

ONE
HORTON
HEATH



Upper Acre

Planning Statement

December 2025



UPPER ACRE, ONE HORTON HEATH

Planning Statement

On behalf of **Eastleigh Borough Council (One Horton Heath Team)**

Document Control Sheet

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For and on behalf of Stantec UK Limited				

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1 Introduction and Overview

- 1.1 This Planning Statement has been prepared by Stantec on behalf of the Applicant, Eastleigh Borough Council (One Horton Heath Team), in support of this Reserved Matters Application ('RMA') relating to Upper Acre ('the Site'), which forms part of the wider One Horton Heath major development.
- 1.2 The statement summarises the planning history of the Site and evaluates it against the local and national policy context, approved parameters, planning conditions and relevant obligations.

The Applicant

- 1.3 The Applicant for this RMA is Eastleigh Borough Council (One Horton Heath Team) in its development capacity, separate to Eastleigh Borough Council ('EBC') as the determining Local Planning Authority.

Background and Context

- 1.4 One Horton Heath ('OHH') is a major mixed-use development for up to 2,500 homes, a local centre, a primary school and commercial floorspace. Outline Planning Permission ('OPP') was granted on 27th October 2025 and is accompanied by a Section 106 Legal Agreement. Where relevant, the planning conditions and S106 obligations of the OPP are referred to in this Planning Statement.
- 1.5 The OPP area extends from Burnetts Lane in the south-east, connecting to a new roundabout, to Allington Lane in the north-east. The eastern edge of the OPP adjoins the western edge of the existing settlement of Horton Heath. This is shown in **Figure 1**, below.
- 1.6 One Horton Heath is a bold, council-led initiative to deliver a modern market town for Eastleigh, an exemplar of sustainable placemaking that prioritises community, wellbeing, and design quality. The landscape-led masterplan reinterprets the traditional principles of Hampshire settlements: compact walkable neighbourhoods, human-scaled streets, and a clear relationship between architecture and nature.
- 1.7 The Proposed Development at Upper Acre seeks to establish a vibrant, well-connected neighbourhood framed by distinctive character areas, generous green spaces, and a network of people-friendly streets. Upper Acre will embody the design vision and guiding principles set out in the One Horton Heath Design Code, a sustainable, landscape-led community that places people, wellbeing, and craftsmanship at its heart.

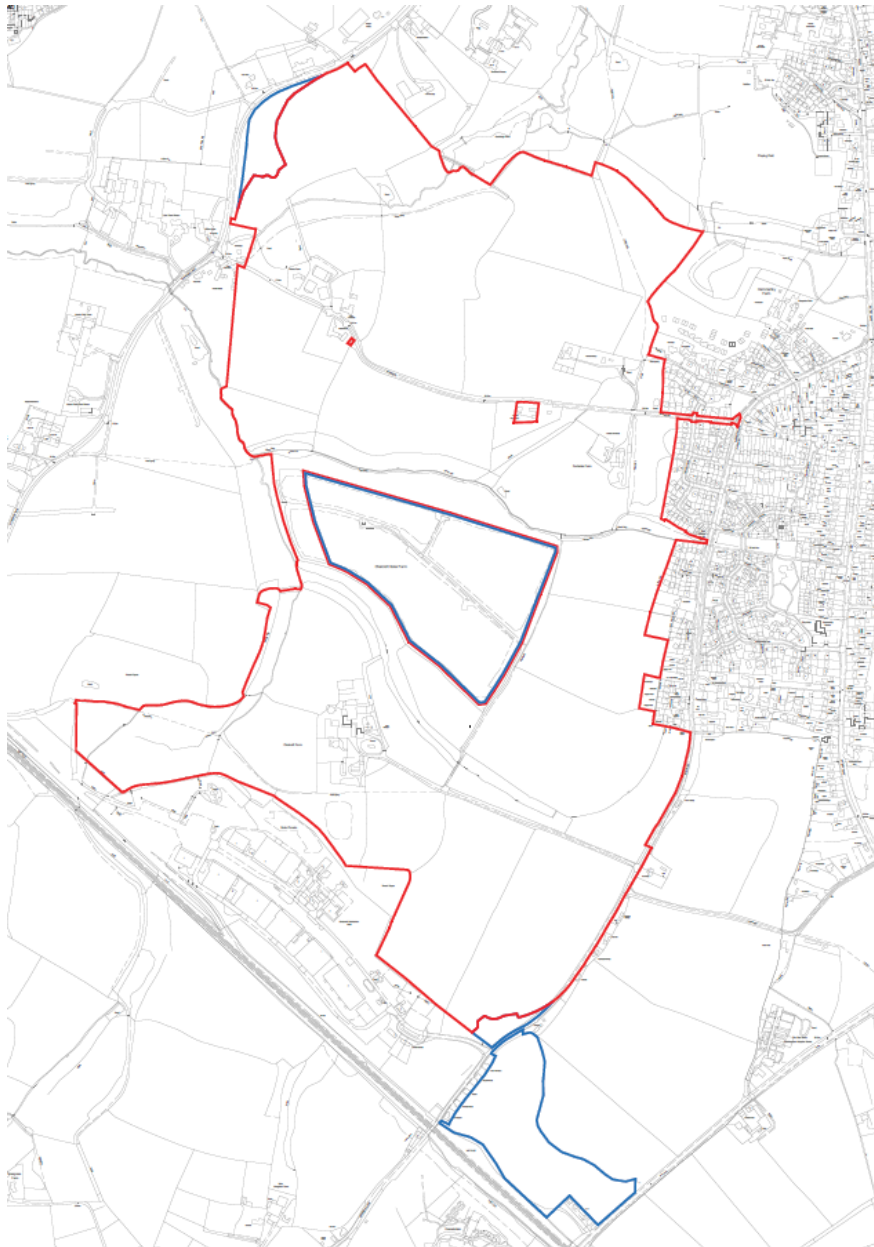


Figure 1 - Outline Planning Application Red-Line Plan

The Application Site (Phase 10 – Upper Acre)

- 1.8 The Upper Acre is situated on the eastern boundary of the OPP, immediately north the Lower Acre which benefits from full, standalone planning permission, and just south of the Local Centre. These are shown respectively as Phases 3 and 11 of the approved Indicative Phasing Plan shown in **Figure 3** - Extract of Indicative Phasing Plan.



Figure 2 – Upper Acre in relation to Horton Heath (Site Red Line Plan)

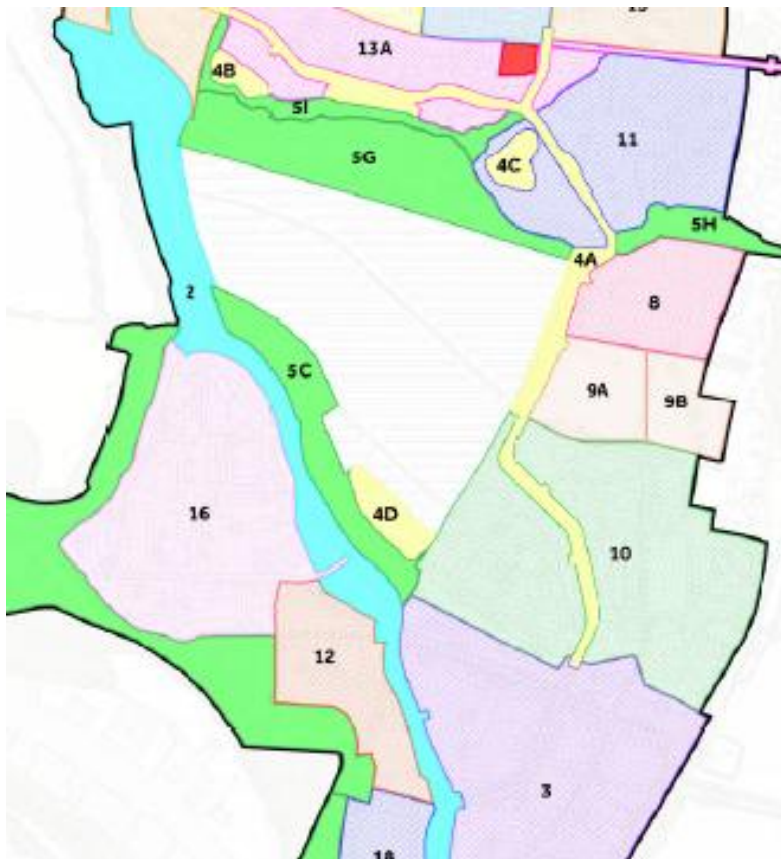


Figure 3 - Extract of Indicative Phasing Plan

Surrounding Area

- 1.9 Within the wider context, Upper Acre is situated immediately adjacent to the built limits of the existing settlement of Horton Heath, adjoining the boundaries of several dwellings to the settlements south-east, illustrated in **Figure 2**. The Site is otherwise currently open agricultural land, with the existing public highway of Burnetts Lane leading into Horton Heath on its eastern boundary.
- 1.10 Construction works at the Lower Acre to the south of the Site have begun, and it is anticipated that new homes will be ready by 2026. Upper Acre is therefore contained between two areas of built development at Horton Heath and Lower Acre.
- 1.11 Immediately west of the Site is the existing solar farm which sits within the centre of the OPP area, though does not form part of the OPP. The farm provides >25,600 PV panels across 34 acres of land.

