ONE
HORTON
HEATH

Upper Acre

Design & Access Statement

December 2025



EASTLEIGH BOROUGH COUNCIL

Investing in **our** community

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Document Check	
Author:	NH/AM
Checked by:	RS
Project No:	23074
Document Ref:	OOH-BSL-ZZ-XX-RP-0001-G1
Status:	Planning

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01

Introduction



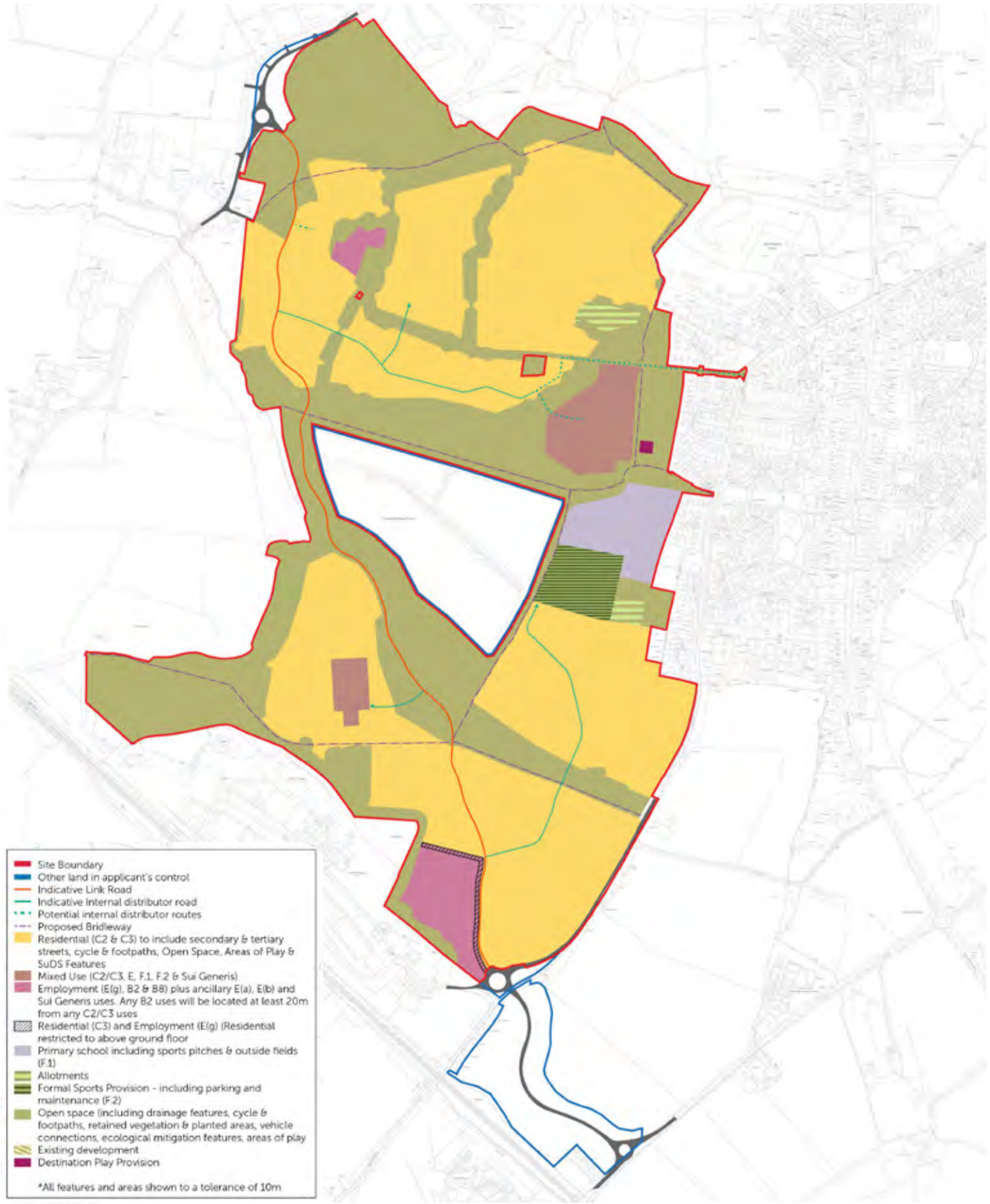
Introduction

Document Purpose

This Design & Access Statement has been prepared by Boyle & Summers, with contributions from the wider design team, on behalf of the Applicant Eastleigh Borough Council (One Horton Heath team) in support of a Reserved Matters application for Upper Acre at One Horton Heath.

This Design & Access Statement builds on the assessment, vision, principles and proposal detailed in the One Horton Heath Design & Access Statement that supports the Outline Planning Permission (OPP) (LPA ref no. O/20/89498). The outline application is for a community of 2,500 homes with a commitment to creating a healthy community, a prosperous place and contributing to Eastleigh as a green borough.

It demonstrates the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. The Design & Access Statement also explains the approach to access and how relevant Local Plan design and placemaking policies have been taken into account.



One Horton Heath - 2,500 homes and associated infrastructure

Reserved Matters Application

This Reserved Matters Application will be submitted pursuant to Condition 4 of the Outline Planning Permission. This document focuses on the detailed design proposals. These cover:

- Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development
- Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- Scale - includes information on the size of the development, including each proposed building

In addition to Reserved Matters this document addresses compliance with the parameter plans permitted under the outline application comprising:

- Land Use
- Green Infrastructure
- Movement
- Building Heights

Document Structure

This Design & Access Statement is structured in the following way:

01. Introduction - Sets out the purpose of the document and the context of this Reserved Matters application.
02. Outline Planning Permission (OPP) - Setting out what has been approved and the associated parameter plans that directly informs the proposal.
03. Understanding - Summarises those aspects of the site and its context that have shaped this proposal.
04. Planning Policy Context - identifying policy and guidance pertinent to shaping the proposal.
05. Design Cues - Sets out the key drivers for the architectural approach.
06. Proposal: Layout - setting out the proposals compliance to the OPP and parameters. This section describes further layout aspects such as housing mix and parking provision.
07. Proposal: Landscape - sets out the design of public spaces, including planting, ecology and drainage.
08. Proposal: Architecture - sets out the proposed architectural vision and rationale.
09. Sustainability - sets out the credentials of the layout and build form in respect to the climate emergency.
10. Conclusion - sets out the assessment of the proposal against the Design Code and overall benefits the proposal offers.

A suite of application documents support this Reserved Matters application - this Design & Access Statement should be read alongside these reports.

A separate drawing pack describes further the different House Types and Apartments proposed, their floor plans and internal configuration, as well as elevations showing external appearance.

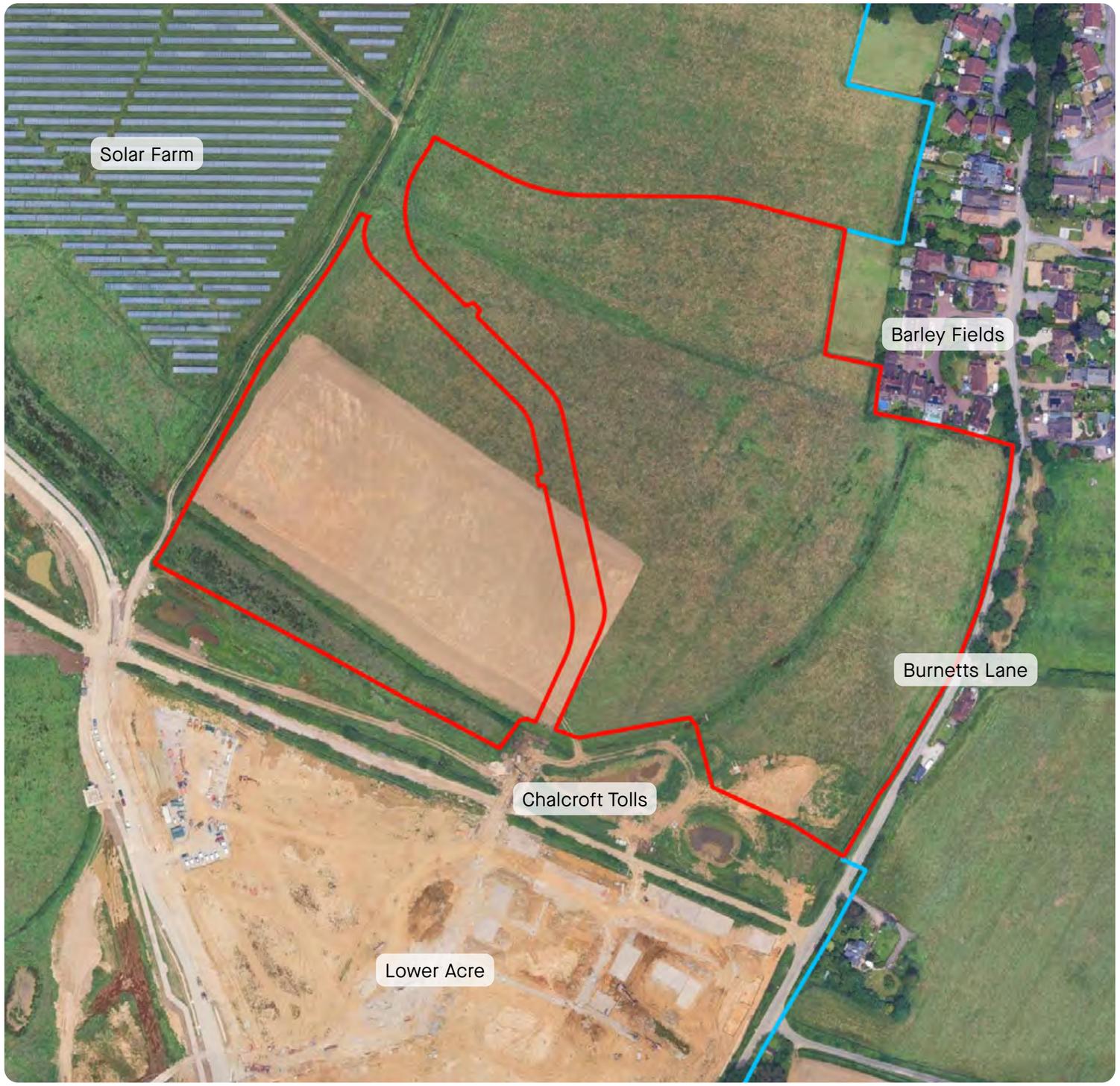
Site Location

The site is located west of Burnetts Lane, Eastleigh, SO30 2HH, was formerly arable fields and is currently cleared. Its boundaries comprise:

