenue are a series of pedestrian footpaths that lead directly into the residential areas, ensuring convenient and well-integrated links between living spaces and the wider site network.

Key:

- Primary Vehicular Route
- Pedestrian Footpath
- Shared Pedestrian & Cycle Path


Block A
Plots 25
to 47
Block B
Plots 48
to 79
Block C
Plots 116 to 216
Oak Cottage
The Granary
The Old Stables
Moon
River Pines
15.5m
FIR TREE
FARMHOUSE
Fir Tree
Farmhouse
Ward Bdy
Ward Bdy
FB
SUDS
Pond
Pumping Station

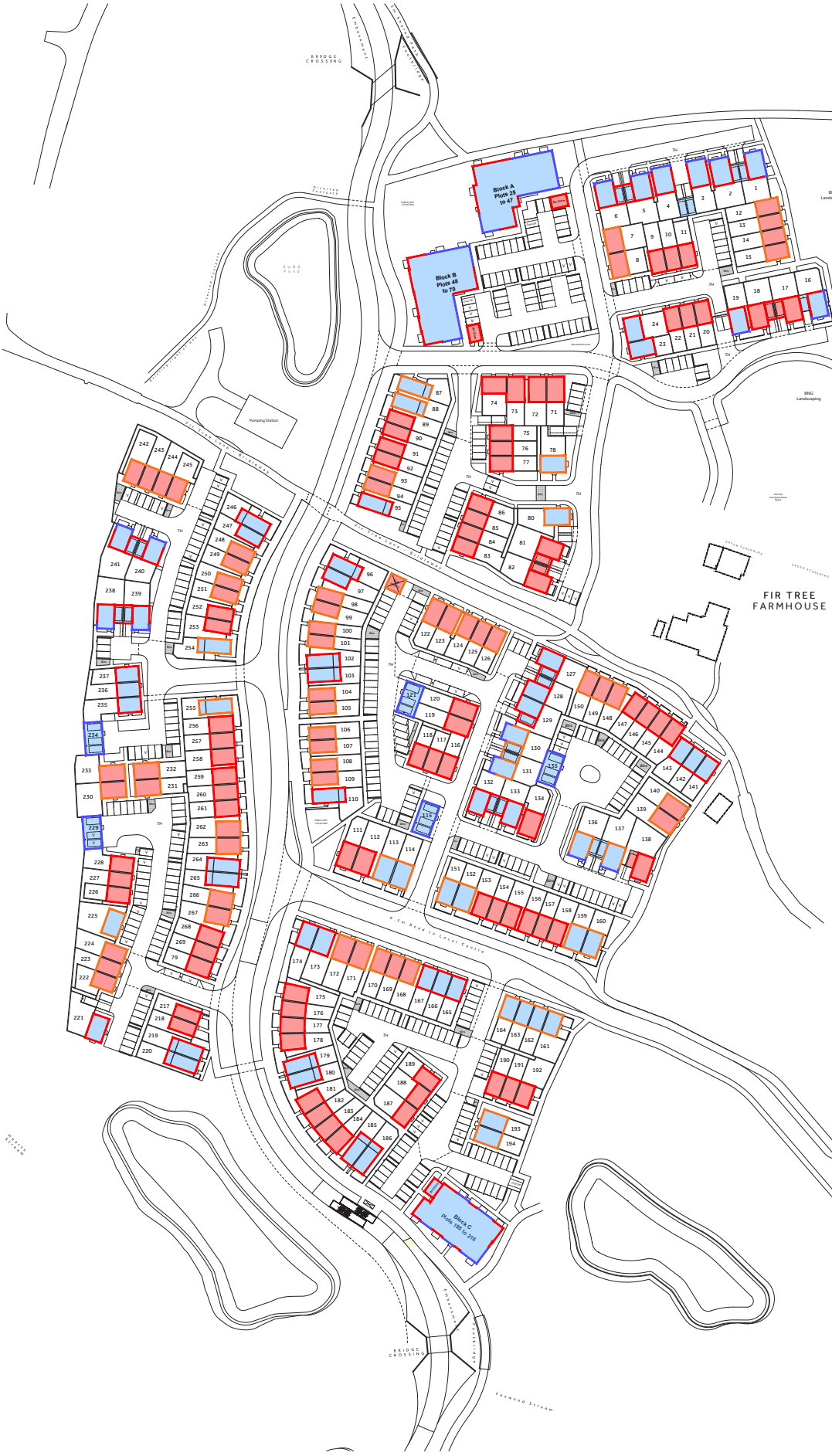


Key:

- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey
- 4 Storey

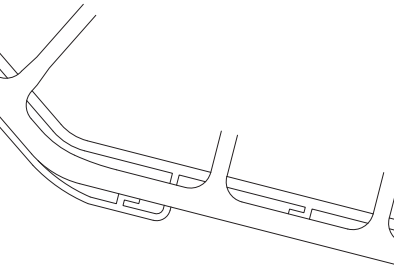
6.6 Building Heights

6.6.1 The Northern Gateway has a key role to play as it forms the transition point between the broader rural context that Quobleigh Breach and One Horton Heath is located and the urban built form that is proposed. This maximum four-storey element is a Strategic Consideration identified on both Parameter Plans and within the Design Code (with the exception of the edge immediately adjacent Burnetts Lane, which is nominally limited to 2.5 storeys). The proposals are predominantly between 2.5- and 3-storeys in height, with the Avenue predominantly being 2 storeys in height and key wayfinding features highlighted as 4-storey elements, e.g. apartments.


Block A
Plots 25 to 47
Block B
Plots 48 to 70
Block C
Plots 195 to 216
FIR TREE FARMHOUSE
Pumping Station
SUDS Pond
BRIDGE CROSSING
BNG Landscaping
6.5m Road to Local Centre
Foxwood Stream

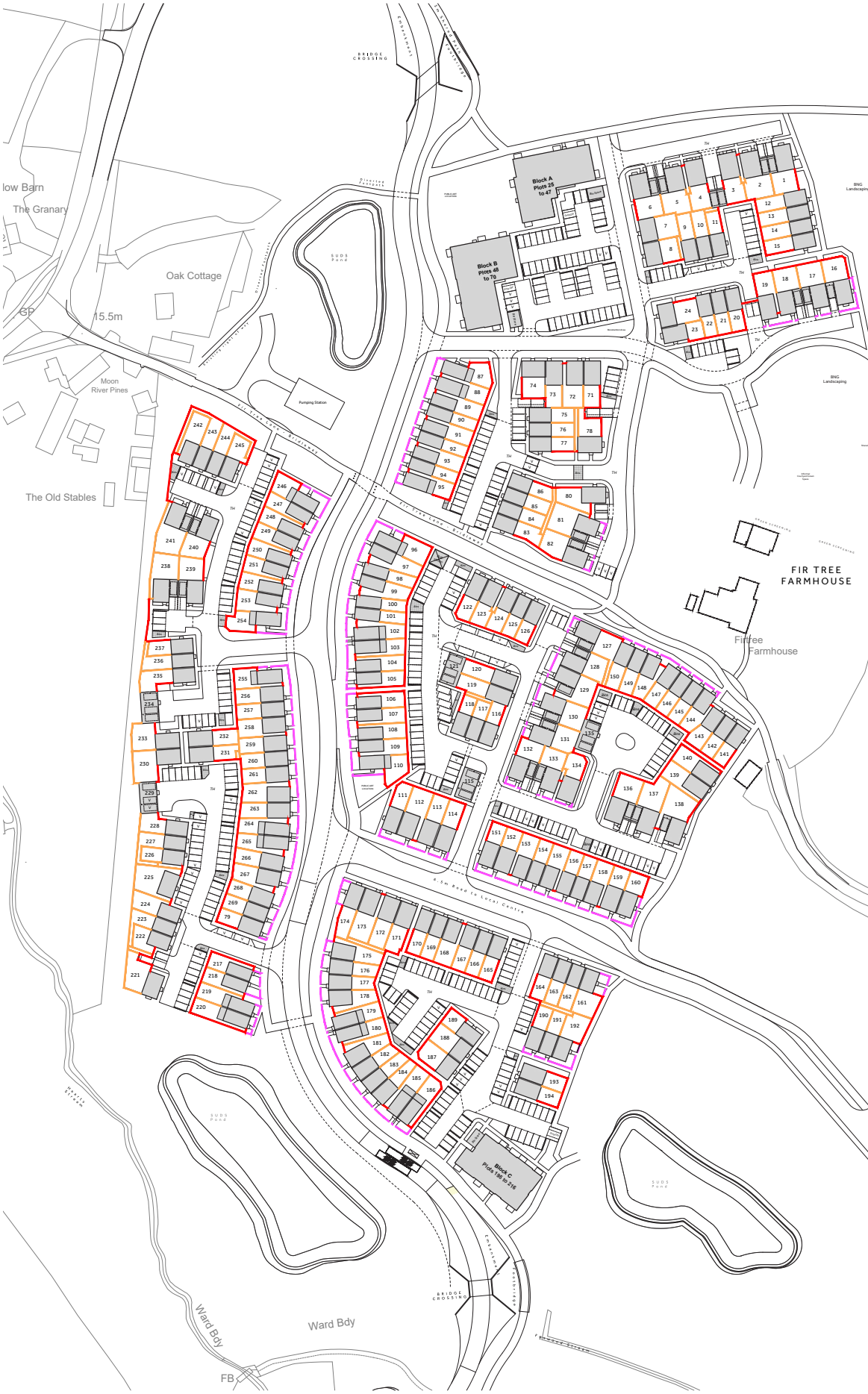
6.7 Material Plan

6.7.1 A selection of high quality materials, in keeping with local vernacular, have been chosen to create a distinctive character for this part of the wider site and to provide legibility. This includes red and brown multi-stock brick as the dominant boundary treatments. The majority of the proposed units will have clay-effect roof tiles, whilst slate-effect tiles has been chosen for specific units. Furthermore, black weatherboard has been used on the first floor of key units, with brick on the ground floor. This use of materials at key junctions of the proposed masterplan encapsulates the intended architectural character and visual coherence.



Key:

- Clay Effect Roof
- Slate Effect Roof
- Red Multistock Brick
- Brown Multistock Brick
- Black Weatherboard with GF Brick


low Barn
The Granary
Oak Cottage
GP
15.5m
Moon
River Pines
The Old Stables
Pumping Station
Block A
Plots 35
to 47
Block B
Plots 48
to 76
Block C