Description of Development and Scope of Application

Submission

- 1.12 The principle of residential development at Upper Acre is established following approval of the OPP (LPA ref no. O/20/89498; dated 27 October 2025). This RMA submission is made pursuant to Condition 4 of the OPP, which states:

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 residential 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)

- 1.13 The details of Reserved Matters therefore submitted for approval within this application are layout, scale, appearance, and landscaping for Upper Acre, shown as Phase 10 on the Indicative Phasing Plan (30454G/1000A).
- 1.14 Accordingly, the description of development for this RMA is as follows:

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)**

1.15 This RMA also seeks to discharge several conditions contained within the OPP which relate to layout, scale, appearance, and landscaping, as set out in **Table 1**, below.

Condition	Location of Information
Condition 4 – RM Requirements	This RMA
Condition 16 – Arb Assessment	Arboricultural Development Statement
Condition 25 – Refuse	Transport Assessment
Condition 31 – Higher Access Standards	Design and Access Statement
Condition 45 – Noise Assessment	Noise Impact Assessment
Condition 58 – Flood Mitigation	Drainage and Flood Risk Technical Note
Condition 59 – Foul Drainage	Drainage and Flood Risk Technical Note
Condition 61 – SuDS	Drainage and Flood Risk Technical Note
Condition 64 – EMMP	Ecology and Mitigation Management Plan
Condition 67 – Landscaping	Design and Access Statement
Condition 71 – BNG	Biodiversity Net Gain (BNG) Report and Metric
Condition 76 – Nutrient Neutrality	Nutrient Neutrality Study One Horton Heath: Upper Acre

Table 1 - Condition Discharges as part of RMA

- 1.16 As discussed with EBC Planning Officer's, a separate condition discharge may be required following any potential RMA approval in the future, but for clarity the relevant information is set out at this stage of the submission.
- 1.17 Relevant support/ technical reports and drawings to satisfy the requirements of each of the above conditions have been included within this submission. The findings of the reports are summarised in Section 6 below with reference to the relevant requirements of the OPP and planning policy framework as set out in Section 5.
- 1.18 The scope and form of this RMA has been discussed and agreed with Planning Officer's at EBC as part of extensive pre-application discussions. Further detail of those pre-app discussions has been set out in Section 4 of this Planning Statement.
- 1.19 The purpose of this Planning Statement explains the form and content of the Proposed Development against adopted and emerging policy and guidance, and to assess the planning merits of the application against any other material considerations. Further, the Statement will demonstrate how the Proposed Development sits within the established parameters fixed by the OPP.
- 1.20 A full list of documents which form this RMA is set out below in Table 2. This Planning Statement should be read in conjunction with these drawings and 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	Boyle & Summers
07	RMA Red-Line Boundary	Boyle & Summers
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
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

Table 2 - RMA Deliverables

1.21 The following sections of this Planning Statement are structured as follows;

- Section 2 – Planning History and Background
- Section 3 – Pre-Application Engagement
- Section 4 – The Proposed Development
- Section 5 – Planning Policy Framework
- Section 6 – Case for Development
- Section 7 – Conclusions

2 Planning History and Background

- 2.1 This section provides further detail on the planning history and application context of the OPP, and subsequent applications.

Outline Planning Permission – One Horton Heath

- 2.2 One Horton Heath is an allocated Strategic Development Site under Policy HH1 of the Eastleigh Borough Council Local Plan 2016-2026. The allocation sought to provide 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.
- 2.3 As detailed above, Outline Planning Permission (Ref. O/20/89498) was granted on 27th October 2025 for the following:

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

- ***Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestall, 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);***
- ***Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);***
- ***Allotments, ecological, landscape and sustainable drainage works.***
- ***Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;***
- ***Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and***
- ***Site preparation and demolition work***

All Matters Reserved Except Access. This application is subject to Environmental Impact Assessment.

Other Planning Applications

- 2.4 In addition to the above OPP, there have been other planning applications submitted for new residential development in other parcels of the OPP, and other infrastructure works to facilitate the deliver the OHH development, these are summarised below.

Lower Acre

- 2.5 Full Planning Permission was granted (LPA ref no. F/2089500) in December 2022 for the residential parcel named 'Lower Acre' located to the south of the OHH development. This application was submitted as a standalone full planning application but complies with the OPP. The construction of this parcel is underway and will comprise of a mix of houses and flats with a total of 381 dwellings.

The Avenue

- 2.6 Full Planning Permission was granted (LPA ref no. F/21/91185) in October 2022 for the construction of the main spine road through the OHH development. 'The Avenue' routes between Allington Lane (to the north of the OHH site) and Burnetts Lane (to the south of the site) with associated footway, cycle paths, water crossings, drainage and landscaping.
- 2.7 The Avenue will form a key link road through the centre of the development, and carry future construction traffic to the site, avoiding the village of Horton Heath. The road consists of a dual carriageway with a 30-mph speed restriction, and three junctions that provide access to future residential and commercial parcels. The Avenue opened in September 2025.

Secondary Inner Distributor "SID" Road

- 2.8 A full planning application (LPA ref no. F/23/96631) has been submitted for the construction of the SID road, which is a secondary link road connecting the northern part of Lower Acre at its southern end to The Avenue via The Holme residential parcel. The SID Road will also connect to Fir Tree Lane at the join of The Holme and The Folds. Whilst referred to as the SID road, in other applications it is also referred to as 'Foxwood Road'. This application is currently pending consideration.

3 Proposed Development

- 3.1 This RMA relates to the residential development of Upper Acre, comprising 424 dwellings, associated public open space, highways, drainage, and associated infrastructure.
- 3.2 Condition 4 of the OPP states that any Reserved Matters applications are to provide the detail for matters inclusive of layout, scale, appearance and landscaping.
- 3.3 The description of development for this RMA is proposed as follows:

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:

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- **Condition 31 (Higher Access Standards)**
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- **Condition 58 (Flood Mitigation)**
- **Condition 59 (Foul Drainage)**
- **Condition 61 (SUDs)**
- **Condition 64 (EMMP)**
- **Condition 67 (Landscaping)**
- **Condition 71 (BNG)**
- **Condition 76 (Nutrient Neutrality)**

- 3.4 The detail of the proposal is as follows;
- Residential development comprising 424 dwellings across apartments, maisonettes, flats over garages (FoG), and houses (proposed mix in **Table 3** below)
 - Includes 277 houses and 147 apartments
 - Minimum provision of 750 vehicle parking spaces, comprising;
 - 635 allocated spaces
 - 127 visitor / unallocated spaces

- 4 car club spaces
- 1 active EV charging point is to be provided per dwelling
- 200 long-stay cycle parking spaces for flats, and a 2.4 metre by 1.5 metre timber storage shed for each house
- All homes meet Building Regulations requirements for energy efficiency and sustainability
- All homes meet internal space standards as per the Nationally Described Space Standards
- All homes will at least comply with the M4(1) Building Regulations requirement for future adaption, and at least 80% will be built to M4(2) Building Regulations requirement for wheelchair adaptability
- Drainage infrastructure
- Public open space
- Tree retention and new planting; and
- Biodiversity enhancements

Unit Type	Number of Units
1B Apartment	85
2B Apartment	57
2B Flat over Garage	5
2B House	66
3B House	163
4B House	46
5B House	2
Total	424

Table 3 - Schedule of Accommodation

4 Pre-Application Consultation

- 4.1 This section of the Planning Statement outlines the pre-application engagement and consultation that has taken place prior to submission of this RMA.

