

One Horton Heath Project Team

Quobleigh Breach Reserved Matters Application

November 2025

PREPARED FOR



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Document History

Issue	Date	Issued by	Comment
v1	August 2025	Jack Bell	Working Draft
v2	November 2025	Bryony Stala / Jack Bell	Client Draft
v3	November 2025	Bryony Stala / Jack Bell	Final Draft

1. Statement of Purpose

1.1 Introduction

1.1.1 This Planning Statement has been produced by Savills on behalf of the One Horton Heath Project Team (the Applicant) (OHHPT) in support of a Reserved Matters Application (RMA) for 269 dwellings on the Quobleigh Breach parcel at Land West of Burnetts Lane, Horton Heath (the Site). This site is known as the One Horton Heath (OHH) development.

1.1.2 The Statement sets out the development proposals for the site, planning history and policy context, and should be read in conjunction with the submitted drawings and other supporting documentation.

1.1.3 The description of development is as follows:

“Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Submission) of Outline Planning Permission O/20/89498 for the erection of 269 dwellings within Phase 6 (Quobleigh Breach), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- Condition 4 – Reserved Matters Submission
- Condition 6 – Phasing Plan
- Condition 13 – Construction Traffic Management Plan
- Condition 16 – Arboricultural Impact Assessment and Tree Survey
- Condition 21 – Design Code Compliance
- Condition 25 – Refuse Collection Strategy
- Condition 31 – Access Standards
- Condition 32 – Internal Space Standards
- Condition 35 – Built Heritage Statement
- Condition 45 – Noise Risk Assessment and Management scheme
- Condition 58 – Flood Risk Mitigation
- Condition 61 – Drainage Scheme
- Condition 64 – Ecological Mitigation and Management Plan (EMMP)
- Condition 67 – Full Landscape Details
- Condition 71 – Biodiversity Net Gain
- Condition 72 – New Forest Protected Sites mitigation

Affects a public right of way. An Environmental Impact Assessment was submitted with the outline application.”

1.1.4 The proposed development has been designed in full accordance with the Development Plan and Outline Planning Application (OPA) O/20/89498. The OPA description of development is set out in Table 2.1 below.

1.1.5 Quobleigh Breach is a residential parcel of the Wider Outline Planning Application, providing 269 of the 2,500 dwellings as part of the One Horton Heath development. This RMA has been submitted further to the Outline Consent (Ref. O/20/89498) which is consistent with the approved parameter plans.

1.1.6 The Site falls within the local planning authority (LPA) area of Eastleigh Borough Council (EBC) which is the determining authority.

1.1.7 The OHHPT is part of Eastleigh Borough Council (EBC). EBC is therefore both Applicant and Local Planning Authority (LPA) in relation to the OHH project. The OHHPT, as Applicant, holds the role of

landowner and developer. The LPA, as determining authority, is represented by the usual EBC Development Management functions and processes. A strict separation has been maintained between the OHHPT as Applicant and EBC as planning authority in the preparation of the planning application.

- 1.1.8 In line with Eastleigh Borough Council's Validation Checklist, the report also provides an overview of the technical studies which have been undertaken in the formation of this application, full details of which are provided within the accompanying documents. A list of the submitted documents can be found in the Covering Letter.

Relevant Outline Planning Conditions

- 1.1.9 There are 76 planning conditions attached to the Outline Planning Consent. Of these, 27 are to be discharged as part of this Reserved Matters Submission. The Quobleigh Breach parcel is one of the seven residential parcels that comprise the One Horton Heath project.
- 1.1.10 Condition 1 of the outline consent requires all reserved matters and the implementation of development to be carried out in substantial accordance with the approved parameter plans. Condition 6 requires development to be in broad accordance with the Illustrative Masterplan (Ref. 29607A/1000A Rev. C) and the indicative Phasing Plan February 2023 (Ref. 30454G/1000A). Discharge of this condition in relation to the Quobleigh Breach RMA is sought.
- 1.1.11 By submitting this RMA, Condition 4 will be discharged. The wording of this condition is as follows:
- "The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of development) shall be made no later than the expiration of 18 months beginning with the date of this permission:*
- a) layout b) scale c) appearance d) landscaping of the site*
- The development shall accord with the approved details.*
- Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended)"*
- 1.1.12 This RMA addresses the requirements of Condition 4 for the Quobleigh Breach parcel and provides full details for the consideration of layout, scale, appearance and landscaping for the erection of 269 dwellings.
- 1.1.13 The remaining relevant conditions to be discharged by way of this application are listed under 1.1.3 above.
- 1.1.14 The full and complete wording of these conditions is included in Appendix 1.
- 1.1.15 In consultation with the Local Planning Authority, the RMA has been designed in accordance with the approved outline documents, namely the Environmental Statement (ES), Illustrative Masterplan and approved parameter plans. A summary of Design Code compliance is set out in Section 4 of this Statement, in accordance with Condition 21 of the outline consent.
- 1.1.16 This Planning Statement should be read in conjunction with the submitted Design and Access Statement produced by Clague Architects and all other supporting documents and application drawings in the consideration of the application.

1.2 Background to the Application

- 1.2.1 In December 2014 and October 2016, two outline planning applications were submitted for projects known as West Horton Heath (O/14/75735) and North West Horton Heath (O/16/79354). Together, these applications related to the majority of the land that currently comprises the One Horton Heath site. These outline applications sought approval for the construction of up to 1,400 homes, commercial land, education facilities, wider development infrastructure and a new Link Road from Bubb Lane through to Allington Lane.
- 1.2.2 EBC resolved to grant planning permission for the applications in 2015 and 2016, respectively. However, progress stalled due to protracted negotiations over the Section 106 (S106) legal agreements accompanying each proposal. The two planning consents were issued in November and December 2017.
- 1.2.3 Recognising that delivery of development on land to the west of Horton Heath had stalled, EBC resolved to purchase the land subject to the two extant consents and commenced delivery of the development. The initial acquisition completed in February 2018. Since then, EBC has acquired additional areas of land to facilitate a more consistent and comprehensive development and worked to facilitate the timely delivery of development.
- 1.2.4 EBC, as applicant, made minor variations to the original planning consents in 2019 (X/19/86303 and X/19/86475) and commenced the construction of access infrastructure comprising roundabouts and Link Road sections at Allington Lane, Burnetts Lane and Bubb Lane. This access infrastructure will be utilised by the Proposed Development.
- 1.2.5 Taking the above into account, EBC (as Landowner and Developer) adopted the non-statutory One Horton Heath Project Overview Brief (approved by Cabinet 11 July 2019) to govern the processes of planning for, delivering and subsequently maintaining the OHH development.
- 1.2.6 Since the submission of the first outline planning application in 2014, and EBC acquiring the Site, there have been a number of key changes that have particularly influenced the design of the final outline application. The latest outline planning application (Ref. O/20/89498) resolved to grant at committee on 07 March 2025 with the decision notice issued on 27 October 2025. This RMA is governed by outline permission O/20/89498.

1.3 Environmental Impact Assessment

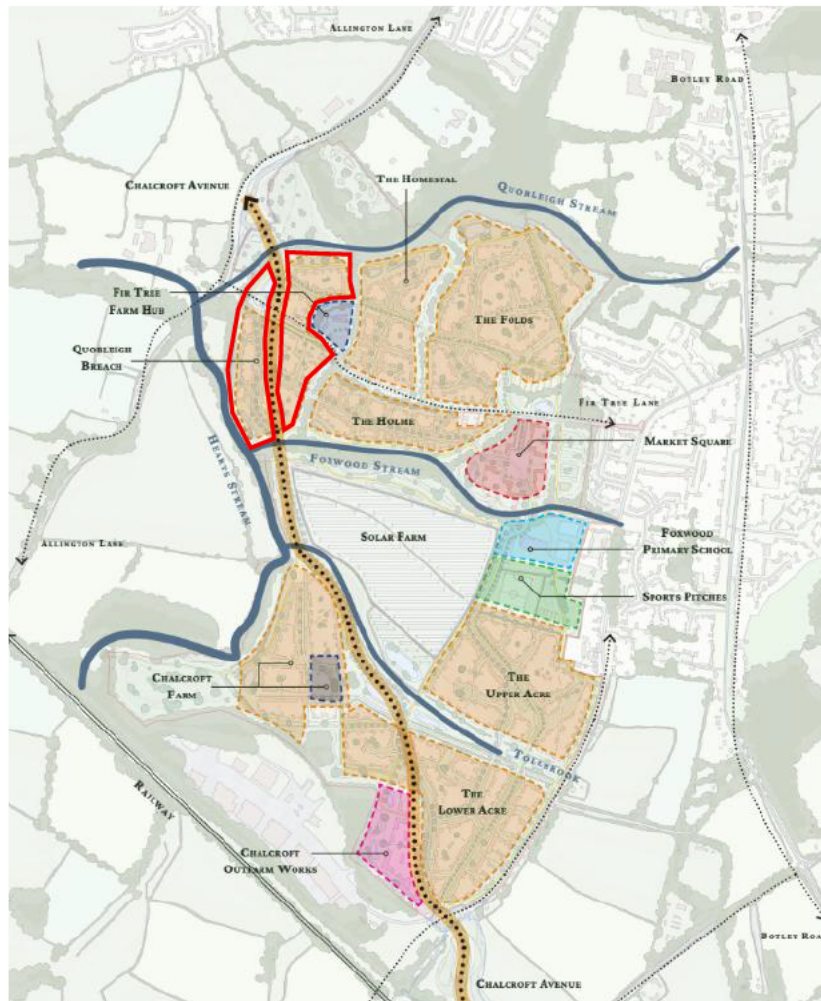
- 1.3.1 The OPA was subject to an Environmental Impact Assessment (EIA), which assessed the proposed development on the basis of the delivery of the quantum of development in accordance with a series of parameter plans and strategies for the management of the development. The findings of the EIA were presented in an Environmental Statement (ES) that accompanied the outline application (the Original ES), which was then reviewed in July 2024 through an ES Addendum due to the time that had elapsed since the original submission.
- 1.3.2 This planning application is supported by an EIA Statement of Conformity that reviews the environmental baseline and demonstrates that the Quobleigh Breach proposals are consistent with what was envisaged and assessed at the time of the OPA, such that no further environmental information is required. The environmental conclusions presented in the Original ES and July 2024 ES Addendum provided the information necessary for the LPA to reach a reasoned conclusion on the likely significant effects of the development proposed.