- **East** - is Burnetts Lane leading to the village of Horton Heath. The boundary comprises trees and hedges. Some homes on Barley Fields back onto the site with rear gardens.
- **South** - is a area future public open space and drainage features (known as Chalcroft Tolls), including and existing hedgerow dividing the site from Lower Acre (where new homes are under construction).
- **West** - hedges bound the site with a solar farm beyond.
- **North** - are former arable fields that will come forward as part of One Horton Heath for future development.

The plan here shows the existing site, Reserved Matters application boundary (in red) and the edge of the One Horton Heath scheme (in blue).

The images on the following page show some of the key features of the site, that have been identified, alongside opportunities of the site.



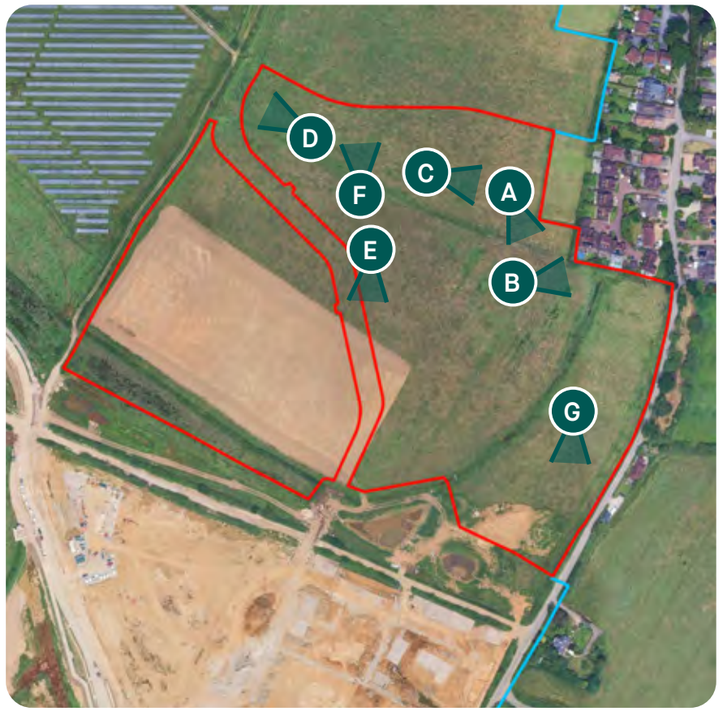
Existing Site Plan



View looking South-East across the western edge of existing garden boundaries at Barley Fields. Homes are visible with soft boundaries.



View looking North-East to the western corner of the existing homes at Barley Fields. Boundaries are mostly low-rise and soft with long views across the site.





Existing Barley Fields homes with low-rise boundaries and views across the site towards the western edge.



View looking west across the site towards the neighbouring solar farm. The site gently falls to the existing footpath that runs adjacent to the western edge.



Immediate view south along the existing open ditch/ watercourse, with further views beyond the site to the existing properties along Burnetts Lane.



View from the central north of the site, looking down towards the southern edge of the site and Chalcroft Tolls and Lower Acre beyond.



View towards the northern edge of the site, the land gradually rises to the north and provides long vistas to the south.

02

One Horton Heath



Outline Planning Permission Summary

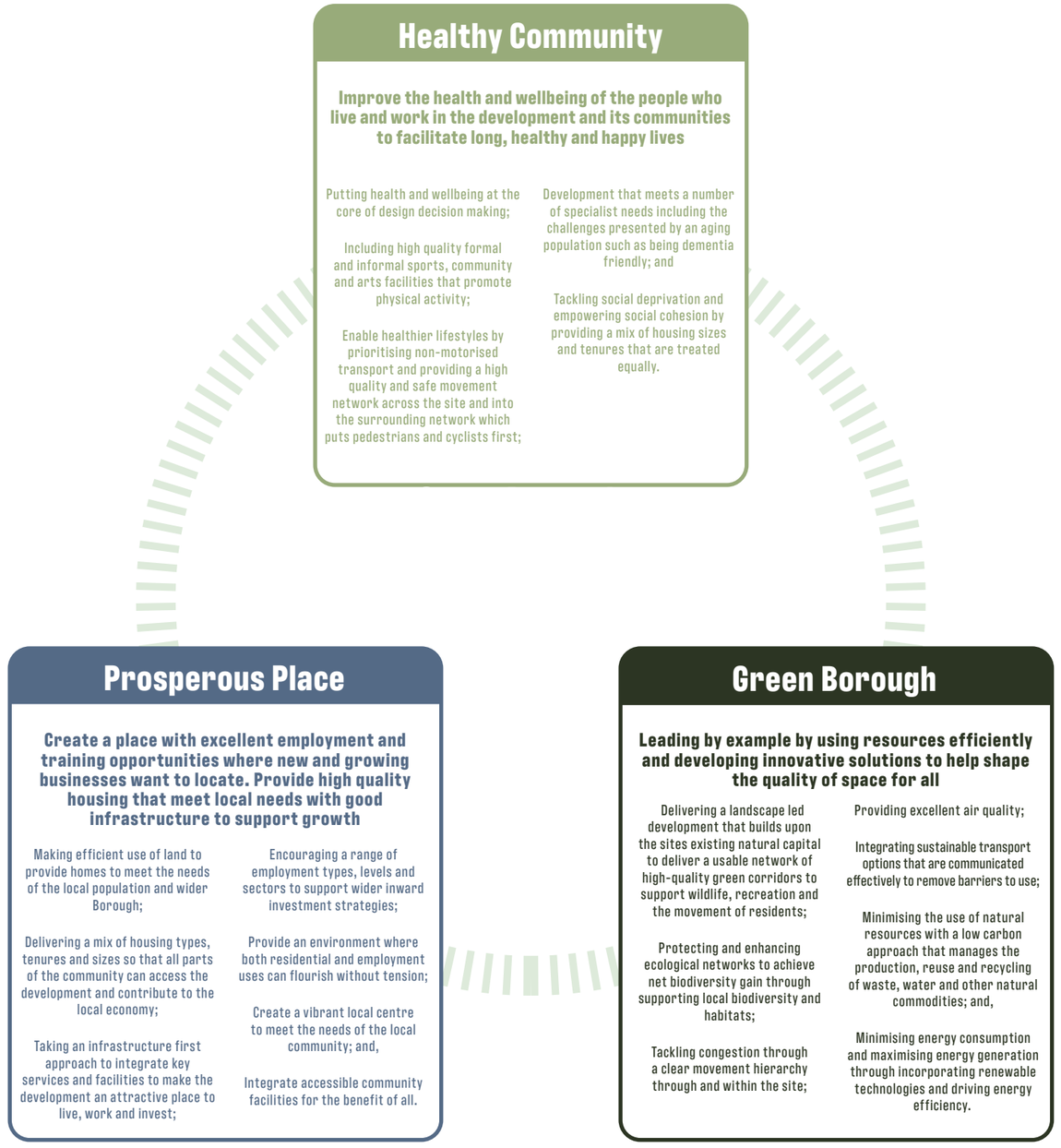
The outline application for One Horton Heath was submitted in Dec 2020. Outline Planning Permission was granted for One Horton Heath in October 2025 (LPA ref no. O/20/89498).

The outline application is for a community of 2,500 homes with a commitment to creating a healthy community, a prosperous place and contributing to Eastleigh as a green borough.

Outline Planning Permission (OPP) was granted with all matters reserved apart from access. The mixed-use scheme is to be delivered as a series of severable and separate phases of development. Upper Acre is one component of the scheme and a single phase.

Approved Parameter Plans

The follow pages refer to the parameter plans approved under the Outline consent.



One Horton Heath Design Aspirations (Outline DAS)

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;
- 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;
- Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses;
- A 3FE Primary School (Primary School Phase);
- Public open space including formal sports facilities and informal provisions;
- Allotments, ecological, landscape and sustainable drainage works;
- Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle-paths;
- Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and
- Site preparation and demolition works.

All Matters Reserved Except Access.