Eastleigh Borough Council

- 4.2 Eastleigh Borough Council were engaged in high-level pre-application discussions beginning in January 2025, which has guided the development of Upper Acre since its inception. Community has been ongoing between the One Horton Heath Project Team and Eastleigh Borough Council, facilitated by a Planning Performance Agreement, which has ensured that the Sites development has been kept on track with the aims of the Local Planning Authority, and that feedback has been meaningfully integrated into the final outcome.
- 4.3 A key change to the layout derived from the pre-application is the positioning of the parkland, which was originally more centrally positioned. Feedback from EBC Officers, as well as other stakeholders, such as the Barley Fields Residents Association resulting in the parkland being repositioned closer to Burnetts Lane following the route of an existing agricultural ditch.

Statutory Consultees

- 4.4 In addition to meeting EBC Officers, One Horton Heath team have engaged in informal discussions with Hampshire County Council (HCC) representatives from Highways and the Lead Local Flood Authority during the preparation of the Planning Application.

Public and Stakeholder Consultations

- 4.5 In addition to the above, the Proposed Development has also evolved following engagement with the local community.

Targeted Engagement

- 4.6 Fair Oak and Horton Heath Parish Council, Axis Land Partnership on behalf of Queens College, Oxford University, and the Barley Fields Resident's Association were all engaged in active targeted consultations from early in the scheme's development.

Open Invitation Public Exhibitions

- 4.7 An in-person public exhibition was held on the 18th of July 2025 at Fair Oak Village Hall. Exhibition Boards detailing the proposals were provided and key members of the One Horton Heath project and consultancy team were available to answer questions, with attendees able to submit their responses on paper at the event, and virtually post-event.

- 4.8 The event was well advised through several mediums, including to over 1,000 local addresses, resulting in a total of 34 responses.
- 4.9 Responses and feedback was integrated into Upper Acre's design and layout where possible. Further details and responses to the issues and questions that arose as part of these exhibitions can be found in the submitted **Statement of Community Involvement**.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.
- 5.2 This section sets out the relevant policy and material considerations, demonstrating how the Proposed Development complies with relevant national, regional and local planning policy.
- 5.3 The Development Plan comprises:
- Eastleigh Borough Local Plan 2016-2036 (“EBLP”)
- 5.4 Material considerations include:
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (NPPG)
 - Supplementary Planning Documents (SPDs)
 - OHH Design Code
- 5.5 Emerging Planning Policy:
- Local Plan Review

Adopted Planning Policy

- 5.6 The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the ‘saved’ policies in the Adopted Local Plan 2001-2011.
- 5.7 The Site of One Horton Heath is allocated in the EBLP to provide 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 under Policy HH1. The Policy requires several provisions to be made across the whole allocation, including (as relevant to The Upper Acre):
- the provision of public open space and green infrastructure on site to provide a setting for the development
 - layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath

- the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road
- A comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation. That proposals retain as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes
- Sustainable Urban Drainage systems provided in accordance with EBLP Policy DM6

5.8 The RMA for Upper Acre provides residential development, and ancillary development thereto including parking, draining, access, and open space and landscaping. The relevant Development Plan policies in this regard are summarised below:

Strategic Policy S1: Delivering Sustainable Development

Sets out how development should aim to minimise distances travelled and encourages active transport methods or other non-vehicular methods where travel is necessary.

Strategic Policy S8: Historic Environment

Highlights EBC's approach to the conservation and enhancement of heritage assets, including Listed Buildings, Conservation Areas, landscapes and archaeology. This strategic policy reinforces Policy DM12 (below).

Strategic Policy S11: Transport Infrastructure

Aims to ensure new developments encourage transport methods such as walking, cycling and public transport to minimise emissions, pollution and congestion.

Policy DM1: General Criteria for New Development

Development should not have an unacceptable impact on residential amenity for new and existing residents or biodiversity, should make efficient use of land, take account of site character and appearance, include landscape schemes, protect trees and landscape features, be accessible and safe, and provide public art in accordance with the Public Art Strategy.

Policy DM2: Environmentally Sustainable Development

Criterion (1) requires new build residential development to achieve a 19% improvement on predicted carbon emissions compared with standard building regulations, a mains water consumption of no more than 110 l/p/d, and BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'Passivhaus' certification including a 15% improvement in predicted carbon

emissions. Criterion (2) similarly necessitates the incorporation of energy efficient passive design principles, connection to existing low carbon energy networks (where viable), the use of recycled or low carbon materials.

Policy DM3 – Adaption to Climate Change

All developments should be designed to be able to adopt to predicted climate change by including measures such as SuDS to be incorporated as part of an integrated SuDS strategy, cooling strategy, and measures to reduce water demand.

Policy DM5 – Managing Flood Risk

Development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment. This is subject to several caveats including a site-specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, appropriate flood warning and evacuation plans are in place, and new site drainage systems are designed taking account of events which exceed the normal design standard.

Policy DM6 – Sustainable Surface Water Management and Watercourse Management

New development would only be permitted where SuDS are incorporated with, where possible, naturalised filtration. Requires SuDS schemes to be designed and monitored accordance with the CIRIA C753 SuDS Manual or equivalent national or local guidance, manage surface water run-off as close to the source as possible, ensure discharge rates on greenfield sites mirror that of greenfield sites before development.

Policy DM8 – Pollution

No development would be permitted where it results in unacceptable environmental impacts in terms of air pollution, pollution of waters or watercourses, light both generally and in respect of the South Downs National Park, and land contamination.

Policy DM11 – Nature Conservation

Provides how the Council will determine applications to protect, conserve and enhance all nature conservation designations, achieve biodiversity targets set out in the Biodiversity Action Plan, and seek a net gain of biodiversity.

Policy DM12 – Heritage Assets

Developments affecting heritage assets or their settings will be permitted where proposals do not result in harm to the significance of the asset, and sustains or enhances their special character and quality.

Policy DM13 – General Development Criteria (Transport)

Developments are required to provide safe and convenient access to highway networks, whilst also facilitating access by public transport, cycling, and pedestrians where possible.

Policy DM14 – Parking

Requires off-highway parking to be provided for new residential developments, which is to take account of the minimum standards in the Parking Standards SPD, deviations from which require robust evidence within a transport assessment, statement, or travel plan.

Policy DM23 – Residential Development in Urban Areas

Residential development allocated for housing within Chapter 6 of the EBLP should seek to include provision for self and custom build housing.

Policy DM24 – Creating a Mix of Housing

The policy details how applications for market residential and mixed-use schemes are required to demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area and the provision of homes suitable for first-time buyers or downsizers (unless the need is already met). A sufficient mix of housing within sites is required to prevent excessive concentrations of the dwellings of the same size or type.

DM28 – Delivering Affordable Housing

This policy sets out that the Council will seek the maximum provision of affordable housing in line with the requirement that 35% of units provided within developments of 10 dwellings or more, that these should be on-site, of a sufficient tenure split educated by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality, integrated in their form and layout to the rest of the development, and include an element of specialist accommodation for older peoples, subject to the proposal.

Policy DM29 – Dwellings with Higher Access Standards

100% of dwellings are required to meet at least Part M4(1) (visitable) standard and 80% to M4(2) (accessible and adaptable). Of the M4(2) units, 7% of all market dwellings should be built to Part M4(3) (2)(a) standard, and 8% of all affordable units to Part M4(3) (2)(b). 100% of specialist housing for older persons and adults with disabilities are requires to meet Part M4(3) standard (wheelchair user dwellings).

Policy DM30 – Internal Space Standards for New Residential Development

All new dwellings are to meet the Nationally Described Space Standards as a minimum.

Policy DM33 – Provision of Recreation and Open Space Facilities

All new residential required to contribute to the achievement of quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017 and should include provision for long-term management and maintenance.

6 Case for Development

- 6.1 The principle of strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of details are to be considered or as required specifically by condition.