2. The Site

2.1 Site and Surroundings

- 2.1.1 The Site is a parcel of land located south 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.
- 2.1.2 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 runs north-south through the centre of the Quobleigh Breach parcel. 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 Holmestall' and 'The Folds'.

Figure 2.1: Design Code approved under O/20/89498 (with approximate outline in red)



- 2.1.3 Approximately 50m southeast 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. To the north and northeast of the parcel, is Quobleigh Woods, beyond which the large 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 south west 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.
- 2.1.4 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.

Public Rights of Way

- 2.1.5 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.
- 2.1.6 A public footpath runs through the north of the parcel from north to south from Fir Tree Lane (FP 085/11/1).
- 2.1.7 Two other public footpaths run immediately west to east along the southern boundary of the parcel (FP 241/1/1 & FP 085/701/1).

Archaeology and Built Heritage

- 2.1.8 The Site is not located within an Area of Archaeological Significance (AAS). There are also no designated Archaeological Assets or Scheduled Monuments within the Site or the immediate surrounding area (within 1km). The site does not fall within a Conservation area, nor does it contain any non-designated built heritage assets.
- 2.1.9 The built heritage resource concerning the Site is very limited. A number of Grade II Listed Buildings are situated within the wider surrounding landscape. Fir Tree Farmhouse, a Grade II Listed Building, off Fir Tree Lane, is located immediately west of, and will be enclosed by, the parcel. Accessed via Fir Tree Lane, the Farmhouse is multi-phased, appearing principally as a Georgian dwelling with later modifications. The Listed Building is proposed to be retained as part of the Proposed Development with alterations to be subject to a separate planning application.

Nature Conservation

- 2.1.10 There are no Statutory Designated Sites of nature conservation interest within the Site, although a number are located in the surrounding area:
- River Itchen Site of Special Scientific Interest (SSSI), located approximately 960 metres west
 - River Itchen Special Area of Conservation (SAC), located approximately 960 metres west
 - The Moorgreen Meadows SSSI, located approximately 2.5km south
 - The Solent and Southampton Water Special Protection Area (SPA) and Ramsar site, located approximately 5.5km south east
 - The Solent Maritime SAC, located approximately 5.5km southeast of the site
 - Treeline Break and Hearts Row SINC, located approximately 0.1km south.

2.2 Site Description

- 2.2.1 The site is comprised of agricultural land which has since been disturbed due to the construction of the link road through the parcel. Established vegetation is generally restricted to field boundaries in the form of broken hedgerows and tree lines. These run along the western and eastern boundary of the site. Further trees and shrubbery run west to east through the centre of the parcel.

- 2.2.2 Levels generally fall from the southeast towards the 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.

Allington Lane/ Burnetts Lane Link Road

- 2.2.3 The early delivery of infrastructure to create access points into the development has been enabled through the extant planning consents (X/19/86475 and X/19/86303). The delivery of a link road between Bubb Lane/ Link Road Roundabout, Burnetts Lane/ Link Road Roundabout, the Bubb Lane and Burnetts Lane Link Road and the Allington Lane/ Link Road Roundabout will secure an access for the residential development of the wider OPA and the parcel. The link road is has been open to the public since September 2025.

2.3 Planning History

- 2.3.1 As detailed at Section 3, in December 2014 and October 2016, two outline planning applications were submitted for projects known as West Horton Heath (X/19/86303) and North West Horton Heath (X/19/86475). The land, subject of this application, was subject to approval for development in association with the West Horton Heath application.
- 2.3.2 The full planning history for the proposed Horton Heath development(s) and immediate surrounding properties is summarised in Table 2.1 below:

Table 2.1: Site Planning History

Application Reference	Description of Development	Status
One Horton Heath Development		
Outline Planning Application O/20/89498	<i>Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:</i> ▪ <i>Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestal, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);</i> ▪ <i>A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);</i> ▪ <i>Further non-residential floorspace on land up to 5ha 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);</i> ▪ <i>A 3FE Primary School (Primary School Phase);</i> ▪ <i>Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);</i> ▪ <i>Allotments, ecological, landscape and sustainable drainage works;</i> ▪ <i>key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;</i>	Consent 27 October 2025

	▪ 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 <i>All Matters Reserved Except Access.</i>	
First Residential Parcel Application F/20/89500	<i>Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure</i>	Consent 05 December 2022 Works have commenced
Link Road Application F/21/91185	<i>Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping</i>	Consent 29 September 2022
Internal Distributor Road Application F/23/96631	<i>Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development</i>	Pending determination
Green Infrastructure Application F/24/96895	<i>Construction of areas of Green Infrastructure for the One Horton Heath Development, including open space, landscaping, bridleways (to include an upgrade and diversion of an existing Public Right of Way and causeway works), footpaths, SuDS, play areas and ecological and biodiversity enhancements</i>	Withdrawn
Other Relevant Planning History		
Solar Farm Application F/23/96527	<i>Development of Solar Farm with maximum grid export capacity of 27 MW, including solar panels, security fencing, CCTV cameras, internal access tracks, underground cabling, inverters, substations, grid connection, environmental enhancement measures and other ancillary development.</i>	Consent 26 July 2024

3. Stakeholder Engagement

3.1 Background

3.1.1 A Statement of Community Involvement (SCI) has been prepared and submitted alongside this reserved matters application detailing what measures have been undertaken to ensure both Eastleigh Borough Council and the general public have been suitably consulted with for these reserved matters proposals. The SCI has been prepared in accordance with the wider policy context, which includes:

- The Localism Act 2011
- National Planning Policy Framework (2024)
- National Planning Practice Guidance (2019)
- Eastleigh Borough Council Statement of Community Involvement (2024)

3.2 Pre-Application Enquiries with EBC

Pre-Application

3.2.1 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.

First Pre-Application Submission

3.2.2 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

Second Pre-Application Submission

3.2.3 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

Planning Performance Agreement

- 3.2.4 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

3.3 Statement of Community Involvement

- 3.3.1 Pre-application engagement with the community has been sought online through setting up a One Horton Heath Project website, in-person through public exhibitions, and with local Councillors through Councillor and Member briefings. Several key mechanisms were used during the consultation process, including:
- **Open Invite Public Exhibition**
An in-person public exhibition was held on 18 July 2025 at Fair Oak Village Hall with attendees able to submit their responses on paper at the exhibition or via an online consultation portal, open from 18 July 2025 to 8 August 2025.
 - **Promotion of the Public Exhibition and Feedback Survey**
Flyers providing a broad overview of the proposed development and inviting residents to the public exhibition were issued to residential addresses located within a 500m radius of the Site on 11 July 2025. The public exhibition was also promoted on social media and on the Eastleigh Borough Council, and One Horton Heath Project websites.
 - **Dedicated Webpage for Feedback Survey**
A dedicated online webpage for consultation on the proposed development was live between 18 July 2025 to 8 August 2025.
- 3.3.2 The public consultation was advertised to over 1,000 addresses close to the Site and the public exhibition was attended by 50 visitors on 18 July 2025. In total, 37 responses were received, with 10 strongly opposed to all aspects of the scheme with a further four objecting to more housing, but were more supportive of improvements to green infrastructure and walking and cycling routes.
- 3.3.3 The consultation material made it clear that the purpose of the consultation was not to comment on the principle of development, which was already established through the granting of outline planning permission ref: 0/20/89498. Feedback was instead sought on details of the reserved matters application with questions focused on aspects such as layout, green spaces and pedestrian and cycle movement.

Table 3.1 Summary of Comments

Question	Summary	Response
<i>Questions 1-3 were 'About You' questions relating to respondent characteristics</i>		
Q4. Planning permission has already been granted in principle for new homes at this site. Based on the design	▪ I strongly support it (1) ▪ I support it (5) ▪ I'm not sure (5) ▪ I don't support it (9)	The sizes of the gardens are considered to be appropriate, accounting for ~60% of the footprint of dwellings in most cases. Where

shown, do you support the overall layout of the development? Optional: Tell us more - what do you like or dislike about the proposed layout?	I strongly oppose it (17) Most responses stated they did not support (9) or strongly objected (17) to the proposed layout and, of these, 18 elaborated further in the comments section. Fourteen of the negative comments objected to the principle of development in its entirety, while others raised concerns over flood risk and traffic generation. Four of the negative comments referred to the layout and design, of which two advised housing numbers and density were too high, one raised concern over garden sizes and another over the number of apartments. Two expressed support for the balance between housing and greenspace.	garden sizes are below this standard, they are typically within 100m of an area of open space and will still therefore have access to open space accordingly. Notwithstanding this, garden sizes have been revisited following the consultation and increased where possible. The Housing Mix has been agreed in Schedule Five of the Section 106 legal agreement for the outline consent ref: O/20/89498. This housing mix is in accordance with the housing need identified for the Borough and has a greater requirement for one and two-bedroom units than three and four-bedroom units. Smaller units are best delivered via apartments blocks, particularly one-bedroom units, and the north of the Quobleigh Breach parcel is a gateway location into the development that can accommodate taller buildings.
Q5. Do you support the proposed walking and cycling routes shown in the plans? Optional: Tell us more – do the proposed routes work for you? Is anything missing or unclear?	- I strongly support them (1) - I support them (12) - I'm not sure (9) - I don't support them (4) - I strongly oppose them (11) - No Response (5) 13 responses received.	Concerns over the long-term maintenance arrangements of the development are noted. The Section 106 legal agreement for the outline consent ref: O/20/89498 does, however, include sizeable contributions for the enhancement and long-term maintenance of public rights of way. The cycle and walking routes shown provide routes to adjacent residential parcels and community facilities such as the school and local centre. It is, however, acknowledged that it was difficult to gauge site-wide connectivity from the Plans shown at the consultation and efforts will be made to clarify this in the planning submission.
Q6. Do you support how green space is used and spread across the site?	- I strongly support it (1) - I support it (8) - I'm not sure (10) - I don't support it (7) - I strongly oppose it (11) - No Response (5) 11 responses received	Concerns over the long-term maintenance arrangements of the development are noted. The Section 106 legal agreement for the outline consent ref: O/20/89498 does, however, include sizeable contributions for the maintenance of green infrastructure.