Outline Application Description of Development



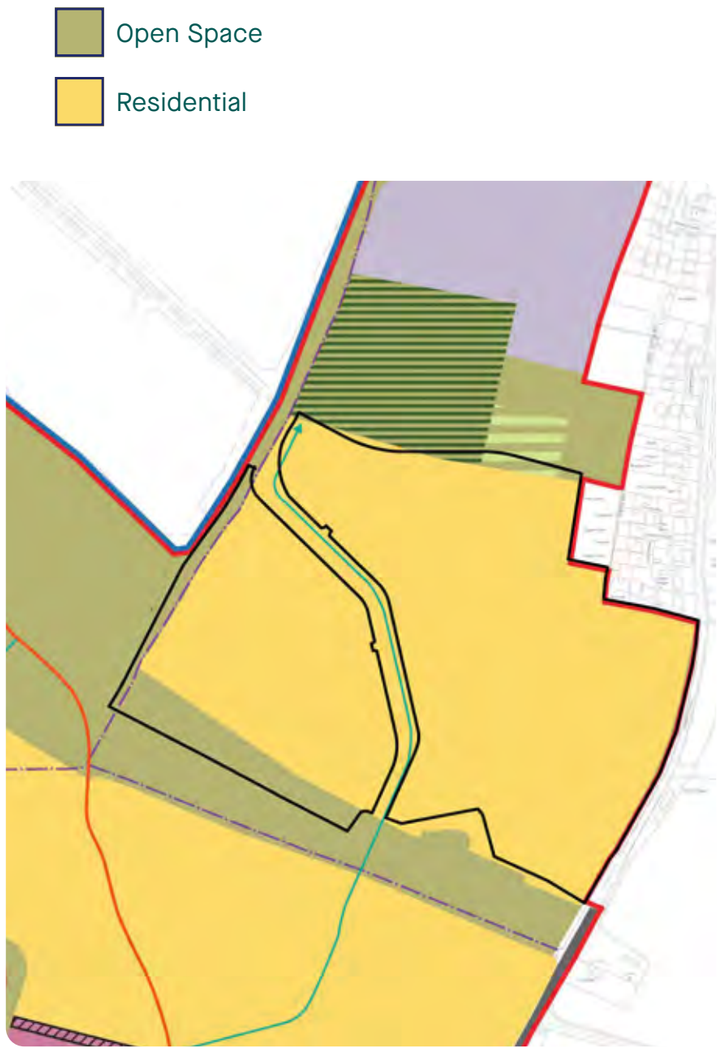
Outline Illustrative Plan Extract (Upper Acre is close to the Local Centre and Primary School)

- **Land Use** - All residential turning to open spaces on its fringes.
- **Access** - Bisected by a distributor road from south to north and an existing Public Right of Way upgraded to a Bridleway on the western edge.
- **Building Heights** - Stepping from up to 4 floors, in the west, to 3 floors and then 2 floors adjacent to Burnetts Lane.
- **Green Infrastructure** - New homes with open space on its fringes. Adjacent to Upper Acre are:
  - Allotments and Sports Provision to the north
  - Retained Hedgerows to the west and south
  - Open space with SUDs features to the south

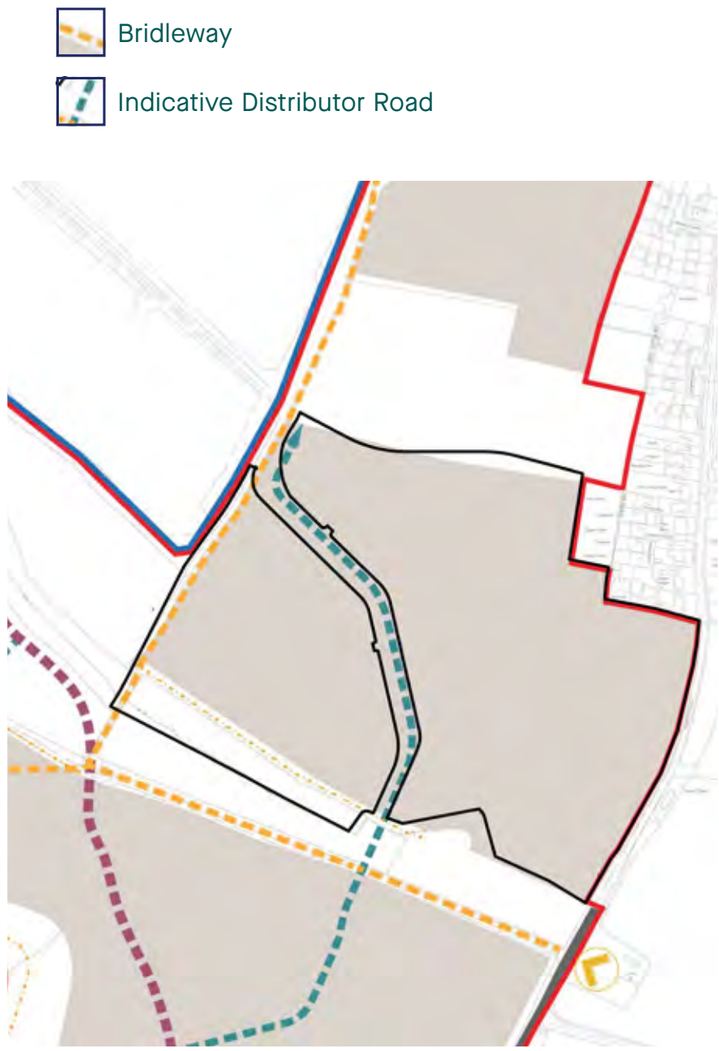
The proposed layout will need to align to these parameters that have been assessed as part of a Environmental Impact Assessment (EIA) for the wider scheme. The proposals compliance with the parameters is set out in Aligning to Parameters on page 38.

Planning Conditions

The OPP and its decision notice includes a number of conditions. Some of these directly pertain to the shape of



Land Use Parameter Plan



Access Parameter Plan

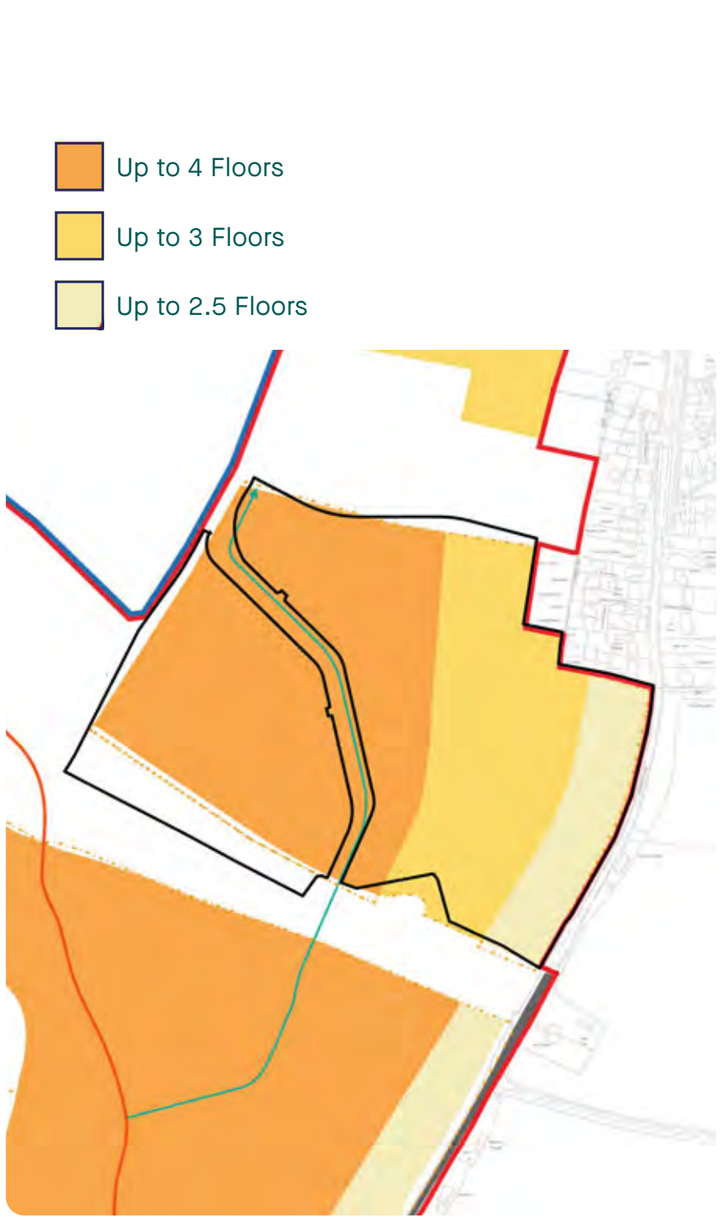
the proposal and requirements from this Design & Access Statement. This includes:

- Condition 25 - Requires a refuse strategy. This can be found in Waste Collection on page 42.
- Condition 26-28 - Requires adequate parking provision with commitment to cycle parking and EV charging. This can be found in Parking on page 41.
- Condition 31 - Requires the scheme demonstrate compliance with the policy to provide accessible homes. This can be found Meeting Space Standards on page 38.

