

ONE
HORTON
HEATH



Upper Acre

Covering Letter

December 2025

3rd December 2025

Project/File: 332612639/4500/1/001

Planning Portal Ref No. PP-14539339

Mr Gregg Chapman
Planning & Environment – Planning/Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Gregg,

Reference: Reserved Matters Application - Upper Acre, One Horton Heath

On behalf of our client, Eastleigh Borough Council (One Horton Heath Team), and further to our recent discussions, we have the pleasure of enclosing a Reserved Matters Application (RMA) for Upper Acre, part of the One Horton Heath development. This application has been subject to extensive pre-application discussions with Eastleigh Borough Council (EBC) and other key stakeholders. Further details of this Application and the background are set out below.

Background

An application for Outline Planning Permission ('OPP') for development comprising the following was granted planning permission 27 October 2025 (LPA ref no. O/20/89498);

“Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:

- ***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);***
- ***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);***
- ***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);***
- ***A 3FE Primary School (Primary School Phase);***

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- **Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);**
- **Allotments, ecological, landscape and sustainable drainage works;**
- **Key infrastructure and utilities provision including new roads, footpaths, bridleways and cyclepaths;**
- **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**

All Matters Reserved Except Access.”

This RMA relates to Upper Acre, shown as Phase 10 on the approved Indicative Phasing Plan (30454G/1000A).

Proposed Development

This RMA is submitted pursuant to Condition 4 of the OPP and seeks approval for the following:

“Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- ***Condition 16 (Arb Assessment)***
- ***Condition 25 (Refuse)***
- ***Condition 31 (Higher Access Standards)***
- ***Condition 45 (Noise Assessments)***
- ***Condition 58 (Flood Mitigation)***
- ***Condition 59 (Foul Drainage)***
- ***Condition 61 (SUDs)***
- ***Condition 64 (EMMP)***
- ***Condition 67 (Landscaping)***
- ***Condition 71 (BNG)***
- ***Condition 76 (Nutrient Neutrality)”***

RMA Application Submission

Appendix A attached to this letter provides details of the application documents that have been submitted for consideration as part of this planning application.

Appendix B provides a detailed drawing list that has been submitted.

The planning application fee of £102,156 (inclusive of £85 Planning Portal service charge) has been paid via Planning Portal.

Reference: Reserved Matters Application - Upper Acre, One Horton Heath

In discussions with Officers, a separate file transfer link of all RMA application documents will also be issued in order to review, validate and ultimately determine the submission.

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Yours sincerely,

Stantec UK Limited

Pete Tanner
Planning Associate
Pete.tanner@stantec.com

stantec.com/uk

cc. James Taylor

Attachment: Appendix A – Application Documents

Appendix B – Drawing List

Reference: Reserved Matters Application - Upper Acre, One Horton Heath

Appendix A – Application Documents

No.	Report	Author
01	Application Form	Stantec
02	Cover Letter	Stantec
03	Planning Statement	Stantec
04	Environmental Statement of Conformity	Stantec
05	Statement of Community Involvement	Eastleigh Borough Council
06	Site Location Plan (ref. UAOHH BSL ZZ XX DR A 0106 P1)	Stantec
07	RMA Red-Line Boundary (ref. UAOHH BSL ZZ XX DR A 0101 P1)	Stantec
08	Application Drawings, including • Layout • Scale • Appearance • Landscape	Boyle & Summers
09	Design and Access Statement, including • Design Compliance Statement • Higher Access Standards / NDSS • Landscape Statement	Boyle & Summers
10	Transport Assessment	Motion
11	Travel Plan	Motion
12	Overarching Energy and Sustainability Strategy	Stantec
13	Noise Impact Assessment	Stantec
14	Flood Risk and Drainage Strategy	Stantec
15	Ecological Mitigation and Management Plan	Johns Associates
16	Biodiversity Net Gain and Statutory Metric	Johns Associates
17	Ecological Impact Assessment	Johns Associates
18	Arboricultural Development Statement, including • Arb Impact Assessment • Arb Method Statement • Tree Protection Plan	CBA Trees
19	Nutrient Neutrality Study	Hilson Moran
20	Air Quality Assessment	Stantec
21	Landscape and Visual Impact Assessment	Stantec

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22	Lighting Assessment	Stantec
23	Mitigation to the New Forest Protected Sites	Eastleigh Borough Council
24	Public Art Statement	Eastleigh Borough Council
25	Preliminary Ground Investigation Report	Stantec