Optional: Tell us more — are there types of green space you'd like to see included?		The distribution of green space across the site has been established via the approved Parameter Plans for the Outline Planning Application. Site-wide green infrastructure and assets have been distributed so as to make best use of existing natural assets, such as hedges and woodland. All residents in Quobleigh Breach residential parcel will be within 300m of large areas of greenspace to the north and south.
Q7. Is there anything else you think should be included in the design or layout of the site?	Ten responses were received out of 37 respondents to this question, six of which reiterated comments on the principle of the entire One Horton Heath development. Two comments cited the lack of a children's playground, with one commenter advising the design was poor but without providing further details.	The distribution and type of children's play areas is detailed in the Open Place and Play Strategy (July 2024), that was submitted as part of the Outline Planning Application. This ensures that all properties are within 500m of a 'Formal' play area and 300m of an informal play area. While there is no Formal or Informal play provision provided in Quobleigh Breach, children's play parks are provided close by on adjacent parcels.
Q8. Do you have any other comments or ideas you'd like to share about the proposals?	Fifteen responses received out of 37 respondents, 13 of which reiterated comments on the principle of the entire One Horton Heath development. One commenter stated that there should be adequate provision for the charging of electric vehicles, while another commenter requested that all housing be limited to two-storeys.	Appropriate provision is being made for the charging of electric vehicles through the delivery of charging facilities or ducting to enable future provision to all properties. Further details will be provided as part of the Design and Access Statement. The distribution of green space across the site has been established via the approved Parameter Plans for the Outline Planning Application. This allows building heights of up to four storeys across much of the Quobleigh Breach residential parcel. Four storey development is, however, limited to the apartment blocks north and south of the parcel on the main link road (also referred to as 'The Avenue').

4. The Proposals

4.1 Reserved Matters Application – Quobleigh Breach

- 4.1.1 With access having been granted in full as part of the outline application, this application seeks Reserved Matters approval for the construction of 269 residential dwellings, associated open space, landscaping and other associated works, pursuant to O/20/89498. The proposed Site Layout Plan is included below:

Figure 4.1 Proposed Site Layout Plan (30071D Rev. P4)



- 4.1.2 The application includes full details of the scale, appearance, layout, massing and landscaping of the site with detailed reference to its relationship within the immediate landscaping and open space at One Horton Heath. The outline application for One Horton Heath received consent on 27 October 2025 for the development of 2,500 dwellings.
- 4.1.3 This planning statement should be read in conjunction with the Design and Access Statement, approved Design Code, Parameter Plans and other relevant documentation submitted as part of the outline consent.

Design Code and Parameter Plans

- 4.1.4 In submitting this Reserved Matters Application, the application is required to be in broad accordance with the Design Code and parameter plans approved as part of the outline consent and set out under Condition 1 which states:

“The development hereby permitted shall be implemented in accordance with the following plans:

Amended Red Line Plan EAST200403_RLP.01_P8; Amended Access Parameter Plan EAST 200403_PP 01 P34; Land Use Parameter Plan EAST 200403_PP 02 P36; Green Infrastructure Parameter Plan EAST 200403_PP 03 P36; Amended Building Heights Parameter Plan EAST 200403_PP 04 P31; ; Fir Tree Lane General Arrangement plan 3592A.05 Rev A and Fir Tree Lane Improvements Plan 3592A.03 Rev B.

Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).”

- 4.1.5 The One Horton Heath Design Code (July 2021) was produced by Clague Architects and guides the placemaking principles for the whole site. There are both fixed and flexible parameters. The fixed parameters are set out in the approved parameter plans (listed under Condition 1 above) and development should be in broad accordance with these parameters. Section 7 of the Design Code sets out the parameters and how future RMAs are expected to comply with these parameters. Each of these parameters are taken in turn below:
- Access and Movement
 - Land Use
 - Green Infrastructure and Open Space
 - Building Heights
- 4.1.6 This RMA is considered to be in general accordance with the approved One Horton Heath Design Code and the approved parameter plans.

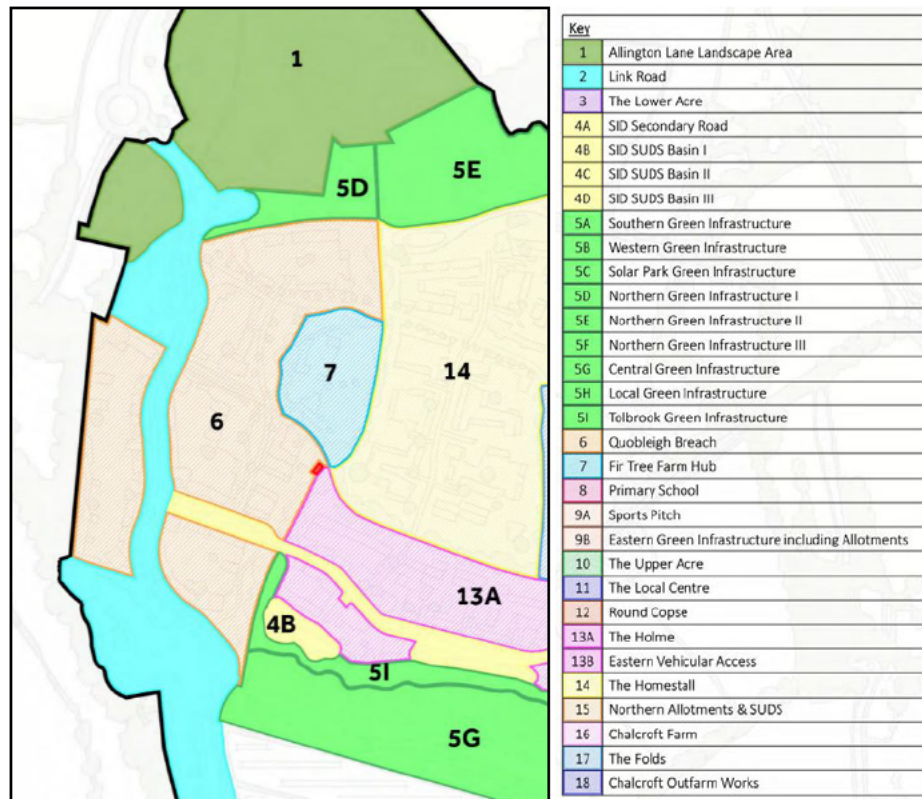
4.2 Outline Application Parameters

Phasing Plan

- 4.2.1 In addition to the approved parameter plans listed above, a Phasing Plan was produced which identifies this area of the site as the Quobleigh Breach parcel. Site-wide approval has been granted for approximately 2,500 dwellings and the Environmental Statement tested development capacity to the same quantum. This reserved matters application for Quobleigh Breach proposes the development of 269 residential units, which falls within the parameters of both the outline consent and the Environmental Impact Assessment (EIA)¹. An extract, showing the location of Quobleigh Breach (Area 6), from the approved phasing plan (Ref. 30454G/1000A) is shown below.

¹ See Section 6.2 below and submitted EIA Statement of Compliance.

Figure 4.1: Extract from Approved Phasing Plan



- 4.2.2 The strategic link road (see cyan Area 2 on Figure 4.1 above) through the One Horton Heath development has now been completed.
- 4.2.3 The Red Line Boundary for the RMA is in general accordance with the area outlined on the Phasing Plan. Additionally, the Link Road (Area 3) and the Secondary Internal Distributor Road (SID) Secondary Road (Area 4A). The Link Road has been constructed and is open to public use and the proposals have been designed to account for both the SID Secondary Road and Link Road.
- 4.2.4 As such, the proposals are considered to be in broad accordance with the approved phasing plan.

Access and Movement Parameter Plan (200403_PP 01 P34)

- 4.2.5 The Access and Movement Parameter Plan provided an indicative link road running north to south through the centre of the site, whilst an internal distributor road is to connect eastwards off the link road. The Parameter Plan also shows that an existing PRow to the north of the site is to be upgraded to a bridleway, subject to a diversion. Vehicular, cycle and pedestrian site access is to be provided to the northwest, whilst further pedestrian accesses are to be provided to the west and southwest of the site.
- 4.2.6 The Proposed Development is framed around the approved spine road access through the centre of the site alongside an internal distributor road which will connect eastwards off the link road. An existing PRow is to be diverted around a SuDS pond in the north of the application site, but this sits outside the RM parcel and will be brought forward in the forthcoming Green Infrastructure application. The Fir Tree Lane Bridleway provides an east/west connection across the centre of the

site. The vehicular, cycle and pedestrian site access point is to be provided to the northwest of the site, whilst the bridleway provides a pedestrian site access point along the western boundary.

- 4.2.7 Overall, the proposed access areas and movement corridors are consistent with the approved Access and Movement Parameter Plan.

Land Use Parameter Plan (200403_PP 02 P36)

- 4.2.8 The Land Use Parameter Plan shows that the majority of the site will be utilised for residential (C2 and C3) uses, which will include secondary and tertiary streets, cycle and footpaths, open space, and SuDS features.

- 4.2.9 The proposed development follows the Land Use Parameter Plan with the majority of the site covered by residential development and associated street, cycle and footpaths. An area for Public Art (to be agreed by planning condition) is situated between Block A and B to the north. Pockets of green space are also located to the north of Fire Tree Farmhouse. Drainage features such as SuDS ponds are also included to the north and south of the parcel.

- 4.2.10 Overall, the proposed development is consistent with the approved Land Use Parameter Plan.

Green Infrastructure and Open Space Parameter Plan (200403_PP 03 P36)

- 4.2.11 The Green Infrastructure and Open Space Parameter Plan shows that two indicative locations for SuDS features are proposed, one to the northwest and one to the southwest, both of which were delivered as part of the Link road application. Existing planting is to be retained along the bridleway across the north of the site, whilst existing hedgerow, along the western boundary of the site, is to be enhanced, as per the Parameter Plan.

- 4.2.12 Overall, the proposed development is consistent with the Green Infrastructure and Open Space Parameter Plan.

Building Heights Parameter Plan (200403_PP 04 P31)

- 4.2.13 The Building Heights Parameter Plan shows that all development within the site can be up to four storeys in height with a maximum ridge height of 15m.

- 4.2.14 The proposed apartment blocks found to the north and south of the application site will be up to four storeys in height and will have a maximum ridge height of no more than 15 metres. The remaining residential dwellings will be a combination of two, two and a half, and three storey dwellings, all with ridge heights under 15 metres.

- 4.2.15 As such, the proposed development will be consistent with the building heights parameter plan.