Plots 196 to 216
FIR TREE
FARMHOUSE
Fir Tree
Farmhouse
Ward Bdy
Ward Bdy
FB

6.8 Boundary Treatments

6.8.1 The contribution of spatially appropriate boundary treatments to high quality placemaking cannot be understated; it is noted that many 'conventional' modern developments are let down by their approach to boundaries.

6.8.2 Whether private or public, urban or rural, secure or open, the quality of boundary treatments throughout The Lower Acre must absolutely reflect the best of the local heritage whilst simultaneously exceeding contemporary best practice.

6.8.3 Although, strictly speaking, there are no specific technical standards which must be met by boundary treatments, it is the intent that they will play a crucial role in the placemaking aspirations of each character area, as described previously.

6.8.4 The diagram shown here describes a summary hierarchy of boundary treatments; as noted above, the specific detail of each boundary is to be described separately in accordance with the placemaking character of each individual part of the site.

6.8.5 This strategy also follows from a number of detailed pre-application discussions with Hampshire Police's Designing Out Crime Officer. It is proposed that all rear boundary treatments will be appropriately robust, at a minimum of 1.8m high.

6.8.6 It is also noted that sufficiently robust boundary treatments will be required along The Avenue, where they must make an active contribution to traffic noise mitigation.



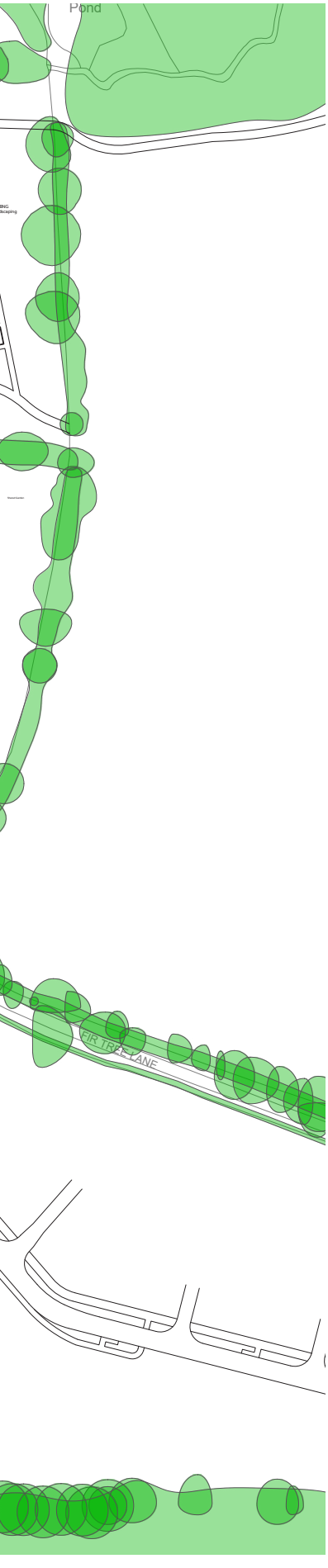


Key:

Below 60% NDSS

60.0 Garden Area (m^2)

10.0m Garden Depth



6.9 Garden Quality

6.10 Design standards for new residential development are detailed in the Eastleigh Borough Local Plan (2016-2036) and the Quality Space Supplementary Planning Document (SPD). The latter document provides guidance on the Council's expectations on for private amenity provision in new residential development, namely garden sizes and dimensions.