Consistency with Approved Parameters

- 6.2 Condition 1 of the OPP requires that the development is carried out in accordance with the approved Parameter Plans, which comprise:
- 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)
- 6.3 The Land Use Parameter Plan identifies Upper Acre as a residential area within Use Classes C2 and C3, though other elements such as streets, cycle and footpaths, open and play spaces, and SuDS features are included within the parameters. No elements are proposed outside of these defined uses, and the development would therefore be in accordance.
- 6.4 The Building Heights Parameter Plan demonstrates a transition gradient whereby 4 storey buildings (up to 15M at the ridge) are positioned in the Sites western half. The eastern half is then required to step down to 3 storeys (up to 12m at the ridge), then 2.5 storeys (9m at ridge) in the eastern quarter. This provides a natural transition between the new dwellings within Upper Acre, and the existing 2 storey dwellings within Horton Heath.
- 6.5 Access around the Site is shown on the approved Access Parameter Plan (01 34), which identifies an Indicative Internal Distributor Road leading through the defined extent of the Site. As noted in Section 2 of this Statement, this SID Road is currently subject to consideration under a standalone application for planning permission, pursuant to LPA reference F/23/96631. As shown in **Figure 2**, land has been reserved for the road through Upper Acre and care has been taken to ensure the Site's extent aligns with that of the SID Road application, in accordance with the approved parameter. A proposed bridleway is also illustrated along the Sites western boundary; however, whilst partially within the Sites extent, no changes are proposed for it under this application.
- 6.6 The Green Infrastructure Parameter Plan repeats the SID Road route. It does not provide any other guidance within the Site proper, though it does demonstrate an existing hedge which runs along the western half of the Sites southern boundary (intersected by a section to be removed to facilitate the SID Road), then continues up the full length of the Sites western boundary.

- 6.7 The development is otherwise contained entirely within the defined extent of Land Use, as set out within the Parameter Plans.
- 6.8 Therefore, the Proposed Development accord with the approved parameters in compliance with Condition 1 and as assessed through the ES.

Matters of Detail

- 6.9 The proposed works include the detailed layout and design for 424 residential dwellings, internal access roads, parking, drainage, landscaping, access and ancillary works. The matters of detail in this regard are:
- Housing: Mix, Quality and Accessibility
 - Design
 - Highways and Parking
 - Energy and Sustainability
 - Drainage – Surface Water and Foul
 - Trees
 - Landscape
 - Heritage
 - Ecology
 - Noise
 - Air Quality
 - Nutrient Neutrality

Housing: Mix, Quality and Accessibility

- 6.10 Policy DM24 of the EBC Local Plan 2016 requires Applicants to demonstrate how a proposal contributes to the overall mix of housing in the housing market area, and the mix is designed to avoid excessive concentrations of the same size or types of homes.
- 6.11 The NPPF (para 63) advises that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 6.12 The OPP was approved subject to a S106 Agreement. Schedule 5 relates to housing and sets out the expected housing mix to which the development across the OPP is expected to demonstrate broad accordance. The mix set out in the S106 is as follows:
- 17% 1-bedroom dwellings

- 47% 2-bedroom dwellings
- 28% 3-bedroom dwellings
- 8% 4-bedroom dwellings

6.13 The Reserved Matters area of Upper Acre provides the overall mix set out below.

Unit Type	Number	S106 %	% Proposed	% Difference
1B	85	17	20.05	3.05
2B	128	47	30.19	- 16.81
3B	163	28	38.44	10.44
4B	46	8	10.85	2.85
5B	2	-	0.47	0.47

Table 4 - Proposed Mix against S106 Housing Mix

6.14 It should be noted that the housing mix is to be applied across the OPP as a whole and will not be reinforced on individual phases where the whole OPP demonstrates broad accordance with this mix. The proposed mix nonetheless demonstrates broad accordance with the S106 housing mix.

6.15 The mix across Upper Acre is proposed to provide the following units:

Unit Type	Number of Units	Total by Bed	Total
1B Apartment	85	85	424
2B Apartment	57	128	
2B Flat over Garage	5		
2B House	66		
3B House	163	163	
4B House	46	46	
5B House	2	2	

Table 5 - Proposed Dwelling Type Mix

6.16 The proposed mix demonstrates broad accordance with the Housing Mix set within the OPP S106, albeit with 2B dwellings seeing a shortfall, with the remaining unit sizes uplifted, most notably 3B dwellings. Nonetheless, it is expected that the whole of the OPP will demonstrate compliance with the S106 mix.

6.17 The layout of Upper Acre avoids an excessive concentration of the same units and delivers a mixed and equal community in compliance with Policy DM24, the NPPF ad also broadly accords with the requirements set out within the S106.

Accessibility

- 6.18 EBC require developments meet higher national accessibility standards, with the requirements set out in Policy DM29. 100% of dwellings are required to meet at least M4(1) standard of Part M of the Building Regulations, and at least 80% to M4(2) standard. In major developments of >40 dwellings, the M4(2) dwellings should include at least 7% of all market dwellings to M4(3)(2)(a) standard, 8% of all affordable dwellings to M4(3)(2)(b).
- 6.19 Condition 31 of the OPP reinforces this requirement.
- 6.20 All dwellings within the Upper Acre will be built to meet at least M4(1) standard, and at least 80% to M4(2).

Affordable Housing

- 6.21 A Viability Assessment submitted as part of the OPP and First Residential Parcel applications concluded that the cost of delivering the infrastructure and s106 requirements of the site made the delivery of affordable housing unviable. There is no requirement for the provision of affordable housing on the Site accordingly.
- 6.22 The applicant is however keeping this matter under review and is looking into opportunities, such as Homes England funding, that will facilitate the delivery of affordable housing provision in line with policy requirements.
- 6.23 This process will be undertaken separate to this current RMA submission.

Design

- 6.24 To demonstrate compliance with Policy DM1 of the EBC Local Plan 2016, developments are required to have been designed with full consideration of the context and character of the site and adjacent land uses. Buildings should be integrated in their settings by suitable massing, scale, materials, layouts, densities, and sitings.
- 6.25 The Strategic Development Policy of One Horton Heath, Policy HH1, requires the layout of residential development is designed to maximise opportunities for links and integration with the existing Horton Heath settlement.
- 6.26 The NPPF (Section 12) sets out the approach to achieving well-designed places. The NPPF (para 131) asserts that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF (para 135) sets out that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive.
- 6.27 Condition 21 of the OPP requires all development to comply with an approved Design Code. The One Horton Heath Design Code (August 2025) establishes key characteristics for the

wider development of the OPP. Upper Acre has been developed such that its design accords with these key characteristics following effective collaboration with EBC.

Heights

- 6.28 The Building Heights Parameter Plan demonstrates a transition gradient whereby 4 storey buildings (up to 15M at the ridge) are positioned in the Sites western half. The eastern half is then required to step down to 3 storeys (up to 12m at the ridge), then 2.5 storeys (9m at ridge) in the eastern quarter. This provides a natural transition between the new dwellings within Upper Acre, and the existing 2 storey dwellings within Horton Heath.
- 6.29 As illustrated on the submitted House Type Pack, the proposed houses align with the parameters and the overall gradient of maximum heights across the width of the Site.

Character Areas

- 6.30 Upper Acre comprises seven distinct character areas as shown on **Figure 4** below to provide a distinct local identity, defined by subtle changes in built form, details and materials;



Figure 4 – Upper Acre Character Areas Layout

- 6.31 Foxwood Road is the primary transitory route through the Site, and offers high density homes, mostly narrow fronted town houses and apartments providing a strong street frontage with balconies to create a sense of presence.
- 6.32 Recreation Road is positioned along the northern boundary of the Site, and provides a variety of homes providing a clear edge and passive surveillance to the Sport Provision and Allotments.
- 6.33 Chalcroft Tolls in the south-west provides a formal layout of semi-detached and terraced homes. The Village borders Burnetts Lane and the southern built edge of the existing Horton Heath settlement. The Modest density with semi-detached and detached homes set back from and supports the existing rural character.
- 6.34 Greenway is the green link which runs through Upper Acre to encourage active travel and provide residents access to segregated amenity spaces. The character of this Character Area is expanded upon in the Landscape sub-section of this Planning Statement.

Architecture and Materiality

- 6.35 The material palette of Upper Acre draws from the wider existing character and the One Horton Heath Design Code. Moreover, material usage has been adopted to provide additional distinction between character areas. Red brick forms the prevailing material across Upper Acre, with material details varied. Details of variations and defining characteristics of the Character Areas are specified in the submitted **Design and Access Statement**.