5. Planning Policy

5.1 National Policy Considerations

National Planning Policy Framework (NPPF)

- 5.1.1 In December 2024, the Government published a revised version of the National Planning Policy Framework (NPPF). The NPPF sets out the Government's presumption in favour of sustainable development, which requires that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay. The presumption in favour of sustainable development is a material consideration in the determination of planning applications.
- 5.1.2 This NPPF also contains the core planning principles that should underpin development management, including that planning should proactively drive and support sustainable development to deliver the homes and infrastructure and thriving local places that the country needs, and that every effort should be made to identify and then meet housing and development needs of an area. NPPF Paragraph 8 sets out the interdependent objectives to achieve sustainable development: economic, social and environmental.
- 5.1.3 It also states that planning should make effective use of land by re-using land that has been previously developed and promotes mixed use developments.
- 5.1.4 Where appropriate, further relevant details of the NPPF are addressed in this statement.

National Design Guide

- 5.1.5 The National Design Guide (NDG) sets out the characteristics for good design across development sites. These include, context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

5.2 Local Planning Policy

- 5.2.1 Under section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended), if regard is to be given to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the development plan consists of the development plan documents and any neighbourhood plan. The following development plans and policies are relevant to the proposed development:

Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)

- Strategic policy S1 – Delivering sustainable development
- Strategic policy S3 – Location of new housing
- Strategic policy S8 – Historic Environment
- Strategic policy S9 – Green infrastructure
- Strategic policy S11 – Transport infrastructure
- Strategic policy S12 – Strategic footpath, cycleway and bridleway links
- Policy DM1 – General criteria for new development
- Policy DM2 – Environmentally sustainable development
- Policy DM3 – Adaptation to climate change
- Policy DM5 – Managing flood risk
- Policy DM6 – Sustainable surface water management and watercourse management
- Policy DM8 – Pollution

- Policy DM11 – Nature conservation
- Policy DM12 – Heritage Assets
- Policy DM13 – General development criteria - transport
- Policy DM14 – Parking
- Policy DM24 – Creating a mix of housing
- Policy DM29 – 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

5.2.2 Policy HH1 – Land West of Horton Heath within the EBC Local Plan identifies an area of 125ha for approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane.

5.2.3 Supplementary Planning Guidance is a material consideration. The following documents are relevant:

- Biodiversity SPD adopted December 2009
- Quality Places SPD adopted November 2012
- Trees and Development SPD adopted April 2022
- Parking Standards SPD adopted September 2025

5.2.4 Relevant planning policies are referred to throughout this document where relevant.

Hampshire Minerals and Waste Plan (adopted October 2013)

- Policy 15 – Safeguarding – mineral resources

5.2.5 The site is within a ‘Minerals and Waste Consultation Area’ for Superficial Sand and Gravel. As the principle of development for the site was established under the outline permission, it was demonstrated at that time that development was acceptable without the prior extraction of mineral resources, as it would be inappropriate to extract mineral resources in this location and the merits of the development outweigh the safeguarding of the mineral. Therefore, mineral resources have not been considered further in this statement.

² This SPD is being reviewed by EBC at the time of writing.

6. Planning Assessment

6.1 The Principle of Development

- 6.1.1 One Horton Heath is allocated as Policy HH1 – Land West of Horton Heath within the Eastleigh Borough Local Plan (EBLP) for the delivery of 1,500 dwellings. Criteria i and j of Policy HH1 requires the provision of footpath and cycle routes through the site, and the provision of green infrastructure, both of which would be provided by the proposed development in accordance with Policy HH1. The outline consent (O/20/89498) for One Horton Heath was granted on 27 October 2025.
- 6.1.2 The delivery of 269 dwellings on the Quobleigh Breach parcel is in accordance with the allocation Policy HH1, as it will ensure timely provision of housing necessary for the efficient delivery of the development sought through the Local Plan allocation. Additionally, the consistency of the proposals within the OPA that has resolution to grant consent is a strong material consideration. It is considered that the principle of the proposed development should be accepted.

6.2 Environmental Statement of Compliance

- 6.2.1 The application is supported by an Environmental Impact Assessment (EIA) Statement of Compliance (Savills, September 2025). The Statement of Compliance presents a review of the Quobleigh Breach proposals and application documentation against the parameters assessed in the EIA, alongside relevant strategies and mitigation to evaluate the implications of the detailed proposals on the validity of the conclusions of the Original ES and July 2024 ES Addendum. The review in the Statement of Compliance finds that the Quobleigh Breach proposals conform with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the Original ES and July 2024 ES Addendum remains valid in respect of the proposed development.

6.3 Character and Design

- 6.3.1 Policy DM1 – General Criteria for New Development of the Local Plan relates to general criteria for new design. The policy sets out the Council's requirements for design which includes enhancing the character and appearance of urban areas, making efficient use of the site, taking account of the site's context. Policy HH1 of the Local Plan relates to the wider site allocation for the land west of Horton Heath and outlines that the development will be subject to a set of design principles and a high-level design code, including a masterplan, which addresses a number of requirements which include new road links, optimising site layout to maximise links with the existing settlement, enhancing heritage and architectural features and the provision of sustainable transport links, public open space and green infrastructure.
- 6.3.2 Policy DM29 – Dwellings with higher access standards of the Local Plan requires that development should meet higher national access standards as set out in Part M of the building regulations in line with the following:
- One hundred percent (100%) of dwellings to meet Part M4(1) Visitable Dwellings
 - A target of 80% of dwellings on each site to meet Part M4(2) Accessible and Adaptable Dwellings:
 - At least two dwellings or 7% of all market housing to meet Part M4(3)(2)(a) standard for wheelchair accessible dwellings
 - At least one dwelling or 8% to meet Part M4(3)(2)(b) standard for wheelchair accessible dwellings

- One hundred percent (100%) of all specialist housing for older people to meet Part M4(3) Wheelchair User Dwellings

6.3.3 Policy DM30 – Internal space standards for new residential development of the Local Plan relates to internal space standards for new residential development and outlines that all new dwellings should meet the Nationally Described Space Standards (or future equivalent) as a minimum and outlines that information relating to dwelling size should be submitted alongside development proposals.

6.3.4 The Quality Spaces SPD (2011) provides detailed guidance relating to the design of development buildings and spaces in EBC covering accessibility, context, layout and massing, external space, residential amenity, access and parking, architectural detail, and internal space.

Design

6.3.5 The development has been designed as a mix of one, two, three and four bed houses and apartments which are predominantly between two and three storeys in height, with four storey apartments acting as landmark buildings to the north and south of the site.

6.3.6 The parcel is accessed from 'The Avenue' link road as well as the Internal Distributor Road, with pedestrian and cycle links connecting to existing PRoW routes. Tertiary roads thereafter distribute movement further into the residential areas.

6.3.7 Materials across the site are a mix of clay effect and slate effect roof as well as a mix of red multi-stock brick and brown multi-stock brick as well as black weatherboard with ground floor brick. The use of materials at key junctions of the proposed masterplan encapsulates the intended architectural character and visual coherence.

6.3.8 Similarly, boundary treatments to the front of properties consist of 900mm brick walls which will provide an active contribution for traffic noise mitigation. Additionally, 1,800mm brick walls and 1,800mm close boarded fences to the rear of properties will accord with Secured by Design principles agreed by Hampshire Police's Designing Out Crime Officer.

Character Areas

6.3.9 The proposals consist of seven Character Areas, all with different aims but seamlessly meshing together to generate a family of 'character places' which should be considered as a series of urban design prompts. In summary, these are:

Table 6.1: Character Areas and Urban Design Descriptions

Character Area	Urban Design Description
Northern Gateway	A key transition point between the rural landscape and the proposed development. The character area responds to the Character Area Framework Plan in the Design Code with its most prominent role in framing the site upon entry. The landmark apartment blocks and elevated position frame the entry to the Site as a key visual element for those travelling by car, bike or on foot. The Northern Gateway will also respond to its context with Quobleigh Stream and Crossing, creating a 'riverside' feel.
Quobleigh Stream	Comprising a collection of two-storey houses with link-detached, gable-fronted design, emphasising verticality to break up the horizontal line of the surrounding hedgerow and complementing the layered canopy of trees.

Character Area	Urban Design Description
	Picture windows within properties frame the nearby PRow and natural green space beyond thereby connecting the picturesque surroundings with the interiors of dwellings.
The Avenue	This represents the highest hierarchy of movement forming part of the strategic highway link between Burnetts Lane and Allington Lane that has extant consent. 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. The area provides the setting where a number of functions meet and which the form and landscape design must respond with two and a half and three storey dwellings lining either side of The Avenue, as well as being bookended by the four storey apartment blocks to the north and south.
Courtyards	Defined by their collection of two storey homes, all constructed with simple brick detailing with vertical and horizontal emphasis thereby creating a varied streetscape. The area is focused on durability and clean lines to create a high-quality and cohesive look. Hard surfaces are punctuated with deliberate pockets of soft landscaping, introducing natural elements and visual relief.
Spruce Lane	This area is a unique blend of two storey homes, each with its own distinct dwelling type, size and architectural details. Spruce Lane unifies this diverse collection of houses with the stunning natural backdrop of existing, mature, Norwegian spruce trees. The layout is purposefully designed with a 'gappy' edge along the tree line. 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.
Fir Tree Lane	This area is made up of two-storey, semi-detached and terraced 'cottages' designed to evoke a classic, cozy feel. The homes are characterised with their low, linear and consistent rooflines and massing allowing them to sit harmoniously within the landscape. A distinctive design with a 'signature' brick detail panel on each dwelling provides a respectful nod to the nearby Grade II Listed Farmhouse.
Foxwood Road	This area is characterised by semi-detached and terraced homes that are either two or two-and-a-half storeys in height. The design creates a strong, linear frontage, providing a consistent and clean backdrop for the newly planted street trees. 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.

Housing Mix

6.3.10 Schedule Five of the S106 Agreement sets out the proposed housing mix for the One Horton Heath development which is set out in Table 6.2.

Table 6.2: Required Housing Mix

No. of Bedrooms	% Mix	Required One Horton Heath Quantum	Required Quobleigh Breach Quantum*
1 Bedroom	17%	425	46
2 Bedrooms	47%	1,175	126
3 Bedrooms	28%	700	75
4+ Bedrooms	8%	200	22

* Figures have been rounded to the nearest whole number

6.3.11 In response to the required housing mix, the housing mix for the Quobleigh Breach parcel is set out Table 6.3.

Table 6.3: Quobleigh Breach Housing Mix

No. of Bedrooms	% Mix	Proposed Mix
1 Bedroom	9%	24
2 Bedrooms	41%	109
3 Bedrooms	42%	112
4+ Bedrooms	9%	24
Total		269

Affordable Housing

6.3.12 A Viability Assessment Report was undertaken in June 2023 which confirmed that no affordable housing could be provided on site due to viability considerations. This approach was agreed by the Horton Heath Local Area Committee on the understanding that a review of the ability for the scheme to provide affordable housing will be undertaken at the appropriate time.