6.11 The Quality Space SPD sets out a minimum provision for garden space of 60% of the Nationally Described Space Standard (NDSS) floor area for that house type:

- *124 gardens (63% of all houses with gardens) meet the expectation for garden sizes.*
- *16 gardens (8% of all houses with gardens) are marginally below the garden sizes standard (i.e. 57-59% of NDSS).*
- *56 gardens (29% of all houses with gardens) are below the garden sizes standard.*

6.12 There is some flexibility on the 60% of NDSS garden size guidance in the Quality Spaces SPD which advises garden sizes can be reduced when the dwelling is within 100m of a public open space. Quobleigh Breach is bookended by two large areas of green infrastructure: Quobleigh Woods to the north and Foxholes Wood to the south. All the residential dwellings at Quobleigh Breach are circa 250m from one of those area. In addition to this there are secondary areas of public open space such as the landscaped SuDs attenuation basins which further increase the proximity of new dwellings to green space.

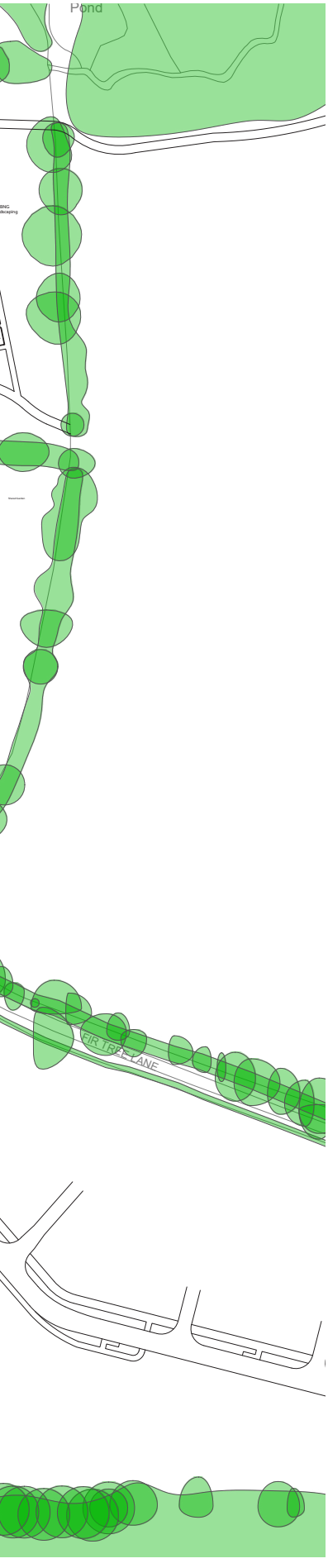
6.13 It must be noted that the Quality Spaces SPD was adopted prior to the publication NPPF and its increased focus on the efficient use, and optimisation, of development land. The Outline Application establishes an expectation for a minimum density of 40 dwellings per hectare across the site, which is at odds with some of the standards of the SPD. It must also be noted that the Quality Spaces SPD is being revisited in the context of the NPPF and PPG and the expectations of the Council will be amended accordingly.

6.14 While the application has sought to meet the expectations on garden sizes set out in the Quality Spaces SPD (2011), there are grounds for a reasonable level of departure from this standard. The private amenity space proposed across the development is considered appropriate on that basis.

6.15 The Quality Spaces SPD also sets out the Council's expectations for privacy, stating a back-to-back minimum distance of 20 metres between new build residential properties. All but 4 houses meet this standard:

- *Units 5 and 9 are marginally under the standard 19.5m due to visibility splay requirements.*
- *Units 239 and 240 are not orientated back-to-back, with the latter unit canted, so there are no direct views. There is a 16.5 metre distance between the units at their narrowest point.*


Block A
Plots 25 to 47
Block B
Plots 48 to 70
Block C
Plots 195 to 216
Oak Cottage
The Granary
The Old Stables
Moon River Pines
FIR TREE FARMHOUSE
Fir Tree Farmhouse
Pumping Station
SUDS Pond
Ward Bdy
FB



Car Parking Strategy

6.15.1 The full detail of the parking strategy is set out on the following pages.

Key:

- Assigned Parking Space
- Unassigned Parking Space
- Electric Vehicle Charging Post

6.16 Car Parking

Provision

6.16.1 The way in which parking is provided at One Horton Heath is central to the delivery of a development that values urban design, sustainable modes of transport and community cohesion.