Design Code

- 6.36 Condition 21 of the OPP requires a Design Code is approved by EBC on or before the submission of any Reserved Matters applications. Any Reserved Matters areas are then required to comply with the Design Code.
- 6.37 The One Horton Heath Design Code was submitted to EBC on 7 November 2025. This is submitted as a separate discharge of condition application, but the submission complies with the requirement of Condition 21 of the OPP, in that it is submitted prior to, or upon the submission of the first RMA.
- 6.38 The Design Code develops from the 10 Key Characteristics outlined in the National Design Guide for creating well-designed places, shown in **Figure 5** below;

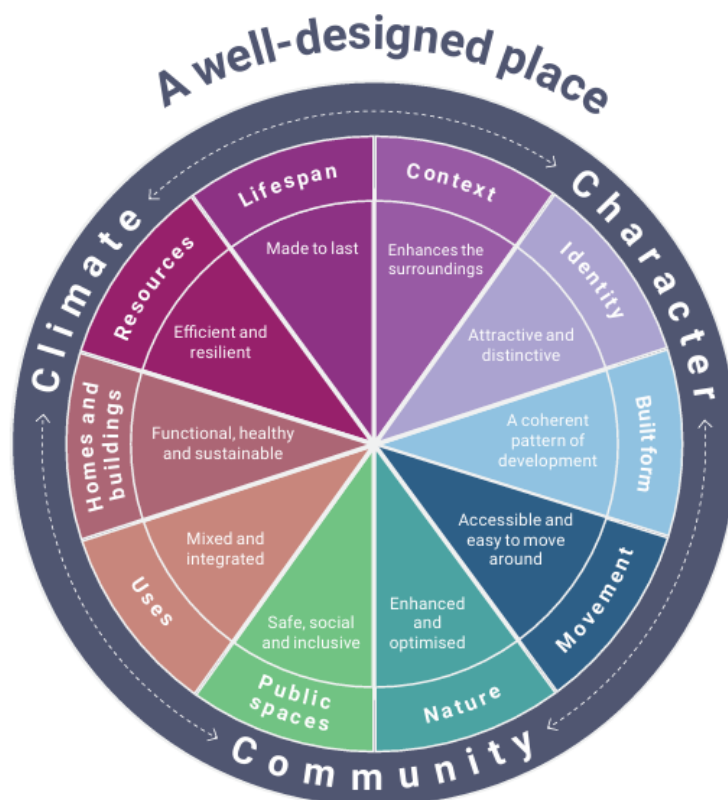


Figure 5 - National Design Guide Characteristics for Well-Designed Places

6.39 The principles and values of the Design Code, which are to be translated into design are summarised as:

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

- Delivering a vibrant Local Centre with a strong sense of place with a range of community and commercial uses as the heart of the community.
- 6.40 The design of Upper Acre seeks to retain the current format of natural features as much as possible. Existing hedgerows define the extent of the Site and are retained as part of this proposal.
- 6.41 Key Spaces across the RM area provide distinctive attributes and provide varied landscaped character across the Site, though retain links for play, art, movement and ecology. The Upper Acre Green Corridor reinforces an overarching aim of One Horton Heath to prioritise walking and cycling as primary means of travel across the Site and the wider area. The Site's layout has been carefully planned to maximise permeability.
- 6.42 Character Areas within Upper Acre are defined by architecture and materiality which aid in wayfinding and establishing a sense of place. Care has been taken to ensure that the overall design remains cohesive both within the Site locally, and the wider area, including Horton Heath and One Horton Heath development parcels such as Lower Acre.
- 6.43 Small areas of the Site have been given over to nature in accordance with the Design Code's typologies. These being wetlands in the south of the Site, a rural edge to the west, and amenity space in the east.
- 6.44 All homes and buildings within the Site meet the Nationally Described Space Standards and are to be built to at least M4(1) accessibility standards. Most homes will nonetheless meet M4(2) standards.
- 6.45 Overall, the design of the Proposed Development at Upper Acre clearly demonstrates consideration of context and location in relation to the wider OPP, and the existing settlement of Horton Heath. The siting of buildings within the Site aims to make most effective use of neighbouring amenities, while offering visible active frontages. The proposal aligns with the Design Strategy of the submitted Design Code, and complies with Condition 21 of the OPP.

Landscape

- 6.46 Strategic Policy S9 highlights how EBC seeks to achieve the provision and enhancement of multi-functional green spaces including interlinked publicly accessible open space, green infrastructure integration, and connected habitats. Policy DM1 highlights the need for new developments to include a landscape scheme covering the design and layout of external spaces, and, in turn, provide fully integrated green infrastructure that interlaces the development, connecting to a wider network where possible. Management schemes for all landscape and green infrastructure should also be provided.
- 6.47 Applications for Reserved Matters must be accompanied by full landscape details, including hard and soft landscaping works with ground levels or contours, and planting plans with specifications in order to comply with Condition 67 of the OPP.
- 6.48 Chapter 12 of the NPPF aims to deliver well-designed places through effective landscaping schemes which demonstrate clear regard to site characters, settings, and surrounding built environments.

- 6.49 Upper Acre proposes four types of landscaped open spaces, these being the Upper Acre Green Corridor, Southern Wetland, residential courtyards and streetscapes.
- 6.50 The Upper Acre Green Corridor features in the Sites eastern half, and comprises four zones, each with distinct characteristics providing differentiation and variety along its course. Zone A is the central social hub of the Corridor and features a wider open character and furniture to facilitate interactions and aid in establishing a cohesive and vibrant community. It is envisaged this space could be used for community events, for example.
- 6.51 Zone B, Barley Fields, ensures the amenity of nearby exiting residents within Horton Heath is preserved, offering visual and acoustic screening dense landscaped screening from the new development of Upper Acre.
- 6.52 Zone C begins the network of footpaths and cycle paths, aimed at encouraging the uptake of active travel options. Zone D offers similar amenity, as its walkways follow the route of the existing stream with “play-on-the-way” opportunities interspersed along its length.
- 6.53 Key Area 2 ensures active travel opportunities connect to the wider One Horton Heath development by providing a landscaped and segregated link between the Upper and Lower Acre sites.
- 6.54 Key Areas 3 and 4 ensure that a strong landscape character is maintained across Upper Acre, detailing the landscape strategy for streetscapes and parking courts within the development.
- 6.55 Whilst the Lower Acre holds its own unique character, similar materials for hard landscaping to those used on the Lower Acre have been adopted to provide a degree of consistency.

Heritage

- 6.56 Policy DM12 of the ECB Local Plan, relating to the protection of heritage assets, applies to developments affecting heritage assets or their settings, and seeks to protect and conserve them.
- 6.57 The NPPF (Chapter 16) sets out relevant guidance for conserving and enhancing the historic environment. Para 202 states that “Heritage assets range from sites and buildings of local historic value to those of the highest significance.... These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 6.58 Upper Acre does not contain any listed buildings, nor is it located within a Conservation Area. Whilst there are listed buildings beyond the site, to the east in Horton Heath and to the west at Fir Tree Farmhouse, the closest listed building to the Site is around 500m to the north. Sufficient distance is maintained between the Site and any nearby heritage assets such that harm to their significance would not arise.
- 6.59 The Proposed Development would not result in any adverse impacts to existing heritage assets and therefore the proposals comply with Policy DM12, and guidance contained in the NPPF.

Highways and Parking

- 6.60 Strategic Policy S1 sets out how development should aim to minimise distances travelled and encourages active transport methods or other non-vehicular methods where travel is necessary. Strategic Policy S11 aims to ensure new developments encourage transport methods such as walking, cycling and public transport to minimise emissions, pollution and congestion.
- 6.61 Policy DM14 requires off-highway parking to be provided for new residential developments, which is to take account of the minimum standards in the Residential Parking Standards SPD, deviations from which require robust evidence within a transport assessment, statement, or travel plan.
- 6.62 Policy HH1 requires the development of OHH to provide footpaths, cycle and bridle routes through the Site that link to the wider existing and proposed footpath and cycle networks.
- 6.63 The NPPF (para 109) requires transport issues are considered at the earliest opportunity when designing development proposals. Para 116 states that development proposals should only be refused where developments would result in unacceptable impacts on highway safety either individually or cumulatively and following mitigation and para 118 requires all developments which generate significant movement to provide a travel plan, supported by a vision-led transport statement or assessment to allow for the assessment of likely impacts. This is reaffirmed in EBC Local Plan 2016 Policy DM13.
- 6.64 A **Transport Assessment** and **Travel Plan** for Upper Acre have been submitted within the application, detailing the highways and parking arrangements within the Site, and the overarching travel strategy sought to be adopted.