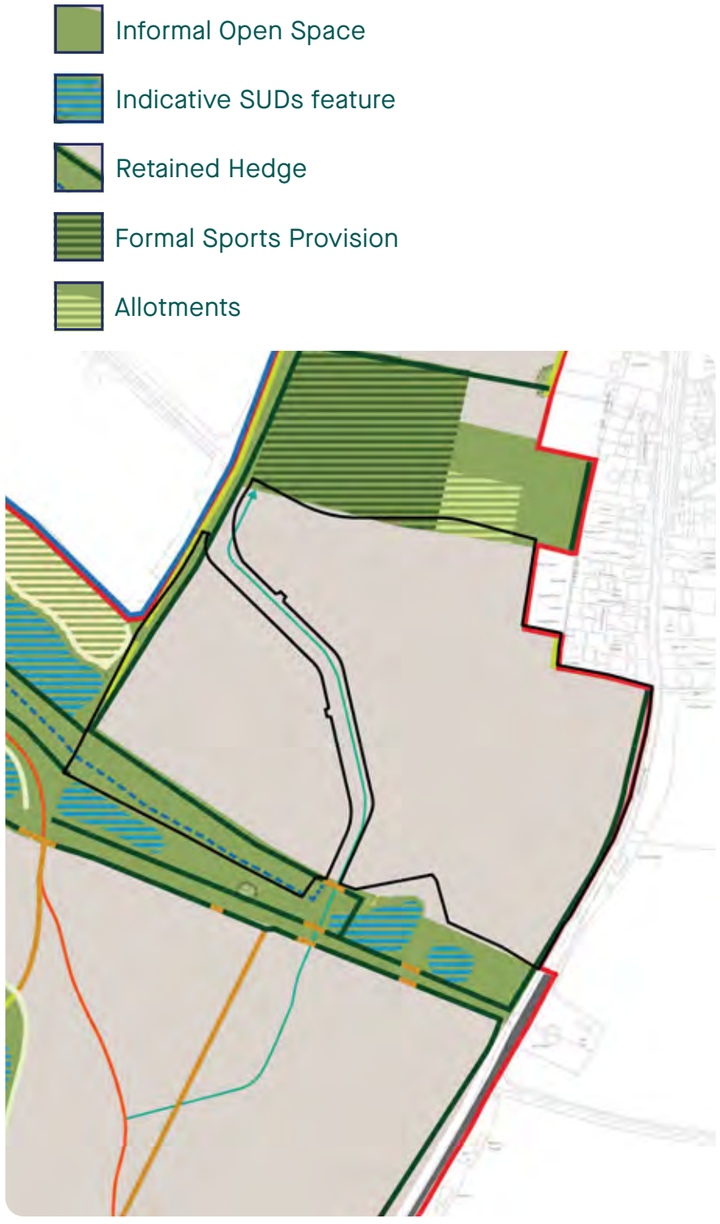
Outline Design Code

The Outline Planning Permission is accompanied by a Design Code. This is a draft document that applies to Upper Acre. It sets out the areas similarities to Lower Acre, being fairly free of constraints on site, but being closer / part of the residential core of Horton Heath.

The strategic concept diagram for Upper Acre, shown here, sets out the general spatial arrangement of the development. The spatial concept diagram adds detail on



Building Heights Parameter Plan



Green Infrastructure Parameter Plan

top of the parameter plans albeit with greater flexibility for placement of features. These include:

- A key frontage on Chalcroft Tolls to act as a gateway into the parcel.
- A sensitive edge onto Burnetts Lane respecting its rural character and retention of the existing hedgerow.
- Aiding legibility with a pattern of secondary wayfinding points, offering the opportunities for a refinement or juxtaposition of the building form.
- Appropriate frontage with the sports provision and allotments to the north.
- An acre of public open space towards the middle of the development.
- Additional foot-cycle connection including:
  - To Lower Acre on the south-east.
  - Along the western edge of Upper Acre running north-south between two hedgerows.



Design Code Upper Acre Strategic Concept

Lower Acre

Full Planning Permission was granted (LPA ref no. F/2089500) in December 2022 for Lower Acre located to the south Upper Acre. 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 Outline Design Code identifies the proposal as one of a similar character to Upper Acre.

The relationship between the adjoining phases results in the following requirements for the Upper Acre scheme:

- Having a gateway transition on the Foxwood Road as it leaves Lower Acre and enters Upper Acre.
- Frame Chalcroft Tolls with fronting homes, as with the facing homes from lower Acre on the south-side.
- Potential to directly link walking and cycling with lower order streets that lead from Chalcroft Tolls.
- Retaining the character of Burnetts Lane by setting back homes, either fronting homes or having them side on.
- Offer a parallel walking route to the side of Burnetts Lane.

The Avenue

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) and is west of Upper Acre. The Avenue will form a key link road through the centre of the development, and will consist of a dual carriageway with a 30-mph speed restriction and three junctions to provide access to future residential and commercial parcels. The Avenue opened in September 2025.

Secondary Inner Distributor (SID) Road

A full planning application (LPA ref no. F/23/96631) has been submitted for the construction of the SID road. This is a secondary link road that runs through the centre of Upper Acre connecting it with Fir Tree Lane and the Local Centre to the north and Lower Acre to the south. It has been named Foxwood Road and the application is currently under determination.



Lower Acre Layout (submission layout)

03

Planning Policy Context

Planning Policy Context

Upper Acre has been and will be shaped by both national and local planning policy. This is an overview of the pertinent points shaping the layout and design of the site.

National Planning Policy

National planning policy provides a high level and strategic direction for writing local planning policy and evaluating applications. This includes:

- National Planning Policy Framework (NPPF) December 2024
- National Design Guide (NDG) 2021
- National Model Design Code (NMDC) 2021

National Planning Policy Framework

The national planning context is provided by the National Planning Policy Framework (NPPF) and Technical Guidance. The Framework, against which local and neighbourhood plans can be produced, is also a material consideration on planning decisions. The NPPF covers the following:

- Achieving sustainable development;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Supporting high quality communications;
- Making effective use of land;
- Achieving well-designed places;
- Meeting the challenge of climate change;
- Flooding and coastal change;
- Conserving and enhancing the natural environment; and
- Protecting Green Belt land.

The NPPF states that 'the purpose of the planning system is to contribute to the achievement of sustainable development' which includes net gains across economic, social and environmental objectives. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

The most recent NPPF published in December 2024 seeks to achieve well-designed places.

National Design Guide

The NPPF makes clear that creating high quality places is fundamental to what the planning and development



process should achieve. The National Design Guide (NDG), published in September 2019 and updated in January 2021 by the Ministry of Housing, Communities and Local Government, seeks to illustrate how well-designed places that are beautiful, resilient and successful can be achieved in practice.

The NDG sets out ten key characteristics of well-designed places which all work together to create character; help nurture and sustain a sense of community; and address environmental issues affecting the climate.

The ten characteristics are:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

These ten characteristics provide the themes for assessing and proposing design standards relevant to this proposal.

National Model Design Code

The National Model Design Code (NMDC), published in 2021, is a tool that provides detailed guidance on the production of design codes, guides, and policies for Council's promoting good design.

Whilst not directly applicable to preparing this proposal it is a useful reference for identifying and shaping design standards within this proposal.

Local Planning Policy

Eastleigh Borough Councils' Local Plan was adopted April 2022 and contains a series of policies pertinent to shaping this proposal. Notable policies include:

- Policy DM1 General Criteria for New Development
- Policy DM2 Environmentally Sustainable Development
- Policy DM3 Adaptation to Climate Change
- Policy DM6 Sustainable Surface Water Management and Watercourse Management
- Policy DM11 Nature Conservation
- Policy DM13 General Development Criteria - Transport
- Policy DM14 Parking
- Policy DM29 Dwelling with Higher Access Standards - setting out that:
  - All homes should meet Part M4(1) Visitable Homes
  - 80% of homes should meet Part M4(2) Accessible & Adaptable Homes
  - 7% of market homes and 8% of affordable homes should meet Part M4(3) Wheelchair Accessible Homes
- Policy DM30 Internal Space Standards for New Residential Development - all homes to meet the National Described Space Standard (NDSS).

These development management policies shape specific aspects of design. The adopted Quality Places SPD 2011 sets our more holistically the aspiration for good design in the borough.

Quality Places

Eastleigh Borough Councils' Quality Places Supplementary Planning Document (SPD) provides comprehensive design guidance to support the Local Plan, aiming to ensure that all new development delivers high-quality, sustainable, and attractive places. Quality Places was adopted in 2011 and outlines key design principles, within the themes of access, context, layout, outside and inside space, residential amenity, parking and architectural detail. Quality Places' 17 key design principles are listed below:

1. **Access to Local Facilities and Public Transport** New development should provide for safe and convenient access, particularly on foot and by cycle, to local facilities and frequent public transport.
2. **Integrating with Movement Networks** New development must integrate well with cycle, pedestrian and vehicular movement networks.
3. **Analysis of Context Developers** should analyse the character of the site and its context to identify positive and negative elements which will influence and inform the overall design and orientation of buildings and spaces.
4. **Residential Density** should be appropriate to the context and level of accessibility; make efficient use of land and address the needs of residents.
5. **Legibility Development** should have its own identity and variety so that it is easy for people to find their way around.
6. **External Space** The design and future management of all external space, including highways, must be an integral part of the development and should be considered at the earliest stage.
7. **Boundary Structures** Boundary treatments must be appropriate to the context, well-detailed and robust.
8. **Underground Services** Where possible new services should be located underground and main service corridors plotted on plans at the earliest stage to avoid design conflicts with tree planting.
9. **Public Open Space** All public open space should be safe; accessible; designed for a range of functions and users; and should balance good natural surveillance with residential amenity.
10. **Public Art** Public art should contribute positively and reinforce a sense of place and identity.
11. **Residential Amenity** New development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space.
12. **Access within the Site** Access within the site should be overlooked, safe and convenient to use, but must not be highway dominated.
13. **Parking** Surface car parking and cycle parking should be safe, convenient to use and have natural surveillance. Car parking should not visually dominate the public realm. Other vehicle parking should be safe, secure and separated from the public realm.
14. **Waste, Recycling and Cycle Storage** Waste and recycling and cycle storage should be safe, accessible and convenient for the intended users and properly integrated into the built design. Cycle storage should also be secure.
15. **Design of Buildings and Materials** The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.
16. **Continuity and Enclosure** of Space Buildings should be designed to enclose space and have active frontages onto the public realm with particular attention being paid to entrances and corners.