Reference: Reserved Matters Application - Upper Acre, One Horton Heath

Appendix B – Drawing List

Architectural Drawings

Proposed

No.	Report	Rev	Author
Apartments			
01	Apartment Block 1 - Ground Floor Plan (UAOHH-BSL-A1-00-DR-A-3001)	G1	Boyle and Summers
02	Apartment Block 1 - First Floor Plan (UAOHH-BSL-A1-01-DR-A-3002)	G1	Boyle and Summers
03	Apartment Block 1 - Second Floor Plan (UAOHH-BSL-A1-02-DR-A-3003)	G1	Boyle and Summers
04	Apartment Block 1 - Third Floor Plan (UAOHH-BSL-A1-03-DR-A-3004)	G1	Boyle and Summers
05	Apartment Block 1 - Roof Plan (UAOHH-BSL-A1-04-DR-A-3005)	G1	Boyle and Summers
06	Apartment Block 1 - Elevations (UAOHH-BSL-A1-XX-DR-A-4001)	G1	Boyle and Summers
07	Apartment Block 2 - Ground Floor Plan (UAOHH-BSL-A2-00-DR-A-3001)	G1	Boyle and Summers
08	Apartment Block 2 - First Floor Plan (UAOHH-BSL-A2-01-DR-A-3002)	G1	Boyle and Summers
09	Apartment Block 2 - Second Floor Plan (UAOHH-BSL-A2-02-DR-A-3003)	G1	Boyle and Summers
10	Apartment Block 2 - Third Floor Plan (UAOHH-BSL-A2-03-DR-A-3004)	G1	Boyle and Summers
11	Apartment Block 2 - Roof Plan (UAOHH-BSL-A2-04-DR-A-3005)	G1	Boyle and Summers
12	Apartment Block 2 - Elevations (UAOHH-BSL-A2-XX-DR-A-4001)	G1	Boyle and Summers
13	Apartment Block 3 - Ground Floor Plan (UAOHH-BSL-A3-00-DR-A-3001)	G1	Boyle and Summers
14	Apartment Block 3 - First Floor Plan (UAOHH-BSL-A3-01-DR-A-3002)	G1	Boyle and Summers
15	Apartment Block 3 - Second Floor Plan (UAOHH-BSL-A3-02-DR-A-3003)	G1	Boyle and Summers

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16	Apartment Block 3 - Third Floor Plan (UAOHH-BSL-A3-03-DR-A-3004)	G1	Boyle and Summers
17	Apartment Block 3 - Roof Plan (UAOHH-BSL-A3-04-DR-A-3005)	G1	Boyle and Summers
18	Apartment Block 3 - Elevations (UAOHH-BSL-A3-XX-DR-A-4001)	G1	Boyle and Summers
19	Apartment Block 4 - Ground Floor Plan (UAOHH-BSL-A4-00-DR-A-3001)	G1	Boyle and Summers
20	Apartment Block 4 - First Floor Plan (UAOHH-BSL-A4-01-DR-A-3002)	G1	Boyle and Summers
21	Apartment Block 4 - Second Floor Plan (UAOHH-BSL-A4-02-DR-A-3003)	G1	Boyle and Summers
22	Apartment Block 4 - Third Floor Plan (UAOHH-BSL-A4-03-DR-A-3004)	G1	Boyle and Summers
23	Apartment Block 4 - Roof Plan (UAOHH-BSL-A4-04-DR-A-3005)	G1	Boyle and Summers
24	Apartment Block 4 - Elevations (UAOHH-BSL-A4-XX-DR-A-4001)	G1	Boyle and Summers
25	Apartment Block 5 - Ground Floor Plan (UAOHH-BSL-A5-00-DR-A-3001)	G1	Boyle and Summers
26	Apartment Block 5 - First Floor Plan (UAOHH-BSL-A5-01-DR-A-3002)	G1	Boyle and Summers
27	Apartment Block 5 - Second Floor Plan (UAOHH-BSL-A5-02-DR-A-3003)	G1	Boyle and Summers
28	Apartment Block 5 - Third Floor Plan (UAOHH-BSL-A5-03-DR-A-3004)	G1	Boyle and Summers
29	Apartment Block 5 - Roof Plan (UAOHH-BSL-A5-04-DR-A-3005)	G1	Boyle and Summers
30	Apartment Block 5 - Elevations (UAOHH-BSL-A5-XX-DR-A-4001)	G1	Boyle and Summers
31	Precedent Images & Concepts – Apartments (UAOHH-BSL-ZZ-XX-SH-A-8005)	G1	Boyle and Summers
32	Materials & Details Schedule – Apartments (UAOHH-BSL-ZZ-XX-SH-A-8006)	G1	Boyle and Summers
House Types			
33	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3001)	G1	Boyle and Summers