Highways

- 6.65 Access to Upper Acre is gained from Foxwood Road, which runs through the centre of the Site in a north-south direction, connecting Upper Acre to the rest of the OPP area and beyond in compliance with the approved Movement and Access parameters. Several secondary and tertiary streets extend from Foxwood Road and provide access and permeability into the Site proper.
- 6.66 The secondary and tertiary roads would measure between 4.8 and 6 metres in width in accordance with the Manual for Streets requirements and HCC Technical Guidance Notes. The roads within the Site have been designed to account for a 20 mile per hour speed limit. It is not envisaged that these will be adopted.
- 6.67 Footway and cycleway layouts are shown in Appendix F of the Transport Assessment. The plan demonstrates how the Sites layout has been designed to maximise permeability for pedestrians and cyclists internally, within Upper Acre, and to other future development parcels. Care has been taken to ensure that access for active transport methods north towards the Local Centre are retained and accounted for in the overall transport strategy.
- 6.68 All dwellings within Upper Acre would be within 250 metres of a bus stop (illustrated in Appendix I of the Transport Assessment), which not only accords with the requirements of

the S106, but provides the best platform to facilitate a modal shift to more sustainable forms of transport.

Car Parking

6.69 Car parking provision within the Site has been designed with the highly sustainable location of the Site in mind. The local centre and primary school of One Horton Heath is planned to the north of the Site, separated only by sports pitches and allotments, illustrated on the Approved Indicative Phasing Plan. Dwellings within the Site, therefore, would benefit from good and easy access to goods and services nearby with very limited reliance on private motorised transport. Parking provision on the Site is therefore proposed to be subject to a bespoke parking standard slightly below that set out within the EBC Parking Standards SPD (2025). **Table 6 - Proposed Parking Standards**

6.70 demonstrates the parking standards that have been applied to the Site, which results in the parking provision in shown in **Table 7**.

Unit Type	Size	Allocated Space (per dwelling)	Visitor / Unallocated Space (per dwelling)
Flats	1 Bed	1	0.2
	2 Bed	1	0.2
Houses	1 Bed	1	0.2
	2 Bed	1	0.2
	≥ 3 Bed	2	0.2

Table 6 - Proposed Parking Standards

Dwelling Size	Parking Provision per Dwelling / Flat	No. of Dwellings / Flats	Allocated Parking Provision	Unallocated / Visitor Parking
1 Bed	1	90	90	127
2 Bed	1	123	123	
3 Bed Plus	2	211	422	
Total		424	635	127

Table 7 - Proposed Parking Provision

6.71 Whilst this is below the parking standards set out in EBC Parking Standards SPD, note 1 of Tables 3 (Residential Parking Standards) and 4 (Residential Parking Standards 2025 (Flats or Apartments)) of the SPD states that parking provision below the minimum standards may be supported within town, district, and local centres which have alternative modes of transport available. Upper Acre is within walking distance of the Local Centre, and all dwellings within

Upper Acre are within 250 metres of a bus-stop. A lesser provision therefore complies with the EBC Parking Standards SPD.

- 6.72 The Site can be seen to support the use of active travel methods such as cycling and walking by offering substantial provision of defensible spaces and segregated routeways to further facilitate a modal shift.
- 6.73 Four car club parking spaces will also be provided within Upper Acre, at 1 per 100 dwellings as specified in the EBC Parking Standards SPD.
- 6.74 Cycle parking is also to be provided in accordance with EBC's Parking Standards SPD.

Travel Plan

- 6.75 Further encouragement for a modal shift to more sustainable transport options is facilitated by the measures detailed in the Travel Plan. The OPP S106 requires the approval of a Travel Plan by the LPA prior to the occupation of any dwellings within a respective Phase.
- 6.76 The proposed travel plan aligns with the wider strategy for OHH, including those set out in the applications for The Avenue (ref. F/21/91185) and SID road (ref. F/23/96631).
- 6.77 The principal aim of the travel plan is to provide future residents with a range of transport methods in order to allow residents to make informed decisions of their methods of travel to and from the Site. The Travel Plan seeks to accommodate this shift by improving and making alternative methods of transport more accessible by maximising and supporting active travel options, minimising private vehicle usage with a focus on reducing short trips, both to establish long-term sustainable travel patterns.
- 6.78 Whilst the Site is designed to aid in facilitating a modal shift from private transport methods, though good quality, accessible and safe active travel routes, and enhanced public transport options, the Travel Plan provides supplemental measures to further uptake. These include the provision of Travel Information Packs, collaboration with the residential Sales and Marketing Team, and promotional materials for walking, cycling, public transport, car-sharing, and taxi-use.
- 6.79 The Travel Plan sets out a series of 'action' and 'aim' S.M.A.R.T against which the effectiveness of the travel plan in facilitating and modal shift can be assessed and monitored, including a modal share target for the end of years 1, 3, and 5, which provides the anticipated numerical share of travel methods.
- 6.80 A Travel Plan Coordinator is to be appointed prior to occupation of the development to oversee management, development, implementation, monitoring and review of the Travel Plan over the long-term. Contact details of the coordinator will be provided to Hampshire County Council upon appointment.
- 6.81 S.M.A.R.T targets have been identified within the travel plan in order to ensure progress towards these objectives is measurable and monitorable. A Travel Plan Coordinator to cover all residential development within the OPP will be appointed for at least 3 months prior to the first occupation to implement, promote, and monitor the effectiveness of the travel plan. In the event these targets are not being met, remedial measures are set out in the travel plan.

Summary

- 6.82 The proposed development would facilitate and encourage the adoption of active and public transport methods, which reduce emissions, pollution and congestion both within Upper Acre and the wider OPP. Whilst the bespoke vehicular parking standards present a minor reduction from the EBC Parking Standards SPD, the Site is within a highly sustainable location, and therefore the reduction should be supported by Note 1 of the Residential Parking Standards of the SPD. Nonetheless, the reduction is supported by a robust Transport Assessment and Travel Plan. The Upper Acre would not present any significant highway safety issues.
- 6.83 The development therefore accords with Strategic Policies S1 and S11, and Policies DM14 and HH1 of the EBC Local Plan 2016, the EBC Parking Standards SPD, and Chapter 9 of the NPPF.

Energy and Sustainability

- 6.84 Strategic Policy S1 encourages development proposals have regard to the potential impacts of climate change and promote measures to design buildings to minimise energy use, and generate renewable energy. Further, Policy DM2 of the EBC Local Plan 2016 highlights how all new build residential development must achieve a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time. DM3 requires developments are designed as to be adaptable to predicated climate change, and to provide mitigation for the potential impacts of surface water flooding through the use of SuDS systems as part of an overarching SuDS strategy, in accordance with DM6.
- 6.85 Sustainable development is at the heart of the NPPF. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development, focusing on the environmental objective including mitigating and adapting to climate change.

Energy Use

- 6.86 Policy DM2 requires all residential developments demonstrate a 19% improvement on predicted carbon emissions compared to active Building Regulation standards through an increased efficiency in building fabric. ESD5 of the Environmentally Sustainable Development SPD encourages the facilitation of passive solar heat gain through orientation and building design, while avoiding excessive summer heat gain and glare.
- 6.87 The submitted **One Horton Heath: Overarching Energy and Sustainability Strategy** provides the strategy to energy consumption across OHH.
- 6.88 The strategy proposes a 'fabric first' approach to be adopted to the design of the proposed dwellings, which utilises buildings' forms, orientation, massing and glazing ratios to reduce energy demand. Further measures for building services, including the use of heat pumps for heating and hot water, and mechanical ventilation with heat recovery for ventilation where natural ventilation may not be sufficient, such as in apartments, for example. Solar photovoltaics are also provided as an option for low-carbon heating.

- 6.89 Residential elements of OHH will target a carbon reduction of 19% beyond existing building regulation standards (Part L 2021).