17. **Flexible Internal Space** Buildings and spaces should be designed so they can be adapted over time to changing needs. New homes must have sufficient internal space for residents to use comfortably and to support a practical quality of home life for the intended number of residents.

The proposal is assessed alongside these 17 principles within the Quality Places Assessment on page 125 and in full within “Appendix II” on page 136.

The guide is currently being revised with some sample sections consulted upon in summer 2025. The sample sections were on:

- **Compact Development** - similar to the Residential Density key design principle.
- **Streets for Walking & Cycling** - similar to ideas found within the Integrating Movement Networks key design principle, with more emphasis on active travel.
- **Parking** - similar to that found within the Parking key principle.

One of Eastleigh Borough Council’s key reasons for updating the Quality Places guidance is a change in strategy for accommodating new homes in Eastleigh borough with a move to higher density development. The revised guidance will:

> “...include guidance on how to make sure that compact living solutions create attractive places for people to live in and enjoy. Compact living means that more people live within a defined area. To ensure that new development creates attractive homes in positive places that function well, and delivers quality public realm and open space, high quality design solutions are required.”

The new document is expected to provide guidance beyond suburban formats.

Residential Parking Standards

Eastleigh Borough Council adopted its own Residential Parking Standards SPD in 2025 that details approach to the size, placement, provision of parking. Salient points shaping the approach at Upper Acre include:

- Providing allocated off-plot spaces requires less spaces overall.
- All homes must have a active EV charging point.
- Garages do not count towards parking provision, as not often used as such, but car ports and car barns do.
- Visitor parking should be provided at a rate of +20% to required provision.
- Cycle parking must be provided that is readily accessible, convenient and practical to use.
- Parking courts are better utilised if easily accessible from the homes of users (such as via rear gardens) and courts over 10 spaces are discouraged.
- Tandem parking is only applicable when stacking spaces for spaces that are allocated to the same home.
- Carriageways should be over 5.5m to cater for service and delivery vehicle with space for other road users to pass.

One Horton Heath Design Code

Eastleigh Borough Councils set out a draft Design Code for One Horton Heath that was consulted upon in August 2025. Once adopted this will supersede the Design Code that accompanies the Outline Planning Permission.

The Code describes specific aspirations for design to meet under eight of the National Design Guide's themes summarised in National Design Guide on page 17. This includes:

1. **Context** - an analysis concluding with parameters and a framework principal plan.
2. **Movement** - establishing a movement framework and movement hierarchy.
3. **Nature** - setting out typologies for both green and blue infrastructure as well as planting characteristics.
4. **Public Spaces** - identifying streets for people, play and different types of public spaces.
5. **Identity** - setting out character areas, of which Upper Acre is within the Southern Gateway area, suggesting character and materials - namely:
   - Roof - Slate, red or grey plain (non-interlocking) tile.
   - Walls - Red, yellow, grey or white brick.
   - Accents - Black timber cladding, white or grey windows and black rainwater goods.
6. **Built Form** - setting aspirations for density.
7. **Uses** - with focus on generating activity and community spaces.
8. **Homes & Buildings** - setting out residential quality and typologies.

A direct assessment of the design code with the proposal is found within Appendix I on page 126 and summarised within One Horton Heath Design Code Assessment on page 124.

04

Understanding



Site Issues & Opportunities

The Outline Planning Permission included a Design & Access Statement providing analysis of the wider context, site and assets. The information for Upper Acre is summarised on the diagram Site Issues & Opportunities below.

Key aspects shaping the proposal include:

- Having Foxwood Road bisect the proposal and be free of parking, have a high frequency of connections and strong sense of enclosure with key buildings.
- Forming new green public open space around the existing water course - a green corridor.
- Creating a green node at the mid point of Foxwood Road.
- Fronting and connecting to public open spaces on the fringes of Upper Acre (outside the proposal).
- Integrating the water main and its easement.
- Creating a Green Cycleway through the east of the proposal, linking north-south.
- Tying connections and points of access to desire lines and adjacent to Upper Acre.
- Comply with building height and other parameters.
- Protect privacy and amenity of existing homes on Barley Fields.

Lighting,
The Lighting Impact Assessment produced by Stantec describes the existing light levels on site and provides an indicative lighting design and assessment of anticipated effects. With sensitive lighting design principles adopted, all areas have the ability to reach neutral impact. The final proposed scheme will be developed in conjunction with the One Horton Heath project team,

Air Quality
An Air Quality Assessment has been carried out by Stantec in which the baseline air quality of the site and local area was modelled. This concluded that predicted background concentrations are all below the relevant Air Quality Assessment Levels (AQUALs). The proposed development will therefore comply with local and national air quality policies.

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

Flood Risk and Surface Water Drainage
The Drainage Strategy prepared by Arch Associates considers the flood risks affecting the site and the surface water strategy. The development is considered appropriately located as the proposed residential use of the site is classified as more vulnerable and the site sits within Flood Zone 1, an area of least concern for tidal and fluvial flooding.



Habitats Survey

Ecology

The Habitats Survey shows the extent and quality of existing habitats on site and is based on surveys conducted in 2020 by Johns Associates. Appropriate mitigation measures are proposed to mitigate any impacts and the scheme therefore accords with all relevant national and local planning policy in relation to ecology.

Biodiversity

A Biodiversity Net Gain Report (BNG) has been prepared by Johns Associates and is submitted as part of the application. To meet the Trading Rules for habitats, 3.2 ha of neutral grassland is required. Habitat loss within the Site will be offset through the enhancement of the GI parcels at the Site or off-site within land under the applicant's control under a S106 Agreement. This will be accounted for within a separate BNG Tracker document.

The surface water drainage system will utilise SuDS treatment trains to manage water quality and quantity as detailed in which includes using Prevention Measures and Source Control Techniques. The SuDS drainage design has

Buildings
Trees
Hedgerows
Watercourse
Watermain & Easement
Public Right Of Way
Improved Bridleway
New Cycleway
Up to 4 Storeys
Up to 3 Storeys

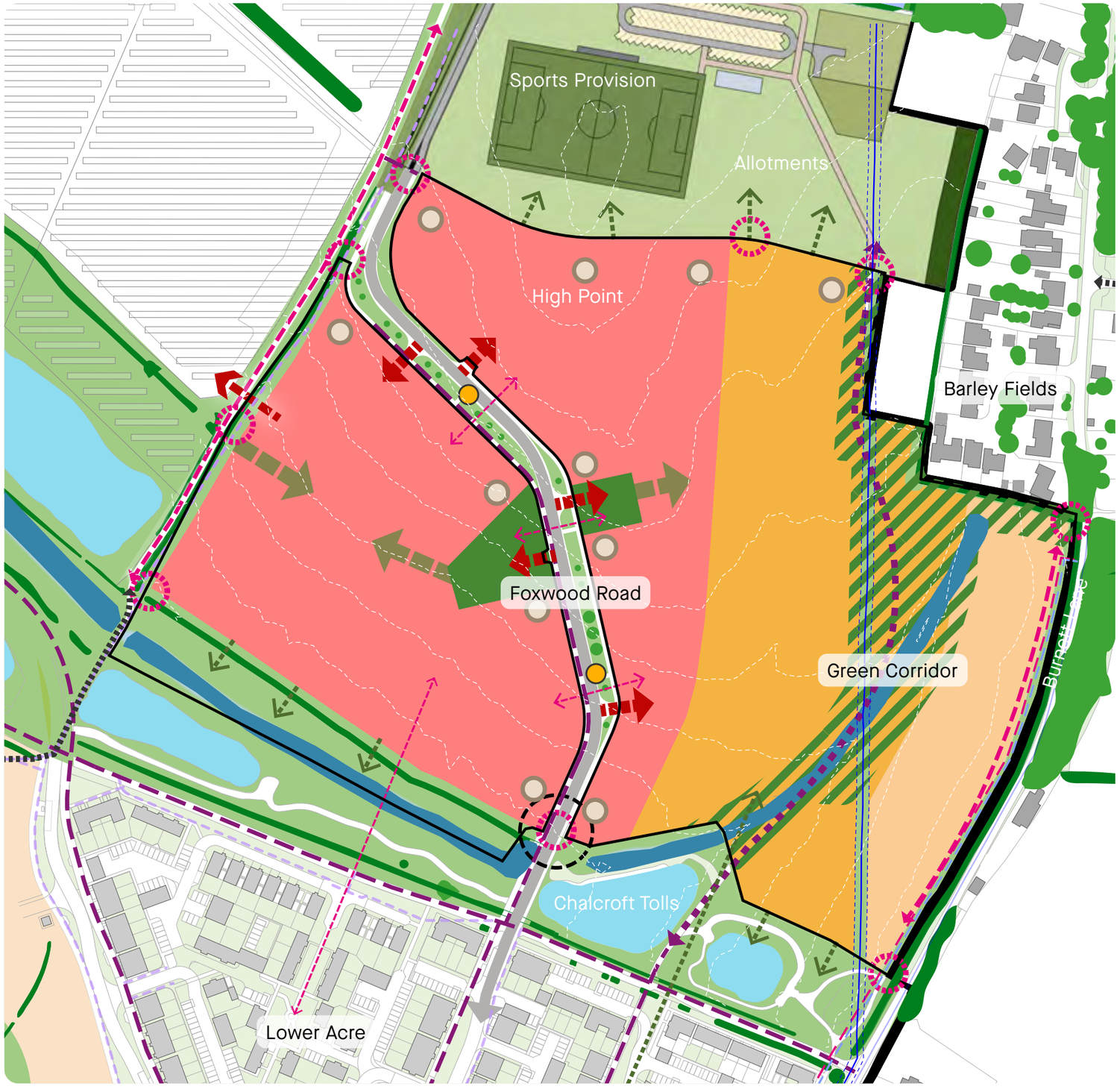
Foot Access Point
Gateway
Front Open Space
Foxwood Road
Access Road
New Green Spaces
Drainage Basin
Foot Connections
Up to 2.5 Storeys
Key Building

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.