6.3.13 As set out in paragraph 332 of the outline committee report, the wider scheme will provide £42.53m of associated infrastructure works and £113.65m of non-housing S106 obligations to meet social infrastructure requirements necessary for the scheme. These costs have a significant impact on the scheme's viability resulting in the agreed approach to the provision of affordable housing.

Nationally Described Space Standards (NDSS)

6.3.14 The NDSS sets the minimum dwelling sizes based on the number of bedrooms, bedspaces and storeys as well as minimum areas and dimensions for habitable rooms. All house types developed for One Horton Heath comply with the relevant internal NDSS.

Accessibility Standards

6.3.15 All dwellings have been set out to meet Policy DM29 – Dwellings with higher access standards set out in Part M of the Building Regulations.

1. One hundred percent (100%) of dwellings on site meet Part M4(1) standard (Visitable Dwellings).

2. Ninety-eight percent (98%) of the 269 units meet Part M4(2) standard (Accessible & Adaptable Dwellings), exceeding the Policy DM29 requirement. The five units that do not comply are flats over garages (FOGs).
3. One 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.

6.3.16 As such, the proposed dwellings are suitable for a wide range of occupants and is broadly in compliance with the aspirations of Policy DM29 – Dwellings with higher access standards.

Garden Sizes

- 6.3.17 Eastleigh Borough Council's Quality Spaces Supplementary Planning Document (SPD) provides guidance on the Council's expectations for private amenity provision in residential developments with regards to garden sizes and dimensions. The document sets out a minimum provision for garden space, requiring 60% of the Nationally Described Space Standards (NDSS) floor area for that house type. The accompanying DAS provides a breakdown of these requirements in paragraph 6.11.
- 6.3.18 There is some flexibility on the 60% of NDSS garden size guidance in the Quality Spaces SPD which advises that garden sizes can be reduced when the dwelling is within 100m of a public open space.
- 6.3.19 As noted in the accompanying DAS, 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.
- 6.3.20 The Quality Spaces SPD was adopted prior to the publication of the 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 revised in the context of the NPPF and PPG and the expectations of the Council will be amended accordingly.
- 6.3.21 While the application has sought to meet the expectations on garden sizes set out in the Quality Spaces SPD, there are grounds for a reasonable level of departure from this standard. The private amenity space proposed across the development is considered appropriate on this basis.

Summary

- 6.3.22 As such, the Quobleigh Breach parcel is considered to provide a high quality and thoughtful design that responds to the wider context and provides a suitable balance of character areas across the site, retaining key views and providing landmark buildings that lead into the wider development. Therefore, the proposals are considered to be in broad accordance with Policy DM1 – General Criteria for New Development, DM29 – Dwellings with higher access standards, Policy DM30 – Internal space standards for new residential development, and the Quality Spaces SPD.

6.4 Landscaping

- 6.4.1 Policy DM1 – General Criteria for New Development of the Local Plan outlines that all new development should include a landscape scheme covering the design and layout of external spaces, and provide satisfactory management arrangements for all landscape enhancements.
- 6.4.2 A Landscape and Visual Impact Assessment has been produced by Terraforma identifying that the site is well enclosed, and views are largely confined to locations in close proximity to the site. Key sensitivities, constraints and opportunities were identified for the site, including the creation of wildlife habitats, improving biodiversity through the retention of undeveloped land adjoining streams, woodland and wet meadow grassland situated around the site. Further opportunities to maintain the setting of Grade II listed Fir Tree Farmhouse and create recreational routes through the site were also identified.
- 6.4.3 The Landscape Plan prepared by Terraforma sets out the design and layout of the external spaces, with substantial landscaping features such as significant tree planting across the parcel, retention and enhancement of native hedgerow and a rain garden, as well as a wildflower meadow mix.
- 6.4.4 As such, the development is considered to provide significant landscape enhancements across the parcel in accordance with Policy DM1 – General Criteria for New Development.

6.5 Ecology

- 6.5.1 Policy DM1 – General Criteria for New Development of the Local Plan outlines that all new development should not have an unacceptable impact on, and where possible should enhance, biodiversity. If this is unavoidable, replacement features of equivalent or enhanced value can be provided subject to satisfactory management arrangements.
- 6.5.2 Policy DM11 – Nature Conservation of the Local Plan relates to nature conservation and outlines the Council's approach and requirements to protecting, conserving and enhancing biodiversity and habitats. Notably, the Council will seek a net gain of biodiversity on all development sites and will work with statutory and voluntary organisations, and will not permit development unless it can be demonstrated that there have been thorough surveys conducted on the site. If development results in the loss or deterioration of irreplaceable habitats, it will not be permitted.
- 6.5.3 An Ecological Impact Assessment has been carried out by Ecosa. The Assessment found that the Proposed Development will result in the loss of habitats and may cause disturbance and/or harm to hazel dormouse, breeding birds, slow-worm and great crested newt populations found on the Site. However, Ecosa conclude that the Site will be enhanced through mitigation and compensation such as EPSM licences and sensitive methods of work, in addition to enhancement measures to ensure the proposal would accord with the relevant local and national planning policy guidance. It is considered that the recommended mitigation and enhancement measures can be secured via appropriately worded planning conditions.
- 6.5.4 A Shadow Habitat Regulation Assessment and Appropriate Assessment (sHRA) has been produced by Johns Associated and submitted alongside the application. The sHRA conducted a detailed review of the project, its impacts and relevant conservation objectives of surrounding European protected sites. The sHRA considered all relevant information, including the potential direct, indirect, and cumulative effects on the habitats and species for which the sites are designated and identified no likely significant effects. As such, it was considered that the Proposed Development, either along or in combination with other plans or projects, will not affect the integrity of the identified European sites in accordance with Article 6(3) of the Habitats Directive.

Biodiversity Net Gain (BNG)

- 6.5.5 A BNG Report and Statutory BNG Metric has been produced by Johns Associates and submitted alongside the application.
- 6.5.6 The outline planning application was submitted prior to the 12 February 2024 which was before the requirement for a mandatory 10% in Biodiversity Net Gain was introduced. As such, the proposals will provide a net gain in biodiversity in accordance with Policy DM11 – Nature Conservation.
- 6.5.7 The Metric outlines that the proposed development will result in a 60.35% net habitat loss (-18.10 units) with a 1.07% hedgerow net gain (0.14 units). To ensure the proposed development results in a biodiversity net gain, the onsite habitat losses are to be offset through enhancements to green infrastructure either onsite, or offsite on land within the applicant's control. In total, 18.40 habitat units are required to secure a biodiversity net gain on the Site. The required units to ensure a net gain will be secured under a Section 106 agreement. As a result, the proposed development will result in a net gain in biodiversity.

Nutrient Neutrality

- 6.5.8 A Nutrient Neutrality Study has been conducted by Hilson Moran and has been submitted alongside the application. The Study outlines that mitigation measures which include benefits brought forward from the previous Upper Acre phase of the development, and the temporary offsetting nutrient losses from land changes associated with land within the Applicant's control during the pre-2030 phase will be brought forward. As a result, the Study concludes that the proposed development can achieve better than nutrient neutrality for both nitrates and phosphates for the post-2030 scenario, whilst nitrate and phosphate neutrality can be achieved for pre-2030 deficits through temporary land change measures. As a result, the Study outlines that no further mitigation measures need to be identified for this phase of the One Horton Heath Development.

Summary

- 6.5.9 In summary, an Ecological Impact Assessment, HRA, BNG Report and Statutory BNG Metric, and a Nutrient Neutrality Study have been submitted in support of the application. The supporting information demonstrates that the proposed development, through incorporating appropriate mitigation, will cause no significant harm to protected species, and will not affect the integrity of identified European sites. The supporting information further sets out that the application will deliver a BNG subject to a Section 106 agreement, and will achieve nutrient neutrality. As such, the proposed development is considered to be consistent with Policies DM1 and DM11 of the Local Plan.

6.6 Arboriculture

- 6.6.1 Policy DM1 – General Criteria for New Development of the Local Plan outlines that all new development should not involve the loss of or damage to trees, woodland and hedgerows unless they can be replaced with features of equal or enhanced value. Policy DM11 – Nature Conservation of the Local Plan further relates to nature conservation and outlines that the Council will work to protect, conserve and enhance networks of natural habitats and features such as woodland trees and trees and hedgerows.
- 6.6.2 An Arboricultural Development Statement has been conducted by CBA Trees and submitted alongside this application. The Statement concludes that two individual trees, a further group of trees and a single hedge will be removed as part of the development whilst two further groups of trees and a hedge are to be removed in part. In total, 44 individual trees, 15 groups of trees and a single hedge are to be retained as part of the development, alongside two groups of trees and eight hedges

in part. The statement also concludes that three trees, labelled 101, 196 and G94, are to be reduced to ensure they can be retained during the development process. It is considered that the recommendations contained within the report can be secured via appropriately worded conditions.

- 6.6.3 Overall, subject to these conditions being included as part of any planning permission, it is considered that the proposed development would have no significant impact upon trees, woodland and hedgerows ensuring that the development would be consistent with Policy DM1 – General Criteria for New Development and Policy DM11 – Nature Conservation.

6.7 Highways and Transport

- 6.7.1 Strategic Policy S11 – Transport Infrastructure of the Local Plan relates to transport infrastructure and outlines that the Council will ensure that new development encourages sustainable modes of transport and minimised congestion on the highway network. Policy DM13 – General Development Criteria – transport outlines the Council's requirements in relation to access to the highways network and other transport modes such as cycling, walking and public transport. Policy DM14 – Parking of the Local Plan relates to parking and outlines that new residential development will be required to provide off-highway parking which is adequate in terms of highways and safety/ traffic management. The Council's parking standards are further set out within the Parking Standards SPD.
- 6.7.2 Strategic Policy S9 – Green Infrastructure relates to green infrastructure and outlines that the Council will seek to achieve the provision, retention and enhancement of forms of multi-functional green infrastructure through new development. This includes open space, green links, urban green infrastructure such as green, cycle ways, paths and linkages to community facilities and open spaces.
- 6.7.3 Strategic Policy S12 - Strategic footpath, cycleway and bridleway links further relates to strategic footpath, cycleway and bridle links and outlines that all new development should integrate with existing routes and public rights of way wherever possible, in order to maintain, protect and enhance their function. Development which should have a detrimental impact on the existing or proposed network of green routes will not be permitted.
- 6.7.4 Paul Basham Associates has produced a Transport Assessment and Travel Plan recommending support from HCC with regards to Highways.