Water Use

- 6.90 Policy DM2 also requires that all residential dwellings demonstrate a predicted water consumption of < 110 Liters per Person per Day. However, as the Applicant aims to provide an exemplar scheme, Condition 74 of the OPP requires new dwellings across One Horton Heath to achieve < 95 LpPpD water consumption, in accordance with the Energy and Sustainability Statement submitted within the OPP. This target has been maintained within the RMA of Upper Acre, which is predicted to achieve 91.1 LpPpD water consumption through the adoption of low-flow fittings.
- 6.91 Water butts may be provided for dwellinghouses to facilitate effective water recycling, to be used for irrigation purposes either for private or community spaces.

Flood Risk and Foul Drainage

- 6.92 To adapt to climate change, Policy DM3 of the EBC Local Plan 2016 requires all developments implement sustainable drainage systems (SuDS) as part of an integrated SuDS strategy in accordance with Policy DM6 to mitigate risk of surface water flooding.
- 6.93 The NPPF (para 170) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 6.94 Conditions 58 and 59 of the OPP seek to ensure that appropriate measures are taken for each Reserved Matters area to mitigate the risk of flooding, and that details of the proposed means of foul sewerage are approved by the LPA in consultation with Southern Water. The foul sewerage details should accord with the Utilities and Foul Water Statement 26114-RP-IE-002 Issue 02, May 2022 submitted within the OPP per Condition 59. Condition 61 necessitates a surface water drainage scheme based on the PFA Flood Risk Assessment (G277-FN14- FRA) Addendum dated June 22 to be submitted and approved prior to commencement of any Reserved Matters Phase.
- 6.95 A **Drainage and Flood Risk Technical Note** has been developed and submitted within the RMA.

Flood Risk

- 6.96 Per the Environment Agency flood risk maps, the Site is in Flood Zone 1, with the lowest probability of flooding from rivers and sea (less than 1 in 1,000 annual probability). Similarly, the Site is at low-risk of fluvial, pluvial, groundwater, and reservoir flooding.

- 6.97 Whilst Upper Acre is at very low risk of flooding, finished floor levels are nonetheless set above flood levels, and flood mapping confirm that the development resides largely within Flood Zone 1 in accordance with Policy DM5 of the Eastleigh Borough Local Plan.

Foul Drainage

- 6.98 The proposed method for Foul Drainage follows that set out within the OPP. The proposed surface water drainage strategy proposed for this RMA develops from that submitted as part of the OPP and is drained by gravity to a manhole at the southern boundary between Upper and Lower Acre.

Sustainable Drainage Systems

- 6.99 The surface water drainage system will utilise SuDS treatment trains in line with the strategy established in the OPP, to manage water quality and quantity, using Prevention Measures, Source Control and Site Control Techniques, and Regional Control Features. The proposed development will be safe from surface water flooding and the development will not increase flood risk elsewhere. The RMA SuDS drainage design will maintain water quality standards and has been prepared in accordance with the strategy developed for the OPP, the National Planning Policy Framework (NPPF), Planning practice Guidance (PPG) and the and the LLFA requirements.
- 6.100 The proposed detailed surface water drainage strategy for Upper Acre has been developed in accordance with the drainage strategy approved within the OPP. The site development area in this Reserved Matters application considers the parcels either side of the SID spine road for the Upper Acre, which has its own SuDS Strategy and FRA
- 6.101 Upper Acre drains into two SuDS basins to the west and south of the Site. Most of Upper Acre drains into the western parcel, with the portion to the east of the stream draining into the southern.
- 6.102 The existing drainage strategy for Upper Acre comprises the existing watercourse only, which flows south and then to the west along the boundary between Upper Acre and Lower Acre. The topography of the site directs runoff toward the existing watercourse, which ultimately discharges into the River Itchen.
- 6.103 The proposed surface water strategy consists of a gravity sewer system, a SuDS management train in the forms of permeable paving, flow control units, downstream defenders and attenuation basins. The surface water run-off from the development will be attenuated via cellular attenuation crate systems before discharging into either the western or southern basins.
- 6.104 Maintenance of the SuDS and its component parts is set out within the submitted **Maintenance Manual (ref. AAL390 DRAINAGE MAINTENANCE MANUAL – A).**

Arboriculture

- 6.105 Policy DM1 of the EBC Local Plan 2016 highlights how all development should avoid the loss or damage to trees or woodlands, priority habitats or other landscape features unless they can be replaced by other features of equivalent or enhanced value. Strategic Policy HH1, specific to OHH, requires the OHH development to retain as many existing mature trees and hedgerows within the Site as possible.
- 6.106 The NPPF includes improving biodiversity as part of the environmental objective to achieve sustainable development. Section 15 sets out the overall approach to conserving and enhancing the natural environment and how planning policies and decisions should contribute to this. The NPPF (para 136) specifically states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 6.107 The approach to arboriculture within Upper Acre is detailed in the submitted **Arboricultural Development Statement**
- 6.108 The survey identifies only a small number of trees, with 6 individuals, 1 group, and 5 hedges shown near the Sites boundary ranging from Category U to B.
- 6.109 Only one tree is to be removed subject to confirmation of ownership, a Category U Common Ash, however this is on the basis of health and safety, rather than to facilitate the development. Similarly, reduction works to a Category U Goat Willow are also proposed, however this has been advised even in the absence of development.
- 6.110 Minor works are proposed to a hedge on the Sites western boundary, to provide a buffer from footpaths.
- 6.111 In accordance with Policy DM1, the proposed landscaping scheme would offset the loss of trees and enhance the overall landscaped quality of the Site. In total, two individual trees, six tree groups, and four hedgerows are to be removed. 576 new trees are proposed within the plots, open spaces, and internally along streets, which would offset the loss of vegetation, and enhance the landscaped appearance of the Site. This proposed landscaping scheme is demonstrated in the accompanying Design and Access Statement and supporting landscaping material.
- 6.112 All other existing trees are to be retained and will be secured long-term through the Tree Protection Plan. Development buffers have been adopted to further aid in the long-term retention of site trees, reducing overshadowing and potential pressures to prune or remove.
- 6.113 The proposed scheme would retain the significant proportion of trees within the Site, and no veteran trees or any subject to TPOs are to be removed. Only one low-quality tree would be removed on the grounds of health and safety. Nonetheless, the proposal would result in enhanced landscaping beyond the current baseline in accordance with Policy DM1.

Biodiversity and Ecology

- 6.114 Policy DM11 details EBCs approach to nature conservation. Developments are expected to protect, conserve and enhance all networks of natural habitats and features, and seek a net gain on all development sites through the protection, enhancement, and provision of new habitats and features.
- 6.115 The NPPF includes improving biodiversity as part of the environmental objective to achieve sustainable development. Section 15 sets out the overall approach to conserving and enhancing the natural environment and how planning policies and decisions should contribute to this. The NPPF (para 187) sets out that planning policies and decisions should contribute to the and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Biodiversity Net Gain

- 6.116 As of 12th February 2024, all new major development is mandated to achieve a minimum 10% Biodiversity Net Gain, as set out within the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990. However, the submission of the Outline Planning Permission predates the BNG regulations so there is no statutory requirement for 10% BNG to be delivered.
- 6.117 Whilst the adopted policies of the Eastleigh Borough Local Plan (2016-2036) require new development to achieve a net gain in biodiversity, the exact target is not specified. One Horton Heath will deliver the benefits to biodiversity on site through the embedded mitigation and enhancement measures and the protection and creation of high-quality habitats on the large areas of Green Infrastructure.
- 6.118 As such, a **Biodiversity Net Gain (BNG) Report** has been prepared as part of this RMA. The report concludes that development of this Reserved Matters parcel will result in a net habitat loss. The BNG habitat losses are to be off set through enhancements to the large green infrastructure network onsite and if necessary, via off-site land within the applicant's control. Overall, the One Horton Heath site is expected to achieve a Biodiversity Net Gain.