Transport

A Transport Assessment has been prepared by Motion. This details that within the Upper Acre phase that highway geometry complies with the relevant design standards; car parking is provided in line with the required standards; a comprehensive network of footways and cycleways is provided linking into future phases of One Horton Heath, promoting Active Travel, and all dwellings will be within 400 metres of a bus stop in line with the requirements.

On this basis, it is concluded that the proposals accord with national and local transport related policies and can be accommodated without detriment to the operating capacity of the local transport network. It is therefore concluded that there is no reason why the proposals should be resisted on traffic and transportation grounds.



Site Issues & Opportunities summary plan

05

Design Cues



Overview

The Draft One Horton Heath Design Code sets out aspirations for the identity of Upper Acre to be linked to the local vernacular and to that found in Lower Acre. The appraisal below summarises observations on the local context offering inspiration for materials, detailing and forms with potential in Upper Acre.

It is equally important that Upper Acre incorporates the broad principles of good sustainable design. The following combines both of these aspects and the proposal has sought to include these aspirations wherever possible.

Aspirations

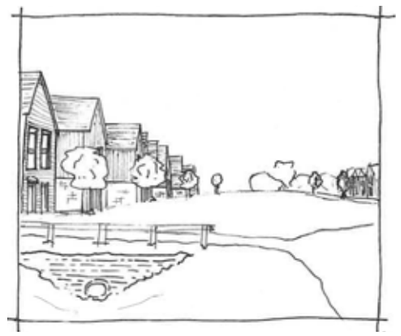
Horton Heath shares characteristics with its surrounding villages and suburbs common within south Hampshire. Observations on aspects of building appearance and opportunities for Upper Acre are set out below and within accompanying sketches.

Human Scale
Architecture that is legible at a human-scale;
Proportionate planting that allows for visual and aromatic experiences and for views over/through,

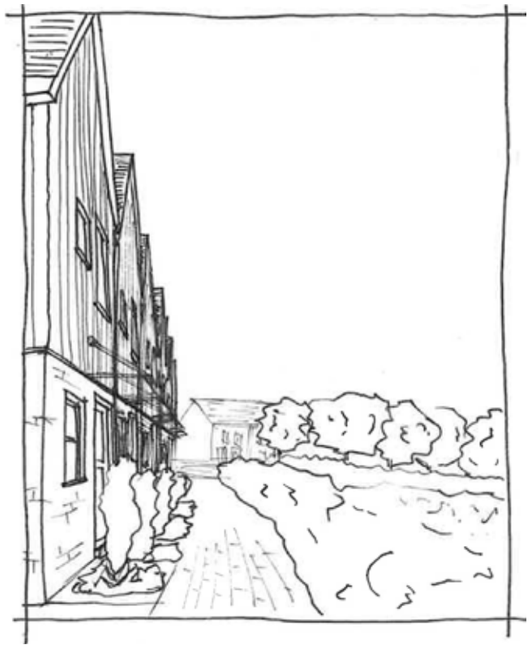
- Entrances clearly defined from the street
- Positioning and sizing of glazing to control views in/out of a building
- Material use to promote way-finding
- Use of local materials to provide a sense of place
- Consideration of materials for tactile purpose
- Material and detail to provide a soft setting upon approach

Orientation
Careful positioning of buildings to maximise;

- Privacy (limit overlooking into windows/gardens)
- Secure spaces
- Passive surveillance
- Passive heat control
- Way-finding (landmark and nodal points)



Strong frontage onto green space and pathways to encourage passive surveillance.



Routes that provide clear, visual way-finding.

Planting to visually and aromatically enhance pathways and entrances.

Use of local Hampshire clay brick and complementary paving.


















Sample Photos of Homes & Character of Horton Heath

Shading & Heat Control

- Window sizes and placement suitable for maximum heat gain and minimum heat loss.
- Shading to glazing to control heat gain.
- Roof overhangs to provide passive shade (no human-intervention required).
- Consideration of the type of heating and ventilation systems to be implemented.
- Consideration of material choice to complement heating and ventilation.

Roof Form & Massing

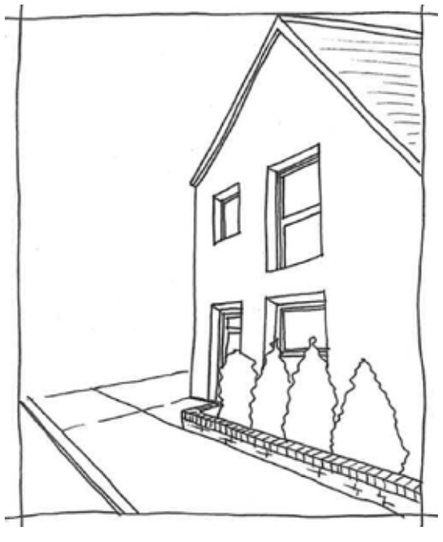
- Consider roof pitch and orientation for the benefit of solar panels.
- Use of flat roofs to allow for ASHPs, PVs and other mechanics to maximise their exposure to sunlight and air, whilst concealed behind parapet walls.
- Consideration of the impact of roof form and massing on adjoining/nearby dwellings and their shading impact on the immediate surrounding area.

Several layers of brick soldier banding, tying in with windows and extensive porches.



Suitable window proportions for solar gain.

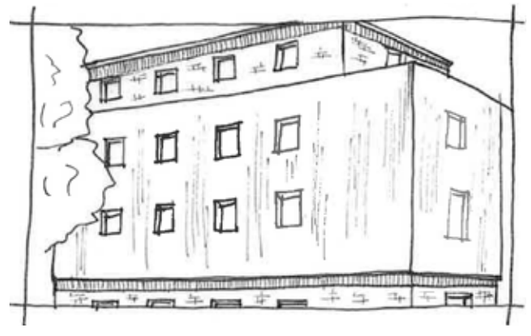
Controlled views into and out of the home to bring life on to the street.



Uniform gable-ended pitched roofs to potentially allow for south-facing PV Panels.



Flat roofs with parapets to conceal rooftop services such as ASHPs and PV Panels.



Clear routes, lined with strong frontages that are set back, to define pathways and provide passive surveillance.



Building Form & Massing

Consideration to the density and massing of different areas throughout the development, to ensure;

- Clear way-finding
- Sense of openness
- Identifiable character areas
- A scheme complementary to the existing character.

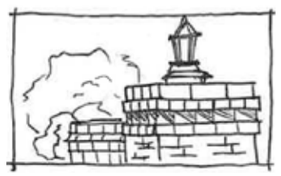
Material & Detail

- Use of local materials to promote local character, business and sustainability
- Detailed brickwork that reflects the quality existing local characteristics
- Emphasised use of porches and bay-windows as identifiable features to streets and corner settings

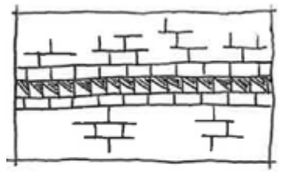


Simple forms with full grey/ black timber/composite boarding.

Homes frequently benefit from canopies and / or porches.



Detailed brickwork to finish the tops of walls and as gateway features.



Brick soldier banding coursing around the whole building.



Heavy roof forms to existing Barley Fields, mostly 1-2 storey heights with rooms in roofs, balconies and dormer windows/skylights.



Contrasting brick soldier-banding frames windows and provides features to gable-ends.

Use of Hampshire clay brick and details to emphasise local character

Protruding brick detail at lintel height, with contrasting sill and lintel brick detailing.



Inspiration

Upper Acre should use materials which enhance boundary planting, unify wayfinding, and integrate seamlessly with surrounding edges, with distinctive brick colours and detailing. Our observations align with those in the Draft One Horton Heath Design Code suggesting:

- Materials: Could primarily comprise red, buff or grey brick with secondary use of black timber cladding.
- Detailing: Decorative brick courses should be applied.
- Windows: Should feature white or grey frames, generally large / in proportion. Bay windows can add interest.
- Roofs: Could be slate, brown or grey in colour, gable in form with frequent gable ends facing the street.
- Entrances: Porches and entrance canopies can add character (and shelter).
- Sustainability: Ensure natural surveillance, ventilation and appropriate solar gain. Potential use of roof mounted PVs.











06

Proposal: Layout



Design Rationale

The proposal occupies the footprint approved via the parameters, as well as the key elements, such as height, curating the different aspects of design to form streets and public spaces with a strong sense of place.

The proposed layout is driven by a handful of key themes and design moves. These apply some of the typologies and design aspects, in principle, as those set out in the One Horton Heath Design Code, summarised above.