Parking

- 6.7.5 Eastleigh adopted a new Parking Standards SPD in September 2025, which has been used as guidance in the preparation of this application, along with the One Horton Heath Design Code. The application proposes 488 parking spaces with 407 allocated spaces and 81 visitor spaces following EBC's guidance at 2.5m x 5m. The proposed development is able to provide fewer spaces overall by providing a number of unallocated visitor spaces which reflects a more effective use of land, in line with Policy S11 – Transport Infrastructure.
- 6.7.6 Cycle parking is required along with EBC standards to provide a minimum of one space per unit for one bedroom dwellings and two spaces per unit for dwellings with two bedrooms or more. Thus, the development includes 516 sheltered and secured cycle parking spaces along with Sheffield stands.

Public Transport

- 6.7.7 The design and layout of the scheme reflects the opportunity for a potential internal bus route with a single operational bus stop proposed south of Plot 186 on The Avenue and integrated stop locations appropriately placed along the Link Road to coincide with pedestrian/ cycle access and vehicle tracking.

Sustainable Transport

- 6.7.8 Quobleigh Breach's Travel Plan outlines the approach to sustainable transport by reducing reliance on private vehicles. Hard measures include walking and cycling routes along with a bus service, many of which already secured through the S106 agreement. Soft measures include a dedicated travel webpage, welcome packs for new residents and contributions to community newsletters.
- 6.7.9 A target of 10% point reduction in total vehicle trips is agreed which will be continually monitored. TRICS SAM surveys will be carried out every three years with annual reports submitted to HCC detailing reports and reviewing targets. The Travel Plan Coordinator will oversee delivery and work collaboratively with stakeholders to ensure the Plan's success.

Access

- 6.7.10 A Transport Assessment has been prepared by Paul Basham Associates which outlines that the development is primarily accessed via The Avenue. The Avenue and Internal Distributor Road provide access to Quobleigh Breach parcel.
- 6.7.11 All access points and junction geometries have been approved with visibility splays of 2.4m x 43m. Access to key infrastructure, including a pumping station has also been confirmed.
- 6.7.12 Quobleigh Breach similarly incorporates pedestrian and cycle access throughout the development. A shared footway/cycleway runs along the eastern side of the Link Road from the Allington Lane roundabout, under application F/21/91185. The existing Fir Tree Lane crosses the site east-west providing an off road walking and cycling route, along with footways on both sides of Foxwood Road connecting development to that local centre and integrating with the wider networks.
- 6.7.13 The internal layout is informed by HCC's TG1, TG2, TG10 and LTN 1/20 and the One Horton Heath Design Code, creating a walkable and well-connected environment. It incorporates feedback from HCC's July 2024 pre-app response, including 1.5m footways and 3m shared footways/cycleways with appropriate crossings, dropped kerbs and tactile paving. Shared surface areas are used in rear parking courts to enhance pedestrian movements.

Refuse Collection and Emergency Access

- 6.7.14 Applicants must ensure that bins are within 25m of refuse vehicles and dwellings located in a 30m drag distance during collection, in line with Manual for Streets (MfS) guidance. For blocks of flats, bin stores will be within a 10m drag distance. Additionally, Condition 25 of the outline consent requires a refuse collection strategy for each reserved matters phase to be submitted for consideration.
- 6.7.15 Drawing 0001 – P3 titled 'proposed refuse strategy' provides details of the refuse collection details, including the refuse collection routes, householder drag route and refuse attendant movement within the site. Refuse bins will be provided for each property with the drag distances provided in accordance with the required standards. Access is ensured throughout the site that a 11.2m long refuse vehicle can manoeuvre appropriately and get within 25m of all dwellings, in line with HCC TG2 guidance.
- 6.7.16 A fire tender has been successfully tracked through the site in accordance with HCC TG2 standards, confirming it can manoeuvre throughout the site in a forward gear. All dwellings are within a 45m hose reach, and in all cases emergency vehicles would not need to reverse more than 20m, meeting Building Regulation requirements.

Summary

- 6.7.17 The proposed development aligns with strategic and detailed Local Plan policies relating to transport, parking, green infrastructure, and access. It encourages sustainable travel, integrates with

existing pedestrian and cycle routes, and meets parking standards. The scheme provides 488 parking spaces (including visitor spaces), 516 cycle parking spaces, and is designed to support future public transport links. A comprehensive Travel Plan has been produced which aims to reduce car dependency, targeting a 10% reduction in vehicle trips. Access points are approved, with safe junction design and well-connected internal layouts. Waste collection and emergency access arrangements comply with relevant standards, ensuring refuse and fire vehicles can serve all dwellings efficiently. As such, the proposals are in accordance with Strategic Policy S11 – Transport Infrastructure, Strategic Policy S9 – Green Infrastructure and Strategic Policy S12 – Strategic footpath, cycleway and bridleway links as well as the Parking Standards SPD.

6.8 Residential Amenity

- 6.8.1 Policy DM1 – General Criteria for New Development of the Local Plan outlines that all new development should not have an unacceptable impact on the residential amenity of both new and existing residents. Residential amenity covers a variety of issues including overlooking, a loss of daylight, loss of outlook, noise, fumes, dust and lighting.
- 6.8.2 Policy DM8 – Pollution of the Local Plan relates to pollution and outlines that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution (including air pollution or particulate matter), noise or vibration, light intrusion or land contamination.

Air Quality

- 6.8.3 An Air Quality Assessment has been carried out by Stantec, which concluded that the proposed development is expected to comply with local and national air quality policies.
- 6.8.4 The baseline air quality of the site and local area was modelled, including NO₂, PM₁₀ and PM_{2.5}, and predicted background concentrations are all below the relevant AQALs. A qualitative construction dust risk assessment concluded that the information in the Outline Application ES Chapter remains valid. The release of dust would be effectively controlled and mitigated, with residual effects considered to be ‘not significant’ and temporary in nature.
- 6.8.5 The proposed trip generation is not considered likely to differ from that assessed within the Original ES Air Quality Chapter and Addendum, and baseline air quality conditions in the opening year are likely to be below the relevant AQALs. Therefore, the conclusions of the ES Chapter that effects would be negligible and not significant remain valid. A qualitative exposure assessment shows that the proposed development is not expected to introduce sensitive use to an area of exceedance of relevant AQALs, and that the site proposals are acceptable in air quality terms.

Noise

- 6.8.6 A Noise Impact Assessment has been carried out by Stantec concluding that the proposed development is acceptable on acoustic grounds.
- 6.8.7 Environmental sound survey works were carried out to establish the existing acoustic environment, which found that road traffic is the predominant source of noise at all times. The assessment concluded 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.
- 6.8.8 The Noise Impact Assessment recommends several design considerations to help achieve acceptable conditions. This includes a mitigation scheme in the form of glazing and ventilation to secure suitable internal noise levels, and the implementation of 1.8m close-board fencing to the perimeter of private gardens. Following assessment of night time façade noise levels, it was advised

that for houses/apartments where noise levels exceed criteria, open windows should not be used as a form of overheating mitigation and other measures should be considered.

6.9 Heritage and Archaeology

- 6.9.1 Strategic Policy S8 – Historic Environment of the Local Plan relates to the historic environment and outlines that the Council seeks to conserve and/or enhance the borough's heritage assets in a manner appropriate to their significance. Policy DM12 – Heritage Assets further relates to heritage assets and outlines the Council's approach to dealing with development that may affect the significant or special interest of heritage assets.

Archaeology

- 6.9.2 An Archaeology and Heritage Statement has been produced by Cotswold Archaeology.
- 6.9.3 A number of previous investigations and assessments have been undertaken in the area immediately surrounding the Site as part of the wider OHH development. The Archaeology Assessment, for the Quobleigh Breach parcel, has determined the potential to encounter prehistoric artefacts, based on previously recorded artefacts within the surroundings of the Site however, it should be noted that no archaeological remains were found during the Horton Heath Road evaluation covering the, now constructed and operational, link road through the Site.
- 6.9.4 At present, the Site remains largely undeveloped, with the exception of the link road through the centre of the Site boundary. During construction, the developmental effects upon the potential archaeological remains will result from groundworks and preparatory works. During operation, the proposed development could result in disturbance to, or loss of, any buried archaeological features that may be present within their footprint, in turn leading to the total or partial loss of significance of these assets. However, on the basis of the available information, it is deemed unlikely that any highly significant remains would be present.
- 6.9.5 The proposed development would have the potential to result in the damage to or loss of any such features, resulting in a total or partial loss of significance of these features. Any adverse impacts upon the buried archaeological resource would be permanent and irreversible in nature.
- 6.9.6 Nevertheless, whilst there is a slight potential for the presence of further buried archaeological remains within the Site, including agricultural remains and former farm buildings, such remains are likely to be of little to no significance.
- 6.9.7 This level of significance means that potential remains on site would not require preservation in situ, nor would they influence development design. Nevertheless, the need for, and scope of, further archaeological investigation or mitigation will be agreed through consultations with the archaeological advisor at Hampshire County Council.
- 6.9.8 As such, prior to commencement of the Quobleigh Breach parcel, Condition 54 – Archaeological Written Scheme of Investigation must be discharged.

Built Heritage

- 6.9.9 In addition to the Archaeology Statement above, a Built Heritage Impact Assessment has been produced by Cotswold Archaeology.
- 6.9.10 The Built Heritage Impact Assessment assess the significance of built heritage assets within the environs of the development site, namely Fir Tree Farmhouse, a Grade II Listed Building, adjacent to the development site. Fir Tree Farmhouse is an 18th century polite, high status small country house, formerly associated with a courtyard farmstead to the south, which was demolished in the 20th Century. It lies within an associated fieldscape of agricultural character, and its immediate setting

comprises a spacious enclosed garden. Fir Tree Farmhouse has been identified in the outline parameter plans for longer term mixed-use which will form part of a separate, future Reserved Matters application.