Ecology

- 6.119 Policy DM11 of the EBC Local Plan 2016 provides how development will not be permitted where proposals are considered to result in a direct or indirect adverse impact on priority habitats, protected or priority species, or the local ecological network unless;
- there are no alternative solutions;
 - the adverse effects are unavoidable;
 - measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - there is an overall biodiversity net gain; and

- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.
- 6.120 Chapter 15 of the NPPF sets out the approach to protected species on development Sites. Paragraph 193 provides the “mitigation hierarchy”, which first requires potential impacts on biodiversity is avoided where possible. Where not possible, such impacts should be mitigated, or, as a last resort, compensated for.
- 6.121 An **Ecological Impact Assessment** has been submitted as part of the application which identifies several receptors which have the potential to be significantly affected by the proposed development. In broad terms, these can be summarised as potential habitat loss / degradation, pollution during construction and occupation, harm to flora and fauna, and light disturbance.
- 6.122 Additional off-site compensation land will need to be secured via a Section 106 agreement or Conservation Covenant at a later stage in the OPP development timeline, following submission of subsequent RM applications. The requirement for the inclusion of additional compensation and enhancement land will be informed by the OPP BNG tracker. The off-site habitats will be enhanced to provide habitat that is suitable to support breeding birds, bats, dormouse, reptiles and invertebrates.
- 6.123 It is expected that a HMMP and an EMMP will be provided through planning condition, which will outline habitat enhancement measures and protected species enhancement measures for the GI parcels within the OPP.

Noise

- 6.124 Policy DM1 of EBC Local Plan 2016 requires developments do not result in unacceptable impacts on and, where possible, enhance the residential amenity of new and existing residents. Policy DM8 provides how proposals will not be permitted if they are likely to result in a loss of amenity through noise or vibration.
- 6.125 Condition 45 of the OPP requires a detailed Noise Risk Assessment and Management Scheme is approved by the LPA prior to commencement of development of each residential phase.
- 6.126 A Noise Impact Assessment was carried out in relation to Upper Acre, the findings of which are included in the submitted **Noise Impact Assessment Report**.
- 6.127 No specific mitigation measures are required to mitigate the impacts of noise within Upper Acre, however 1.8m close-boarded fencing is proposed for every garden. This ensures that all gardens meet the guidance contained within BS:8233.
- 6.128 Example configurations and sound insulation values are provided for a glazing and ventilation scheme. Consideration of this scheme may be required for at the technical design stage to meet the relevant internal amenity noise criteria, nonetheless the assessment demonstrates that these criteria can be met.

- 6.129 The Assessment demonstrates that noise levels will comply with the standards set out by BS:8233 and World Health Organisation guidance. The proposed development would not detriment the residential amenity of existing residents and would provide adequate amenity value for future residents of the proposed development.
- 6.130 In addition to the above, at the construction phase of the development, Condition 12 of the OPP requires a Construction and Environment Management Plan (CEMP) is submitted to and approved by the LPA prior to any demolition or development for each phase. The CEMP is to be prepared and submitted in due course, which will likely include additional mitigation measures against the impacts of noise from construction activities, such as;
- Use of temporary screens when working near identified sensitive receptors
 - Regular maintenance of machinery
 - Staff awareness of sensitive receptors
 - Prevention of simultaneous intensive works near sensitive receptors
 - Implementation of speed limits and road maintenance
 - Adherence to any hours of operation conditions imposed by the Local Planning Authority
 - Avoid engine idling
 - Prior engagement with the LPA where construction activities may need to be carried out outside of typical working hours or during night-time hours
- 6.131 Any future CEMP will be developed at the detailed design stage and formally discharged with EBC prior to the commencement of any works on site.
- 6.132 The proposal therefore complies with Policies DM1 and DM8 of the EBC Local Plan 2016, and sufficient detail has been provided for the discharge of Condition 45 of the OPP.

Nutrient Neutrality

- 6.133 Where wastewater infrastructure is required to support developments, EBC Local Plan 2016 Policy DM10 highlights that such infrastructure should ensure compliance with the Habitats Regulations and avoid or mitigate any other adverse impacts.
- 6.134 Condition 76 of the OPP precludes the occupation of any dwelling within any phase subject to the submission and approval of a suitable nutrient neutrality mitigation scheme has been secured via either the purchase of credits from EBCs Offsetting Scheme, or a final site-specific water neutrality mitigation scheme is provided in accordance with the recommendations of Hilson Moran One Horton Heath Nutrient Neutrality Study XX-HML-XX-XXRP-U-930001 Issue P06, dated 30 May 2025.

- 6.135 A **Nutrient Neutrality Study One Horton Heath: Upper Acre** has been submitted within the RMA to provide evidence to EBC and Natural England that nitrogen and phosphorous neutrality can be achieved by Upper Acre. The findings are sufficient to support EBC, as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 6.136 The report demonstrates the development of Upper Acre would result in an increase of nitrogen and phosphorus. As such, offsetting mitigation measures are proposed which includes the benefits brought forward by the adjacent development at Lower Acre, the removal of farmland from the Link Road, south-east and north-western accesses, and conversion of farming practices on other land parcels nearby.
- 6.137 Following the inclusion of these mitigations, the development of Upper Acre can demonstrate better than nutrient neutrality for nitrogen & phosphorous will be achieved in the post-2030 scenario (benefits of 577.54 kg N/yr and 9.34 kg P/yr), with a only small nitrogen deficit (to be offset through temporary land change measures) and a benefit of 0.05 kg P/yr for the pre-2030 scenario.
- 6.138 The Proposed Development would provide nutrient neutrality and would not increase nutrient discharge into the River Itchen. The Proposed Development therefore complies with the Habitats Regulations and Policy DM10 as a result and is acceptable in this regard.

Air Quality

- 6.139 Paragraph 187 of the NPPF requires planning decisions should look to contribute to and enhance the natural and local environment by, *inter alia*, preventing new and existing developments from contributing to, or being adversely affected by, unacceptable levels of air pollution. Further, Paragraph 187 seeks to encourage development proposals to help improve local environmental conditions.
- 6.140 Paragraph 199 highlights how decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants.
- 6.141 Policy DM8 of the EBC Local Plan states development will not be permitted if it is likely to cause unacceptable environmental impacts through air pollution.
- 6.142 Several emitters were identified for the construction phase of the development, such as dust emissions from earthworks, construction, and vehicle movements. Whilst these posed a low-risk to human health, the risk of dust soiling was identified as high. It is considered that the mitigation measures provided in the 2024 ES Addendum (part of the OPP) are sufficient to reduce potential impacts to negligible. These are included in Appendix B of the Air Quality Assessment. No residual effects are identified, so any potential impacts would be short term and temporary.
- 6.143 Trips generated by Upper Acre does not differ from that assessed previously as within the ES or ES Addendum within the OPP. No further assessment of operational phase traffic impacts has been undertaken and the conclusions of the ES Chapter remain valid whereby effects were deemed negligible and not significant.

- 6.144 Nonetheless, mitigation and enhancement of the local environment is proposed during the operational phase of the development through the provision of electric car charging points. It is expected that this will work in tandem with the proposed Travel Plan to promote sustainable modes of travel, thereby improving air quality.
- 6.145 Upper Acre therefore complies with Paragraphs 187 and 199 of the NPPF, and DM8 of the EBC Local Plan.

7 Conclusions

- 7.1 The Applicant, Eastleigh Borough Council (One Horton Heath Team), is seeking RMA approval for the detailed design of the Proposed Development at Upper Acre to provide 424 dwellings, alongside landscaping, open space, car parking and infrastructure, as well as approval of details reserved by condition.
- 7.2 The Proposed Development demonstrates accordance with the Parameter Plans approved by the OPP in respect of land use, green infrastructure, and building heights, and will deliver an attractive, carefully considered residential-led development, with high-quality, energy efficient and sustainable homes.
- 7.3 The Proposed Development culminates from significant and meaningful engagement with the Local Planning Authority, statutory consultees and the existing community to ensure Upper Acre meets community needs, the requirements of statutory consultees, the Council's policy requirements and the vision and parameters set by the OPP.
- 7.4 A suite of supporting documents and technical assessments accompany this RMA which demonstrate that the proposal is deliverable and accords with site-wide and OPP-wide strategies, including in respect of transport and highways, ecology, design, and energy and sustainability. The layout allows for a high-quality landscape scheme where tree planting has been optimised and allows for the proposals to integrate with, and benefit from, the existing and proposed landscape setting.
- 7.5 The Proposed Development would provide a valuable contribution to the supply of quality homes within Eastleigh Borough and establish a strong sense of community through its varied housing mix and well-designed streets and community spaces.
- 7.6 Based on the above, the Applicant respectfully requests that RMA approval is given, as the Proposed Development accords with the parameters of the OPP, relevant planning conditions and obligations, as well as the Government's presumption in favour of sustainable development, desire to build new homes, as well as other national guidance and local planning policies and guidance.