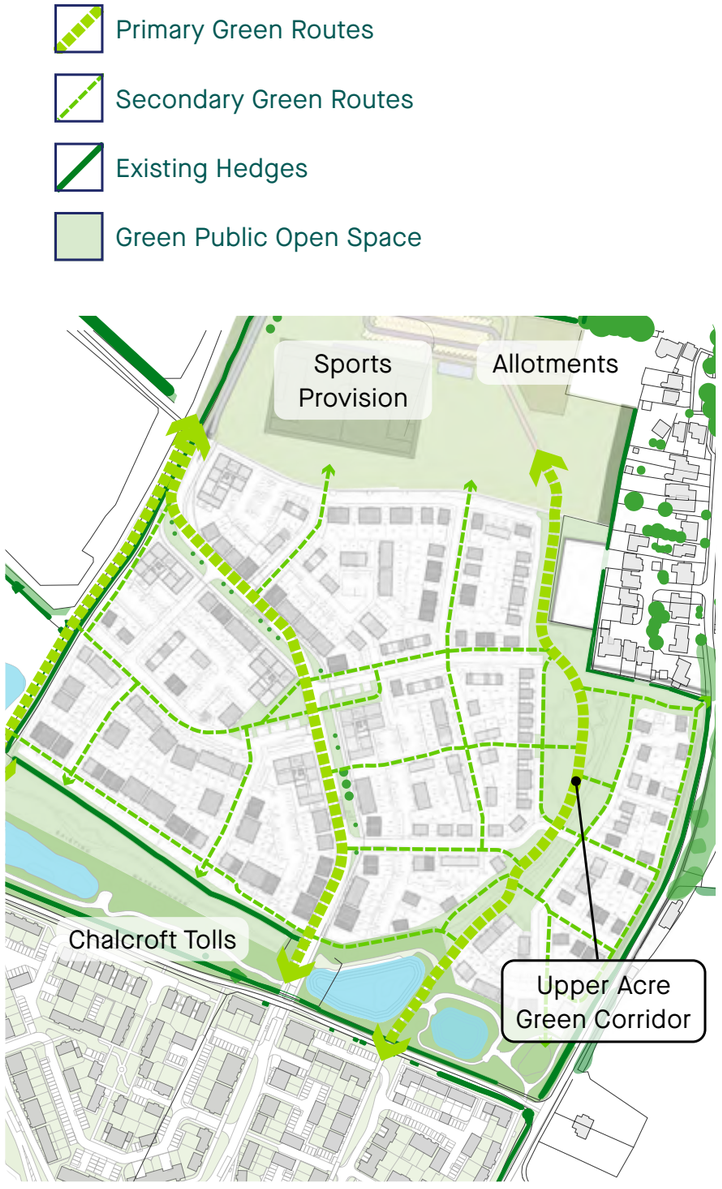
Green Routes
The network of green routes and spaces at Upper Acre is principally informed by the publicly-accessed green spaces that surround the site, and the opportunity to draw in green corridors from existing outlying hedgerows and tree belts. These green routes interconnect with footpaths, formal green spaces, cycle ways and tree-lined streets. The routes can be used for leisurely walks/cycles and also as choice commuter connections linking Lower Acre (to the south), Burnetts Lane (to the east) and the Sports Pitches, Allotments, Local Centre and Primary School (to the north).

Street Types & Routes
Foxwood Road and the Cycle Greenway are the principal routes that pass through from Lower Acre towards the proposed local centre to the north. These form part of the wider strategy for One Horton Heath and Upper Acre makes use of these routes as main arteries for vehicles - Foxwood Road (itself not part of this submission) - and sustainable access and movement - Cycle Greenway.

A variety of streets, in descending order of hierarchy, include community roads, back roads and parking courtyards. The street hierarchy connects pedestrian/cycle routes with wider strategic foot and cycle ways, as well as developing the variety of character between different addresses and spaces.

Frontages & Key Buildings
Upper Acre is bound by key elements of the One Horton Heath scheme, including Chalcroft Tolls and Sports Provision to the North. Key aspects to frontages include:

- Enclosing Foxwood Road
- Overlooking the proposed Sports Pitches to the North.
- Overlooking Upper Acre Green Corridor
- Framing Chalcroft Tolls opposing Lower Acre.



Green Routes

- Protecting the amenity of residential properties at Barley Fields.
- A set back frontage overlooking Burnetts Lane.
- Overlooking the Solar Farm to the West.

The site is elevated above Lower Acre and surrounding green space accentuates the prominence of Upper Acre's edges. Within Upper Acre, frontages are critically important to create enclosure on:

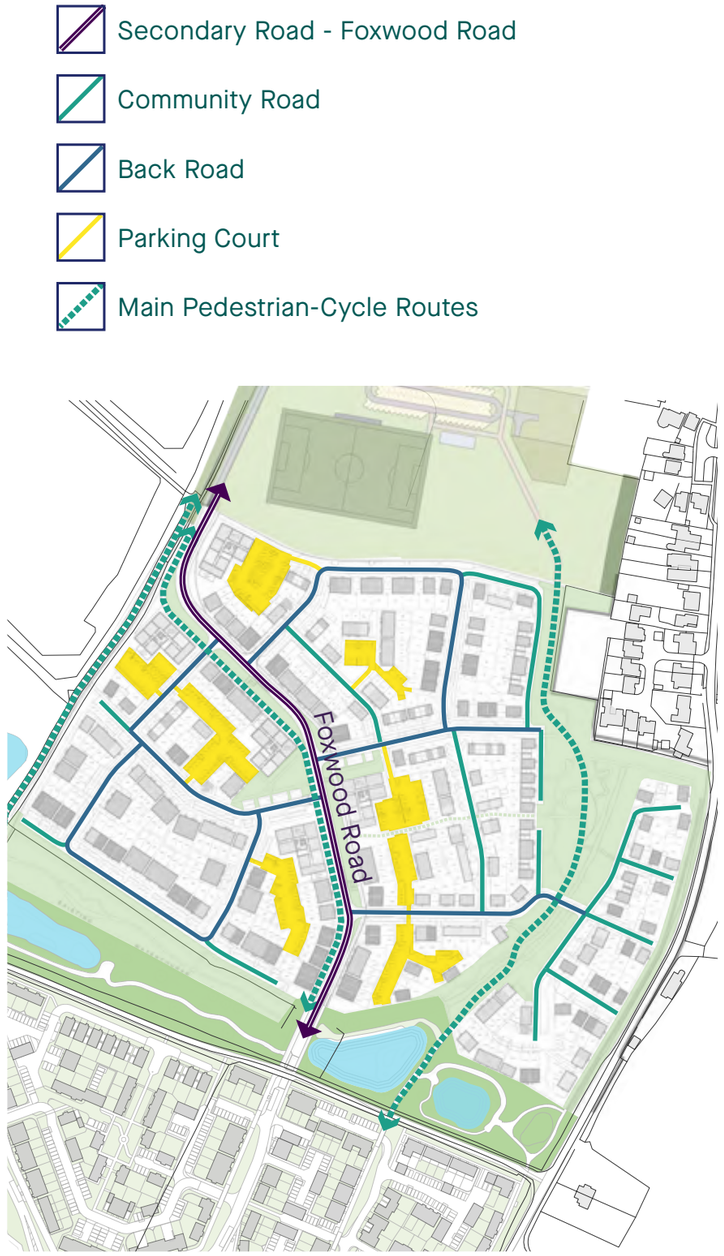
- Foxwood Road and the incidental green space in the centre.
- Overlooking Upper Acre Green Corridor in the east.

Primary frontages are those of most prominence offering a strong street wall and positive enclosure of spaces, such as the Sports pitches. Secondary frontages have a slightly lesser role but are key to providing a strong characterful setting that compliments the surrounding landscape. These align to the street and space hierarchy.

Where buildings are on corners, they generally front the higher order space (for example the access road and not the parking court) but will overlook in both directions and successfully turn the corner with use of windows,



Frontages & Key Buildings



Street Types & Routes

materials and detailing. Corners will not feature blank elevations.

Public-Private Space
Upper Acre uses perimeter blocks to define main routes and aid wayfinding throughout the scheme. All green routes and spaces form a network with each other, with a dedicated pedestrian-cycle green link running between east-west between the two Cycle Greenways. The green tree-lined streets clearly lead into The Acre and much of Upper Acre is bounded by footways that further define the built edge. The footways that run along the edge of the site are a mixture of proposed and upgraded existing routes.

The perimeter blocks are formed in such a way as to allow for the most convenient pedestrian/cycle links between these wider strategic routes and green spaces/routes within the site. The massing of the blocks also respect the existing Barley Fields properties and reference the layout of Lower Acre to the south.

Primary Elements
The primary elements at Upper Acre include:

- Foxwood Road as a main connecting route through One Horton Heath.
- The Cycle Greenway as a sustainable green leisure route through the scheme
- The East-West green route that interconnects with green spaces within the scheme and cycle greenways in the east and west
- Two main North and South gateways along Foxwood Road provide opportunity for landmark buildings, as does framing the incidental green space at the centre and the Cycle Greenway junction with vehicular routes.
- The apartment blocks are all placed in strategic locations and also have the opportunity to become landmark features / key buildings.



Public-Private Space

Amount

The proposal comprises only residential uses. 424 homes are split between different sizes and types. Tenures will be determined post-Planning. A full schedule of house types is found on the drawing ref DR-A-2005-G1 Principal Plan - Accommodation - summarised here.