- 6.9.11 The settings assessment found that the setting of Fir Tree Farmhouse makes a meaningful contribution to its significance with positive attributes being the wider agrarian landscape surrounding it which provides the backdrop for understanding its former function, and its immediate garden grounds.
- 6.9.12 In terms of mitigation, at the Outline stage, it was recommended that the Site layout responds by retaining key aspects of the immediate garden setting of the farmhouse; maintaining limited intervisibility through current and enhanced tree and vegetation screening retaining the experience of privacy and seclusion with potential enhancement through green buffer zones; and reinstatement of planting and other historic features in the grounds of Fir Tree Farmhouse, assisting in screening the immediate setting.
- 6.9.13 The Site layout has responded to this mitigation with adjacent landscaping extending to the boundaries of the garden to include a wide verge of wildflower meadow to the new northern access road plus additional green verges to Fir Tree Lane in combination with the existing enclosure screening which is already 'solid' through the extant vegetation.
- 6.9.14 An assessment of effects found that the proposed scheme will bring substantial change to the physical character and experience of the wider setting of the Listed Building (with its immediate setting preserved). This change will erode the understanding and appreciation of the Listed Building. The level of effect is found to be less than substantial such that its significance is reduced but still largely preserved.
- 6.9.15 Nevertheless, the level of harm found as a result of the proposals to the significance of Fir Tree Farmhouse should be placed in the planning balance against the significant benefits of the proposals. Given the significant benefits of the proposals, the level of effect when weighed against these benefits is acceptable for the Quobleigh Breach Parcel.

6.10 Flood Risk and Drainage

- 6.10.1 Policy DM5 – Managing flood risk of the Local Plan relates to managing flood risk and outlines that development should not increase the risk of flooding elsewhere and that SuDS must be designed in accordance with Policy DM6 – Sustainable surface water management and watercourse management, which itself relates to sustainable surface water management and watercourse management and outlines the requirement for SuDS within new development.

Surface Water Drainage

- 6.10.2 The Drainage Strategy prepared by Motion following the Outline Approval. It is based on the requirement of the strategy that site levels integrate with and do not compromise the function of the natural drainage systems, with 0.48ha of hard landscaping areas constructed as pervious, and the overall SuDS system will have capacity that can accommodate rainfall for the 100 year plus 45% allowance for climate change critical event with negligible flooding.
- 6.10.3 The drainage strategy uses permeable paving and the recently constructed strategic SuDS ponds A and E for the attenuation of surface water runoff. Hydraulic modelling results show that the drainage strategy can attenuate and discharge surface water in the 1 in 100 year plus 45% critical rainfall event with a 10% allowance for urban creep with negligible flooding in Development Catchment Areas A and E. It is also able to mitigate all pollution hazards created on site using SuDS features.

- 6.10.4 A Drainage Management and Maintenance Plan as required by Condition 2 is included at Appendix G of the Drainage Strategy.

Foul Drainage

- 6.10.5 The Foul Drainage Strategy is as set out within the Drainage Layout details under the Discharge of Condition Application DC/23/94783 pursuant to the Outline Application.

Summary

- 6.10.6 The surface water drainage strategy, developed by Motion, ensures site levels work with natural drainage. Permeable paving and two SuDS ponds (A and E) will manage surface water runoff. Pollution risks are also mitigated using SuDS features. For foul drainage, the approach follows the details within the approved Drainage Layout. As such, the proposals are in accordance with Policy DM5 – Managing Flood Risk and Policy DM6 – Sustainable surface water management and watercourse management.

6.11 Energy and Sustainability

- 6.11.1 Policy DM2 – Environmentally sustainable development of the Local Plan relates to environmentally sustainable development and outlines that the Council requires that all new build residential development meets set sustainability targets relating to carbon emissions and water consumption. Furthermore, Policy DM3 – Adaptation to climate change of the Local Plan relates to climate change adaptation and outlines that all development should be designed to adapt to the predicted climate change targets for the borough and outlined a number of measures which can be taken to adapt.
- 6.11.2 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 to meet the latest Building Regulations, 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.
- 6.11.3 A domestic water consumption target of 95 litres per day and commercial water consumption target to meet BREEAM Excellent is intended, with measures to address light, air and noise pollution. The Strategy sets out further measures including strategic planting, BNG, responsible sourcing, active travel and EV provision. Further information on each of these is provided within the relevant reports submitted alongside this application.
- 6.11.4 As such, the proposals are in accordance with Policy DM2 – Environmentally sustainable development and Policy DM3 – Adaptation to climate change.

6.12 Land Contamination Strategy

- 6.12.1 Policy DM8 – Pollution relates to pollution and outlines that development will not be permitted if it is likely to cause loss of amenity or impact on public health, or cause other unacceptable environmental impacts through land contamination. Where a site is suspected or known to be contaminated, the Council will require the contamination to be remediated.
- 6.12.2 A Ground Investigation Report was prepared by Geo-Environmental, where the intrusive investigation identified ground conditions comprising a mantle of Topsoil and Made Ground (the latter within the site compound area only) overlying soils inferred to be clay and sand strata of the Wittering Formation. In the north west of the site, more sandy layers were encountered. Groundwater was encountered within the majority of exploratory holes during intrusive investigation works.

- 6.12.3 Sample analysis for contamination found only one result from the Made Ground beneath the site compound area noted to be above the relevant assessment criteria for Dibenzo(a,h)anthracene. As only a limited number of investigation areas could be accessed within the site compound, further investigation was recommended following the vacation of the site. No pollutant linkages for groundwater were identified, with no protection measures for radon, ground gases or potable water supply required.

6.13 Lighting

- 6.13.1.1 Policy DM8 – Pollution of the Local Plan relates to pollution and outlines that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through light intrusion.
- 6.13.1.2 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. Sensitive receptors and ecological guidance are considered to reduce and mitigate any potential negative impacts.
- 6.13.1.3 The assessment concludes that with sensitive lighting design principles adopted, all areas have the ability to reach a neutral impact, though this will require confirmation from modelling assessments. An indicative street lighting design has been produced in line with the requirements of the report.

7. Conclusion

- 7.1.1 This Planning Statement has been prepared by Savills on behalf of the One Horton Heath Project Team (OHHPT), acting as the applicant, in support of a Reserved Matters Application (RMA) for 269 dwellings at the Quobleigh Breach parcel, within the larger One Horton Heath (OHH) development. The RMA follows the grant of outline planning permission (Ref. O/20/89498) and seeks approval for details relating to layout, scale, appearance, and landscaping, as well as the discharge of several specific conditions attached to the outline consent. Eastleigh Borough Council (EBC) is both the applicant (through OHHPT) and the Local Planning Authority (LPA), with a clear separation maintained between these roles. The Statement provides a comprehensive account of the proposals, planning history, policy context, technical studies, and supporting engagement activities.

7.2 The Proposals

- 7.2.1 The RMA seeks approval for the construction of 269 dwellings, associated open space, landscaping, and infrastructure, consistent with the outline consent and approved parameter plans. The proposals provide details on site layout, scale, massing, and landscaping, with reference to the One Horton Heath Design Code.
- 7.2.2 The site layout is structured around a link road and internal distributor routes, with distinct character areas with green spaces and SuDS features integrated throughout.
- 7.2.3 A broad range and mix of housing is provided with one, two, three and four bed houses and apartments.

7.3 Stakeholder Engagement Strategy

- 7.3.1 A robust engagement strategy was implemented, involving pre-application enquiries with EBC and statutory consultees, as well as direct engagement with Hampshire County Council.
- 7.3.2 Public engagement comprised an in-person exhibition at Fair Oak Village Hall, and online feedback portal targeted at local residents and Councillors.

7.4 Planning Assessment

- 7.4.1 The principle of development is considered to be accepted as the RMA proposal is in accordance with the Design Code and parameters of the outline consent O/20/89498. The development is also in accordance with the Environmental Statement submitted with the outline consent.
- 7.4.2 The design and character of the proposals also respond positively to the design code and sets out seven character areas: Northern Gateway; Quobleigh Stream; The Avenue; Courtyards; Spruce Lane; Fir Tree Lane; and, Foxwood Road. The development also broadly accords with the NDSS and Policy DM29 accessibility standards.
- 7.4.3 The LVIA identifies the site is well enclosed and views are largely confined to locations in close proximity to the site. The landscape design of the scheme sets out the design and layout of external spaces, with substantial landscaping features with significant tree planting and other landscape enhancements across the parcel.
- 7.4.4 Ecological surveys identified potential impacts on protected species and habitats. However, this will be mitigated through EPSM licences and sensitive working methods as well as additional enhancements. The BNG Report confirms that the overall OHH site will deliver a biodiversity net gain. Additionally, impacts on trees and hedgerows will be limited to two individual tree losses, a further group of trees and a single hedgerow.

- 7.4.5 The Transport Assessment and Travel Plan confirm that the site is accessible by sustainable modes, with adequate parking (488 car parking spaces), cycle provision (516 spaces), and infrastructure for future bus routes. Additionally, refuse and fire tracking has been undertaken to evidence that access is possible across the site.
- 7.4.6 Impacts from air quality and noise are able to be suitably mitigated within minimal air quality impacts across the site. Noise mitigation is included in the form of boundary treatments to dwellings, glazing and ventilation to secure suitable internal noise levels.
- 7.4.7 The Grade II Listed Fir Tree Farmhouse is to the east of the proposals and whilst the proposals will bring substantial changes to the physical character and experience of the wider setting, this will be mitigated through adjacent landscaping. Nevertheless, the public benefits of the proposals outweigh the harm to Fir Tree Farmhouse.
- 7.4.8 Surface water will be suitably managed through permeable paving and SuDS features ensuring flows are managed. Foul drainage is in accordance with the outline application.
- 7.4.9 The proposals will adopt a fabric-first approach, an all-electric site, natural ventilation to all dwellings and targeted reductions in carbon emissions and water usage.
- 7.4.10 Additionally, ground investigations found limited contamination, with further assessment and remediation measures as necessary. Sensitive lighting mitigation strategies are incorporated to protect residential amenity and ecological receptors.

7.5 Conclusion

- 7.5.1 This Planning Statement has demonstrated that the RM proposals are acceptable providing a high-quality, sustainable development that will assimilate well with the wider One Horton Heath proposals as well as being in accordance with local and national planning policies and guidance.