6.16.2 Beyond those 'big picture' core values the way in which the detailed parking strategy is designed will, to a large extent, inform the experience of those residing at One Horton Heath, those visiting residents, those providing a service to residents and those responsible for servicing the site.

6.16.3 The total amount of parking spaces proposed, the way in which they are allocated and the way in which they are manged have the potential to impact behaviours of residents and visitors, the saleability of apartments and houses and the way in which the site is managed in perpetuity.

PARKING PROVISION

- **1 space allocated per 1-2 bed**
- **2 spaces allocated per 3-4 bed**

The parking strategy diagram demonstrates compliance with all parking provisions

6.16.4 The following principles are proposed to be adopted:

- *A balance between seeking to minimise car usage, to promote sustainable modes of transport, and a pragmatic view on car usage trends;*
- *Implementing a minimum standard of either on curtilage or allocated spaces for both houses and apartments to support close access and saleability;*
- *Not increasing the quanta of allocated spaces for larger apartments or houses;*
- *Providing a relatively larger quanta of unallocated spaces across the site to support 'overflow' demand for larger houses and apartments and to accommodate visitors; and*
- *Providing flexibility to enable the appropriate number of car club vehicles to be allocated spaces from the 'unallocated' provision.*

6.16.5 By adopting this approach, which supports a larger provision of unallocated spaces, it enables the development to provide less spaces overall, due to spaces being full a higher proportion of the time, representing the effective use of land and pursuing better urban design solutions.

6.16.6 The delivery of a development which is less car dominated will also support Project Overview Objective OG6 which seeks to "encourage sustainable modes of transport" and realise a synergy between minimising car usage and the uptake of the extensive safe and attractive cycle and pedestrian network across the site and wider area.

6.17 Sustainable Travel

Cycling

6.17.1 As well as encouraging sustainable public transport options at One Horton Heath, it is an aspiration that, on an individual basis, reliance on motor vehicles is reduced.

6.17.2 This means actively supporting private cycle use throughout the site. The provision of safe and secure cycle routes for a variety of users is one of the key strategic considerations, but it is recognised that the practicality of this must also be carefully integrated into detailed design.

6.17.3 Therefore, the ownership and usage of private bicycles must be made as convenient as possible to ensure a broad group of users.

6.17.4 As a fundamental element of the brief, all of the apartment blocks have been designed with integrated cycle storage within. This dedicated internal storage is in recognition of improving security.

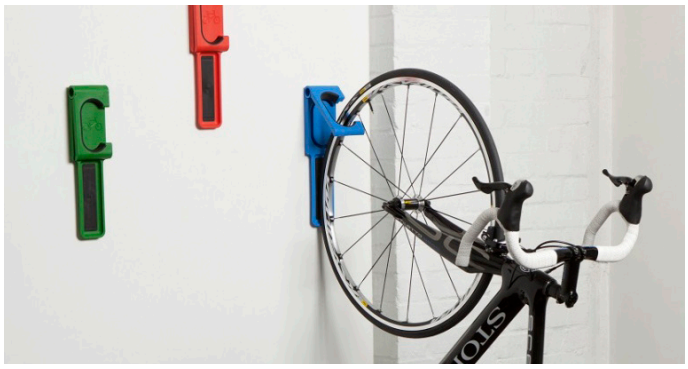
6.17.5 All houses are also provided with discrete and secure cycle storage within their rear gardens. It is expected that, given the strategic permeability of cycleways, all dwellings will be within a very short distance of a designated cycle route, or accessible via a cycle-pedestrian priority area.

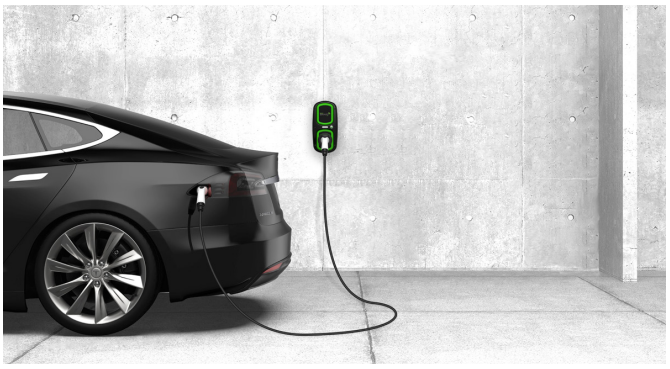
Electric Vehicles

6.17.6 The provision of a development that can support intensive electric vehicle use is central to the delivery of the sustainable development strategy. It will seek to provide access to vehicle charging for all and make the ownership and charging of an electric vehicle an attractive and convenient proposal.