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34	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3002)	G1	Boyle and Summers
35	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3003)	G1	Boyle and Summers
36	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3004)	G1	Boyle and Summers
37	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3005)	G1	Boyle and Summers
38	House Type BB Plans & Elevations (UAOHH-BSL-BB-ZZ-DR-A-3006)	G1	Boyle and Summers
39	House Type CC Plans & Elevations (UAOHH-BSL-CC-ZZ-DR-A-3001)	G1	Boyle and Summers
40	House Type CC Plans & Elevations (UAOHH-BSL-CC-ZZ-DR-A-3002)	G1	Boyle and Summers
41	House Type CC Plans & Elevations (UAOHH-BSL-CC-ZZ-DR-A-3003)	G1	Boyle and Summers
42	House Type CC Plans & Elevations (UAOHH-BSL-CC-ZZ-DR-A-3004)	G1	Boyle and Summers
43	House Type GG Plans & Elevations (UAOHH-BSL-GG-ZZ-DR-A-3001)	G1	Boyle and Summers
44	House Type HH Plans & Elevations (UAOHH-BSL-HH-ZZ-DR-A-3001)	G1	Boyle and Summers
45	House Type HH Plans & Elevations (UAOHH-BSL-HH-ZZ-DR-A-3002)	G1	Boyle and Summers
46	House Type HH Plans & Elevations (UAOHH-BSL-HH-ZZ-DR-A-3003)	G1	Boyle and Summers
47	House Type HH Plans & Elevations (UAOHH-BSL-HH-ZZ-DR-A-3004)	G1	Boyle and Summers
48	House Type II Plans & Elevations (UAOHH-BSL-II-ZZ-DR-A-3001)	G1	Boyle and Summers
49	House Type II Plans & Elevations (UAOHH-BSL-II-ZZ-DR-A-3002)	G1	Boyle and Summers
50	House Type II Plans & Elevations (UAOHH-BSL-II-ZZ-DR-A-3003)	G1	Boyle and Summers
51	House Type II Plans & Elevations (UAOHH-BSL-II-ZZ-DR-A-3004)	G1	Boyle and Summers

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52	House Type I Plans & Elevations (UAOHH-BSL-I-ZZ-DR-A-3001)	G1	Boyle and Summers
53	House Type I Plans & Elevations (UAOHH-BSL-I-ZZ-DR-A-3002)	G1	Boyle and Summers
54	House Type JJ Plans & Elevations (UAOHH-BSL-JJ-ZZ-DR-A-3001)	G1	Boyle and Summers
55	House Type JJ Plans & Elevations (UAOHH-BSL-JJ-ZZ-DR-A-3002)	G1	Boyle and Summers
56	House Type LL Plans & Elevations (UAOHH-BSL-LL-ZZ-DR-A-3001)	G1	Boyle and Summers
57	House Type L Plans & Elevations (UAOHH-BSL-L-ZZ-DR-A-3001)	G1	Boyle and Summers
58	House Type NN Plans & Elevations (UAOHH-BSL-NN-ZZ-DR-A-3001)	G1	Boyle and Summers
59	House Type NN Plans & Elevations (UAOHH-BSL-NN-ZZ-DR-A-3002)	G1	Boyle and Summers
60	House Type OO Plans & Elevations (UAOHH-BSL-OO-ZZ-DR-A-3001)	G1	Boyle and Summers
61	House Type TT & UU Plans (UAOHH-BSL-TU-ZZ-DR-A-3001)	G1	Boyle and Summers
62	House Type TT & UU Elevations (UAOHH-BSL-TU-ZZ-DR-A-3002)	G1	Boyle and Summers
63	House Type TT & UU Plans (UAOHH-BSL-TU-ZZ-DR-A-3003)	G1	Boyle and Summers
64	House Type TT & UU Elevations (UAOHH-BSL-TU-ZZ-DR-A-3004)	G1	Boyle and Summers
65	House Type TT & UU Elevations (UAOHH-BSL-TU-ZZ-DR-A-3005)	G1	Boyle and Summers
66	House Type VV Plans & Elevations (UAOHH-BSL-VV-ZZ-DR-A-3001)	G1	Boyle and Summers
67	House Type WW Plans & Elevations (UAOHH-BSL-WW-ZZ-DR-A-3001)	G1	Boyle and Summers

Landscape

No.	Report	Rev	Author
01	Illustrative Landscape Masterplan (1560-HED-XX-ZZ-DR-L-0100)	03	Hyland Edgar Driver Landscape Architects and Urban Designers