Appendix 1

One Horton Heath Project Team – Quobleigh Breach, Reserved Matters Application

Relevant Outline Planning Conditions

Relevant Outline Planning Conditions

Condition Number	Condition Description
1	The development hereby permitted shall be implemented in accordance with the following plans: Amended Red Line Plan EAST200403_RLP.01_P8; Amended Access Parameter Plan EAST 200403_PP 01 P34; Land Use Parameter Plan EAST 200403_PP 02 P36; Green Infrastructure Parameter Plan EAST 200403_PP 03 P36; Amended Building Heights Parameter Plan EAST 200403_PP 04 P31; ; Fir Tree Lane General Arrangement plan 3592A.05 Rev A and Fir Tree Lane Improvements Plan 3592A.03 Rev B. Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
4	The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of development) shall be made no later than the expiration of 18 months beginning with the date of this permission: a) layout b) scale c) appearance d) landscaping of the site The development shall accord with the approved details. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended)
6	Unless otherwise agreed in writing by the Local Planning Authority, all development shall be in broad accordance with the Illustrative Masterplan ref 29607A/1000A Rev C and Indicative Phasing Plan February 2023 ref 30454G/1000A. Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
13	No development of each phase shall take place until a final Construction Traffic Management Plan (CTMP) for each reserved matters phase has been submitted to and approved in writing by the Local Planning Authority showing all construction traffic routes, parking and turning provisions to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented throughout the construction period(s) unless otherwise agreed in writing beforehand by the Local Planning Authority. Reason: To ensure that the M3 and M27 Trunk Roads continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

16	The development shall broadly accord with the Preliminary Arboricultural Impact Assessment reference 11705_R05a_JP_HM dated 15 December 2020. Each reserved matters application shall be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan, as per British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations (or subsequent updates), must be submitted and approved by the Local Planning Authority. Prior to the commencement of adjoining works, the approved arboricultural documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality and for compliance with Policy DM1 of the Eastleigh Borough Local Plan.
21	Unless otherwise agreed in writing by the Local Planning Authority, all development shall comply with a final Design Code which shall be submitted to the Local Planning Authority on or before the submission of any application for reserved matters. No Reserved Matters consent for any phase shall be granted unless and until the final Design Code relevant to that phase has been agreed in writing by the Local Planning Authority. Reason: To ensure a comprehensive approach to high quality design across the site and in order that these matters may be considered by the Local Planning Authority.
25	Alongside any reserved matters application, a refuse collection strategy for each reserved matters phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development of that phase, and these approved provisions shall be fully implemented and retained. Reason: to ensure adequate refuse collection and in the interests of amenity and for and compliance with Policy DM1.
31	Applications for the approval of relevant Reserved Matters relating to residential development shall include the submission of a scheme to demonstrate how the development will comply with the Part M4(1) and Part M4(2) requirements of Eastleigh Borough Local Plan Policy DM29 Higher Access Standards or be commensurate to that standard and the proposed provisions shall be fully implemented. Reason: To ensure an appropriate provision for higher access and for partial compliance with Policy DM29 of the Eastleigh Borough Local Plan.
32	Applications for the approval of relevant Reserved Matters relating to residential development shall be in accordance with Eastleigh Policy DM30 Internal Space Standards for New Residential Development of the Eastleigh Borough Local Plan 2016-2036. Reason: To ensure an appropriate provision for internal space standards in accordance with Eastleigh Borough Local Plan Policy DM30.
35	Where development has the potential to affect a designated Heritage Asset a Heritage Statement shall be submitted with the relevant Reserved Matters application(s). Built heritage mitigation for the development shall broadly accord with the recommendations and proposals within the Environmental Statement. Chapter 9 Built Heritage and the Built Heritage ES Addendum Note unless otherwise required or agreed in writing by the local planning Authority.

	Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to comply with Policy DM12 of the Eastleigh Borough Local Plan 2016-2036.
45	Prior to commencement of development of each residential and/or commercial phase a detailed Noise Risk Assessment and Management Scheme shall be submitted to, and approved in writing by, the Local Planning Authority in order to address noise from the scheme and nearby uses. This shall include where and how mitigation will be needed and to what degree, including traffic and construction noise impacts, and timescales for implementation of the noise mitigation and good acoustic integrated design for sound quality. It shall include an assessment of growth in road traffic to future year 15, assessment of plant and machinery, acoustic details of façade design, boundary treatments, landscaped noise bunds, and vegetated walls, absorptive walls and screening features road surfaces, sound insulating windows and passive or mechanical ventilation, including means to prevent overheating other than opening windows. and taking account of self-noise and exterior noise penetration through these systems. The scheme for each phase shall be fully implemented as approved and retained and maintained to the satisfaction of the local planning authority. Reason: In the interest in public amenity, to protect business interests, and in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan.
58	Each reserved matters application shall include details of a scheme to address the flood risk issues raised below and no development shall commence until such time as this scheme has been submitted to, and approved in writing by, the local planning authority: ▪ Ensure the development is flood resilient by ensuring all finished floor levels are built 600mm above the 1 in 100yr design flood level with the latest climate change allowances. ▪ Ensure no development is built within flood zones 2 and 3 ▪ Ensure development is directed away from any watercourse ▪ Ensure any watercourse crossings are detailed and do not increase the risk of flooding either on or off-site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reason: To reduce the risk of flooding to the proposed development and its future users and for compliance with Policy DM5 of the Eastleigh Borough Local Plan
61	No development of each reserved matters phase shall begin until a detailed final surface water drainage scheme, based on the submitted PFA Flood Risk Assessment G277-FN14- FRA Addendum dated June 22 & submitted 13 Sept 2022 has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include: a) at least three forms of naturalised filtration (as proposed)and supported by hydrological studies to demonstrate that the drainage system will not adversely affect the integrity of the River Itchen Special Area of Conservation (SAC) and will contribute towards achieving the conservation objectives of the SAC by improving water quality and reducing fine particle sediment inputs;

- b) details of how the scheme will contribute to reductions in sediments, silts, nitrogen and phosphorous in receiving waters including the River Itchen SAC;
- c) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and addendums.
- d) Updated drainage plans and calculations as appropriate to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- e) Cross and long sections of proposed basins to include exceedance flow paths in the event of flow control blockage between basins I & J.
- f) Details of protection measures to minimise blockage risk to flow control devices.
- g) Evidence that urban creep has been included within the calculations.
- h) Updated exceedance plans demonstrating the extent of flooding expected at the 1:100 + climate change event. These must also detail how flows are likely to behave at the apparent low spots where no onward flow path is identified.
- i) Details of land drainage provision to allow suitable drainage of green areas where overland flow routes are disrupted as a result of the development.
- j) Confirmation that the SuDS infrastructure is in place or will be in place prior to the development of the related plot.
- k) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- l) Sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the CIRIA SuDS Manual C697 CIRIA SuDS Manual C753, or equivalent and updated local or national design guidance where available. If SuDS are proposed as part of the open space provision on a site, gradients should generally not exceed 1:4;
- m) Details for the long-term maintenance, management, adoption and monitoring arrangements for the surface water drainage system. The submitted details shall include:
 - i) Maintenance schedules for each drainage feature type
 - ii) A plan detailing ownership of each drainage feature
 - iii) Confirmation that adoption of features is accepted by Southern Water/Highways Authority/other public body
 - iv) Details of protection measures
 - v) Specify the responsibilities of each party for the implementation of the SuDS scheme.
 - vi) Specify a timetable for implementation.

The sustainable drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: to prevent risk of flooding and ensure satisfactory drainage for the development in accordance with Policies DM3, DM5, DM6 and DM11 of the Local Plan.

64	Each Reserved Matters application shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP) relating to that phase of development. No development shall commence (including vegetation clearance and groundworks) until an EMMP covering all the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority. Each EMMP shall be based on the approved Ecological Mitigation and Management Strategy (EMMS) and the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the revised Green Infrastructure Parameter Plan (dated 25.05.2021). They shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on-site and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. Each EMMP shall include the following: a) Detailed risk assessment of potentially damaging site clearance and construction activities; b) Details of the extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans; c) Identification of 'biodiversity protection zones' within which no construction related activities will take place (including protection zones for SINCs, woodland, hedgerows, ponds and watercourses); d) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey; e) Include a Biodiversity Net Gain Plan based on current DEFRA advice; f) Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully; g) Detailed practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements) h) The times during construction when specialist ecologists need to be present on site to oversee works. The approved EMMP shall be adhered to and implemented in accordance with the approved details. Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework (NPPF) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan.
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67	Applications for the approval of Reserved Matters shall be accompanied by full landscape details, including: a) hard and soft landscape works, including ground levels or contours; b) planting plans with specification (including cultivation and other operations associated with plant and grass establishment); c) a schedule of plants noting species, plant sizes and proposed numbers/ densities; d) a schedule of tree planting to include the specification of tree planting pits where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure; e) details of the location of external lighting sufficient to demonstrate how lighting is to be achieved without conflict to proposed tree planting, with allowance for reasonable growth. The hard and soft landscaping details shall be accompanied by an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority and to the appropriate British Standard. Any trees or plants which, within a period of ten years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents and for compliance with Policy DM1 of the Eastleigh Borough Local Plan.
71	Unless otherwise agreed in writing by the Local Planning Authority, the development as a whole shall provide for overall Biodiversity Net Gain (BNG) prior to final occupation, with details to be submitted for each Reserved Matters Application phase using a site-wide BNG tracker and assessed against the most current Biodiversity Metric provided by DEFRA. Each reserved matters submission shall provide for: ▪ BNG to meet the overall net gain site-wide target and not per singular phase ▪ An updated tracker to show how that reserved matters phase contributes to an overall BNG ▪ a BNG report setting out the proposed detailed works per phase ▪ a timescale of BNG works. The BNG tracker (as updated) shall be approved in writing by the Local Planning Authority prior to the commencement of works on each reserved matters phase and maintained to capture the realised outcomes as each phase is built out and BNG delivered. The proposed BNG works for each reserved matters phase shall be fully implemented in accordance with the agreed details and timescale. Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework and Policies DM1 and DM11 of the Eastleigh Borough Local Plan.

72	Reserved Matters applications for the 382nd dwelling and above shall reference how mitigation to the New Forest Protected Sites shall be achieved in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025). Details of the on-site mitigation shall include proposed planting, footpaths, bins, signage, funding and future management and maintenance arrangements, with the final quantum and details of on-site mitigation as agreed by the Local Planning Authority and Natural England. Reason: To ensure that mitigation requirements in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025) in order to provide mitigation for the New Forest Protect Sites and comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan.
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