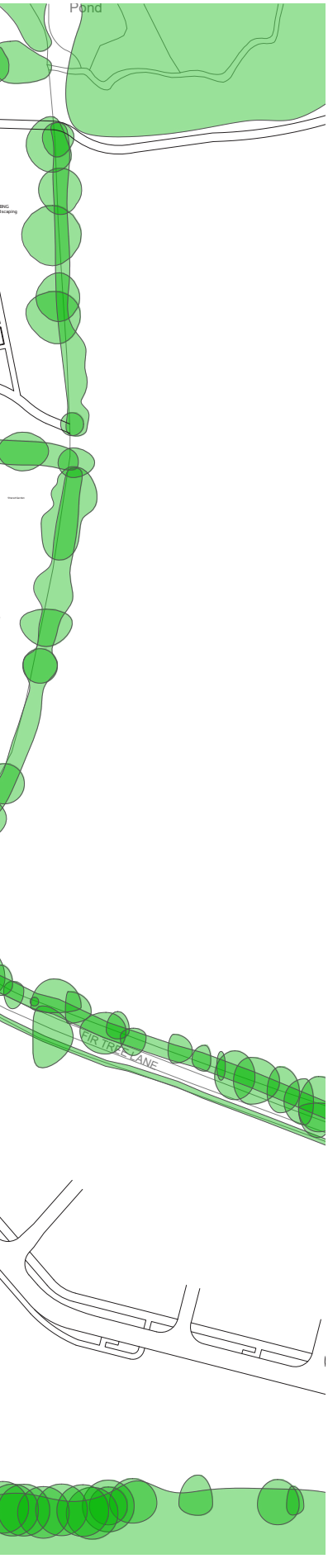
6.17.7 So that the development supports this approach it is essential that enough Electric Vehicle Charging Points (EVCP) are provided and that they are distributed across the layout in an accessible manner.

6.17.8 This will support Project Overview objective OG7 to “ensure that the development includes a suitable strategy for encouraging uptake of electric vehicles whilst retaining sufficient flexibility to respond to emerging trends and legislation”.






Block A
Plots 25
to 47
Block B
Plots 48
to 70
Block C
Plots 116 to 216
Oak Cottage
The Granary
The Old Stables
Moon
River Pines
Pumping Station
FIR TREE
FARMHOUSE
Fir Tree
Farmhouse
Ward Bdy
Ward Bdy
FB
SUDS
Pond
BRIDGE
CROSSING



6.18 Waste Collection Strategy

6.18.1 The strategy for refuse and recycling storage/collection has been carefully considered, both in the context of the wider One Horton Heath masterplan aspirations, and specific opportunities to challenge operative conventions.

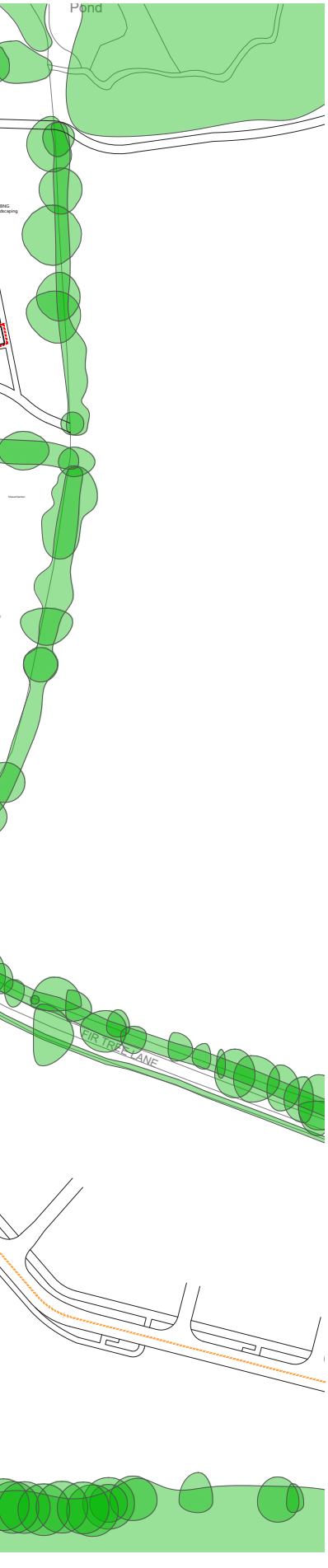
6.18.2 Ongoing engagement has been undertaken with all relevant parties, including those with strategic oversight and aspirational emerging standards, and those with practical and operational knowledge.