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02	Landscape General Arrangement Plan (1560-HED-XX-ZZ-DR-L-0101)	04	Hyland Edgar Driver Landscape Architects and Urban Designers
03	Landscape Detail Area Plan (1 of 3) (1560-HED-XX-ZZ-DR-L-0102)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
04	Landscape Detail Area Plan (2 of 3) (1560-HED-XX-ZZ-DR-L-0103)	02	Hyland Edgar Driver Landscape Architects and Urban Designers
05	Landscape Detail Area Plan (3 of 3) (1560-HED-XX-ZZ-DR-L-0104)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
06	Hard Landscape Plan (1560-HED-XX-ZZ-DR-L-0105)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
07	Hard Landscape Detail Area Plan (1 of 3) (1560-HED-XX-ZZ-DR-L-0106)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
08	Hard Landscape Detail Area Plan (2 of 3) (1560-HED-XX-ZZ-DR-L-0107)	02	Hyland Edgar Driver Landscape Architects and Urban Designers
09	Hard Landscape Detail Area Plan (3 of 3) (1560-HED-XX-ZZ-DR-L-0108)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
10	Proposed Planting Strategy Plan (1560-HED-XX-ZZ-DR-L-0301)	03	Hyland Edgar Driver Landscape Architects and Urban Designers
11	Hard Surface Details (1 of 2) (1560-HED-XX-XX-DR-L-0500)	00	Hyland Edgar Driver Landscape Architects and Urban Designers
12	Hard Surface Details (2 of 2) (1560-HED-XX-XX-DR-L-0501)	00	Hyland Edgar Driver Landscape Architects and Urban Designers
13	Tree Pit and Planting Details (1560-HED-XX-XX-DR-L-0502)	00	Hyland Edgar Driver Landscape Architects and Urban Designers
14	Fence and Boundary Details (1560-HED-XX-XX-DR-L-0503)	01	Hyland Edgar Driver Landscape Architects and Urban Designers
15	Bridge and Stepping Stone Details (1560-HED-XX-XX-DR-L-0504)	00	Hyland Edgar Driver Landscape Architects and Urban Designers
16	Hard & Soft Landscape Specification (1560-HED-XX-XX-SP-L-0900)	00	Hyland Edgar Driver Landscape Architects and Urban Designers

Site Plans

No.	Report	Rev	Author
01	Site Location Plan (UAOHH-BSL-ZZ-XX-DR-A-0101)	G1	Boyle and Summers
02	Overall Site Context (UAOHH-BSL-ZZ-XX-DR-A-0105)	G1	Boyle and Summers
03	Overall Site Context-Land with Outline Permission (UAOHH-BSL-ZZ-XX-DR-A-0106)	G1	Boyle and Summers

Reference: Reserved Matters Application - Upper Acre, One Horton Heath

04	Principal Plan	G1	Boyle and Summers
05	B&W Principal Plan (UAOHH-BSL-ZZ-XX-DR-A-2002)	G1	Boyle and Summers
06	Principal Plan (colour)	G1	Boyle and Summers
07	Accommodation (UAOHH-BSL-ZZ-XX-DR-A-2005)	G1	Boyle and Summers
08	Building Heights (UAOHH-BSL-ZZ-XX-DR-A-2007)	G1	Boyle and Summers
09	Car Parking (UAOHH-BSL-ZZ-XX-DR-A-2008)	G1	Boyle and Summers
10	Cycle Parking (UAOHH-BSL-ZZ-XX-DR-A-2009)	G1	Boyle and Summers
11	Refuse Storage (UAOHH-BSL-ZZ-XX-DR-A-2010)	G1	Boyle and Summers
12	Character Areas	G1	Boyle and Summers
13	Facing Materials & Details (UAOHH-BSL-ZZ-XX-DR-A-2012)	G1	Boyle and Summers
14	Boundary Treatments (UAOHH-BSL-ZZ-XX-DR-A-2013)	G1	Boyle and Summers
15	Facing Materials & Details Schedule – Houses (UAOHH-BSL-ZZ-XX-SH-A-8001-G1)	G1	Boyle and Summers
16	Materials & Details Schedule – Apartments (UAOHH-BSL-ZZ-XX-SH-A-8006)	G1	Boyle and Summers
17	Private Amenity Space (UAOHH-BSL-ZZ-XX-DR-A-2050)	G1	Boyle and Summers
18	Street Scene AA Chalcroft Tolls	G1	Boyle and Summers
19	Street Scene BB The Village	G1	Boyle and Summers
20	Street Scene CC Mews	G1	Boyle and Summers
21	Street Scene DD Foxwood Road	G1	Boyle and Summers