6.18.3 The diagram shown here describes the findings of these conversations. The majority of houses are served by collection from a communal bin surface mostly within parking courts. All apartments are served by communal bin storage areas. Auto-tracking has been undertaken across the entirety of the site to demonstrate safe and appropriate access for collection vehicles, and appropriate carry distances for both residents and operatives.

Key:

- Refuse Vehicle Route
- Householder Drag Route
- Refuse Attendant Movement


illow Barn
The Granary
Oak Cottage
BP
15.5m
Moon
River Pines
The Old Stables
Pumping Station
Block A
Plots 25
to 47
Block B
Plots 48
to 70
Block C
Plots 195 to 216
FIR TREE
FARMHOUSE
Fir Tree
Farmhouse
Ward Bdy
Ward Bdy
FB
SUDS
Pond
BRIDGE
CROSSING



Key:

Fire Vehicle Route

Fire Hose Route

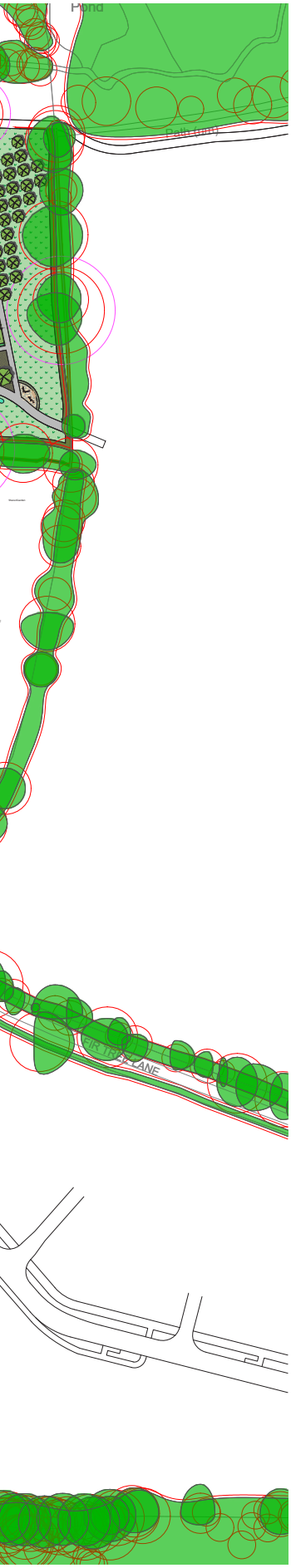
6.19 Fire & Rescue Strategy

6.19.1 In accordance with Part B of the Building Regulations, and all established and emerging best practice, the safe access of fire and rescue vehicles has been tracked through the site.

6.19.2 As well as appropriate corner radii, carriageway widths, and turning areas, this strategy also includes consideration of hose lengths and firefighting access to the furthest points of dwellings.

6.19.3 All apartment blocks have been provided with dry risers wherever necessary, and have been designed in accordance with requirements for escape distances and protected cores.


Block A
Plots 25
to 47
Block B
Plots 48
to 70
Block C
Plots 198 to 216
Oak Cottage
The Granary
The Old Stables
Moon
River Pines
Pumping Station
FIR TREE
FARMHOUSE
SUDS
Pond
6.5m Road to Local Centre



6.20 Landscape Plan

6.20.1 A Landscape Plan has been prepared by terrafirma.

Notes:
- All materials to be as detailed or accepted equivalent.
- Refer to accompanying NBS specification.
- Refer also to architectural and engineering drawings as applicable.

- Site boundary
- Existing trees and hedgerows to be retained in accordance with BS 5837:2012
- Existing bramble scrub vegetation retained
- Existing shrub vegetation retained (within ditch)
- Vehicular bitmac
- Pedestrian bitmac
- Non-Permeable block paving to roadways
- Permeable block paving to parking bays
- Block paving to parking bays
- Slab paving (Private front path)
- Slab Paving (Bin Collection Points)
- Bound gravel
- Proposed Trees
- Suspended Pavement System
- Clipped hedge
- Native hedgerow
- Wildflower meadow mix
- Damp tolerant wildflower (to swale / drainage ditch).
- Rain garden (gravel and damp tolerant ornamental shrubs / groundcovers / herbaceous planting)
- Species rich grass (mown)
- Ornamental shrub / groundcover / herbaceous planting
- Ornamental shrub / groundcover / herbaceous planting *PRIVATE*
- Gardens (laid to lawn / pavement) *PRIVATE*
- Native shrub mix
- Native tree and shrub mix
- Benches to public spaces
- Indicative natural play equipment

NOTE
Maintenance for all landscape treatment would fall within the responsibility of the Management Company, except where indicated as 'private' in the key

6.21 Technical Summaries

Ecology

6.21.1 An Ecological Impact Assessment prepared by Ecosa has been submitted as part of the application. This advises that the proposal will result in the loss of some habitats and has the potential to affect some protected species including hazel dormouse, breeding birds, reptiles and bats. Appropriate mitigation measure such as EPSM licenses and sensitive methods of work, in addition to enhancement measures such as the targeted provision of bat and bird bricks will ensure that, post-development, no residual or cumulative impacts are anticipated. The proposals therefore accord with all relevant national and local planning policy in relation to ecology. A copy of the Tree location plan is shown adjacent and identifies the trees and vegetation that were surveyed.

Biodiversity Net Gain (BNG)

6.21.2 A Biodiversity Net Gain Report (BNG) and Statutory BNG Metric prepared by Johns Associates has been submitted as part of the application. The report concludes that development of this Reserved Matters parcel will result in a net hedgerow gain, but a net habitat loss. The BNG habitat losses are to be off set through enhancements to the large green infrastructure network onsite and if necessary via off-site land within the applicant's control. Overall, the One Horton Heath site is expected to achieve a Biodiversity Net Gain. .

Lighting

6.21.3 The Lighting Impact Assessment produced by Stantec describes the existing light levels on site and provides an indicative lighting design and assessment of anticipated effects. The purpose of the lighting scheme is ultimately to provide a safe and secure environment for the residents, minimise or eliminate any negative impact on the existing environment, and ensure that the new development blends into the surrounding area. The assessment concludes that with the sensitive lighting design principles adopted, all areas have the ability to reach a neutral impact, although this will require further modelling which will be secured via planning condition.

Air Quality

6.21.4 An Air Quality Assessment has been carried out by Stantec, in which the baseline air quality of the site and local area was modelled. This concluded that predicted background concentrations are all below the relevant Air Quality Assessment Levels (AQUALs). The proposed vehicle trip generation in the Reserved Matters application will not differ from that assessed in the Environmental Statement (ES) for the Outline Planning Application and, correspondingly, the conclusions that the effects of the development on air quality would be negligible remain valid. A qualitative construction dust risk assessment was also undertaken and this advises that the release of dust can be effectively mitigated, with any residual effects considered to be 'not significant' and temporary in nature. The proposed development will therefore comply with local and national air quality policies.

Noise

6.21.5 A Noise Impact Assessment has been carried out by Stantec which concludes that significant noise impacts during the demolition and construction phase are unlikely, and that vibration may be perceptible to the nearest receptors but is unlikely to exceed the threshold for complaint. It also recommends several design considerations to help achieve acceptable conditions for future residents in more acoustically sensitive areas. This includes mitigation such as glazing and ventilation to secure suitable internal noise levels, and the implementation of 1.8m close board fencing to some of the private gardens. The proposed development is considered acceptable on acoustic grounds.

Flood Risk & Drainage

6.21.6 The Drainage Strategy prepared by Motion refers to flood risks affecting the site. The development is considered appropriately located as the proposed residential use of the site is classified as 'more vulnerable' and the site sits within Flood Zone 1, an area of least concern for tidal and fluvial flooding.

Surface Water Drainage

6.21.7 The Drainage Strategy prepared by Motion follows the Outline Approval. It uses several Sustainable Urban Drainage measures (SuDs) such as pervious pavements and the in situ SuDS attenuation basins for the management of surface water runoff. Overall, the proposed SuDS system will have capacity that can accommodate rainfall for the 100 year + 45% allowance for a climate change critical event with negligible flooding. The proposed drainage for the site is considered appropriate accordingly.

Energy and Sustainability

6.21.8 The Overarching Energy and Sustainability Strategy prepared by Stantec Hydrock addresses the measures taken to deliver a sustainable scheme. This includes a fabric first approach, the use of heat pumps, an all-electric site, and natural ventilation to all dwellings. To show compliance with DM2 of the Eastleigh Local Plan, the residential elements of the One Horton Heath development will target a carbon reduction of 19% beyond the Part L 2021 Building Regulations. Other measures aim to deliver a domestic water consumption target of 95 litres per day with additional measures to address light, air and noise pollution.

ONE
HORTON
HEATH