Housing Mix
Delivering a balanced community at Upper Acre means offering a variety of house sizes for different households. The mix has been agreed within the Outline Planning Permission and is set out in the following table.

Overall the proposal comprises:

- 79 One bed homes (19%)
- 134 Two bed homes (32%)
- 163 Three bed homes (38%)
- 48 Four/Five bed homes (11%)

Accessible Homes
The proposed designs for houses and apartments at Upper Acre have been developed to comply with the requirements of Part M4(2) of Approved Document M, Volume 1 (Dwellings).

- All homes are at least to Part M4(1) Visitable Dwellings standard.
- Nearly all homes are to Part M4(2) Accessible & Adaptable standard. The FOG VV is M4(1) compliant. The final identification of M4(2) compliant plots will be determined post-Planning.
- The dwellings do not include provisions for Part M4(3) (Wheelchair User Dwellings) and do not adopt BS 8300 standards, except where dimensions align with M4(2).

House Type	No.	
1 bd Apartment	85	20%
2 bd Apartment	62	15%
2 bd House	66	16%
3 bd House	163	38%
4 bd House	46	11%
5 bd House	2	0%
Total	**424**	

Summary Accommodation Schedule

Proposed

Illustrative

Principal Plan



Aligning to Parameters

Extracts of the area of the parameter plans relevant to Upper Acre are found within Approved Parameter Plans on page 10.

The proposal complies with the four parameter plans with the addition of the Upper Acre Green Corridor that has been changed from a residential / area of built development to an area of informal open space. This change is not detrimental to the Outline Planning Permission and improves the benefits and quality of the proposal.

Land Use
As identified on the Land Use Parameter Plan (EAST 200403 P1) the proposal includes only new homes within the same development envelope identified. The proposal is fringed my public open space (the same as the parameter plan) with addition of the Upper Acre Green Corridor towards the east of the layout (a change from the parameter plan).

Access & Movement
As identified on the Amended Access Parameter Plan (EAST 200403_PP 01 P34- P1) and described further with the diagram Street Types & Routes on page 34. The proposal does not include Foxwood Road, corresponding to the indicative distributor road, or alter the existing Bridleway adjacent to the proposal but does form connections to them.

Building Heights
As identified on the Amended Building Heights Parameter Plan (EAST 200403_PP 04 P31) the proposal does not exceed the storey height set by the parameters. Ridge heights of each building / house type do not exceed the heights set by the parameter (see the House Type Pack).

Green Infrastructure
As shown on the Green Infrastructure Parameter Plan (EAST 200403_PP 03 P36) the proposal edges onto green open spaces at the fringes of the proposal. In addition the proposal features Upper Acre Green Corridor identified as an area of build development and is to be an area of informal open space.

Meeting Space Standards

Internal Spaces
All homes proposed meet the National Described Space Standards (NDSS). This is shown within the schedule accompanying the submitted Principal Plan - Accommodation Plan (drawing ref DR-A-2005-G1).

External Spaces
All homes have been provided with private amenity space. The Quality Places SPD suggests:

> "For houses, the absolute minimum for private amenity space of at least 60% of the floor space will be required. This minimum may be reduced in urban areas when the dwelling is within 100m (by safe and convenient route) of a public open space."

Most gardens to houses have an area equivalent to 60% of the NDSS standard as required. Gardens are generally proportionate to the size of the house and all at least 7m deep. All have practical usable gardens, benefit from proximity to public open space and contribute positively to the character and enclosure of their locality.

Local Equipped Area of Play (LEAP)

Upper Acre Greenway*

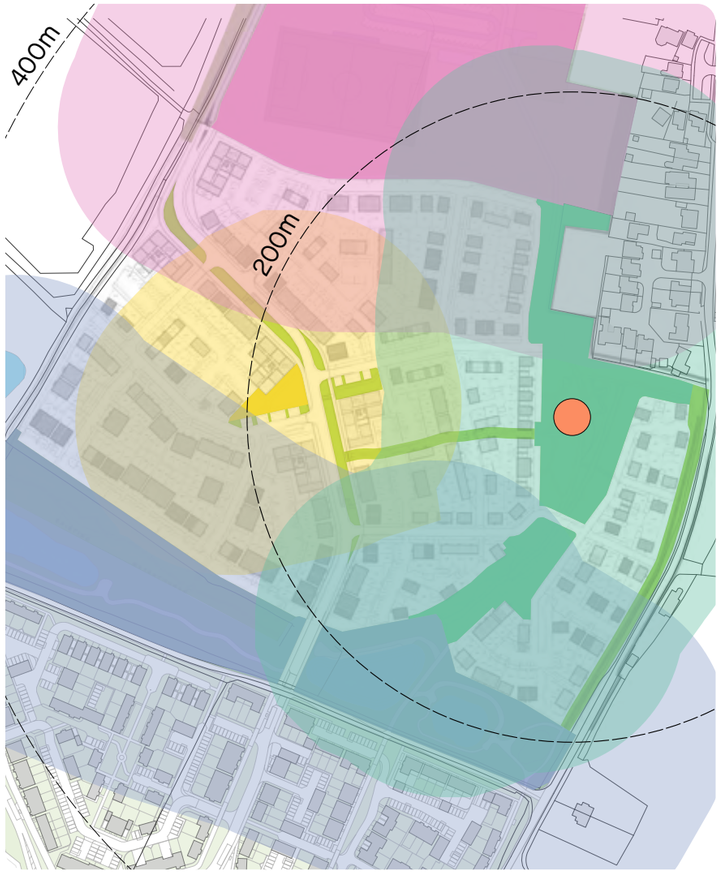
Chalcroft Tolls*

Sports Provision & Allotments*

Foxwood Triangle*

Other Incidental Green Space

*Faded colour shows 100m proximity



Proximity to Public Open Space

The houses with gardens below the standard typically front Foxwood Road or Chalcroft Tolls. In these locations street enclosure, density and taller houses are considered the key priorities.

All apartments benefit from 5sqm+ of private amenity space, either a patio at ground floor or a balcony above (exceeding the standard set out in Quality Places 2011). Flats over Garages (FOGs) have external space below 60% of the NDSS requirement, with the exception of plot 33 which meets the standard.

The majority of homes are within 100m of public open space. The homes furthest from substantial public open space are found on Foxwood Road although they do benefit from proximity to Foxwood Triangle, a smaller public open space at the centre of the scheme, as well as nature within roadside verges.

The play area located within Upper Acre Greenway is within 300m of all homes. All homes are within 200m of more than one public open space, as well as within 300m of a play area, presenting a choice of spaces to enjoy - their own private amenity space, different and larger green public open spaces.

Boundary Treatments

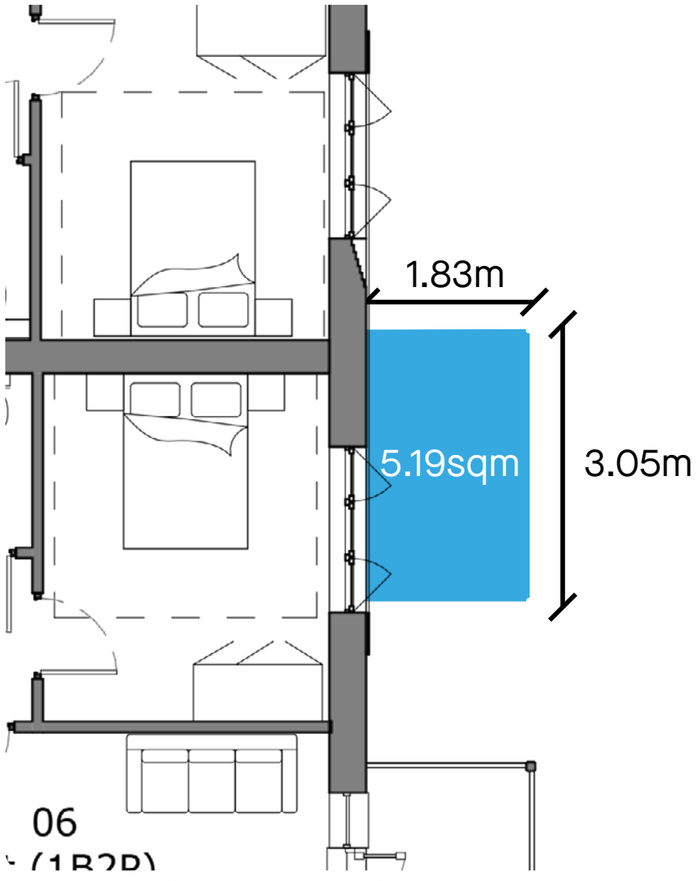
Boundaries help delineate public and private space and add character to streets and public spaces. Generally boundaries are applied to:

- Front of Homes:
  - Low Brick Wall on Foxwood Road, in brick matching or complimenting front elevation.
  - Residential Hedges for most other homes.
  - Some open front gardens with planting to add variety.

- Timber Knee Rail within parking courts and to protect incidental planting
- Timber Fence and Hedge around the Barley Fields Edge

This approach helps enclose and protect properties, discourages vehicles from over running, denotes a clear edge to users and encourages biodiversity.

Rear boundaries to public realm are defined by either a 1.8m brick wall or a 1.8m brick piers with composite panel between. Gardens adjoining gardens have a close-boarded timber fence. Plot 222 has a front cottage garden defined by a natural wood picket fence.



Apartment Balcony Provision (the same on all units)



Sample Garden Size (extract from Principal Plan - Private Amenity Space)

Residential Hedge

Low Brick Wall

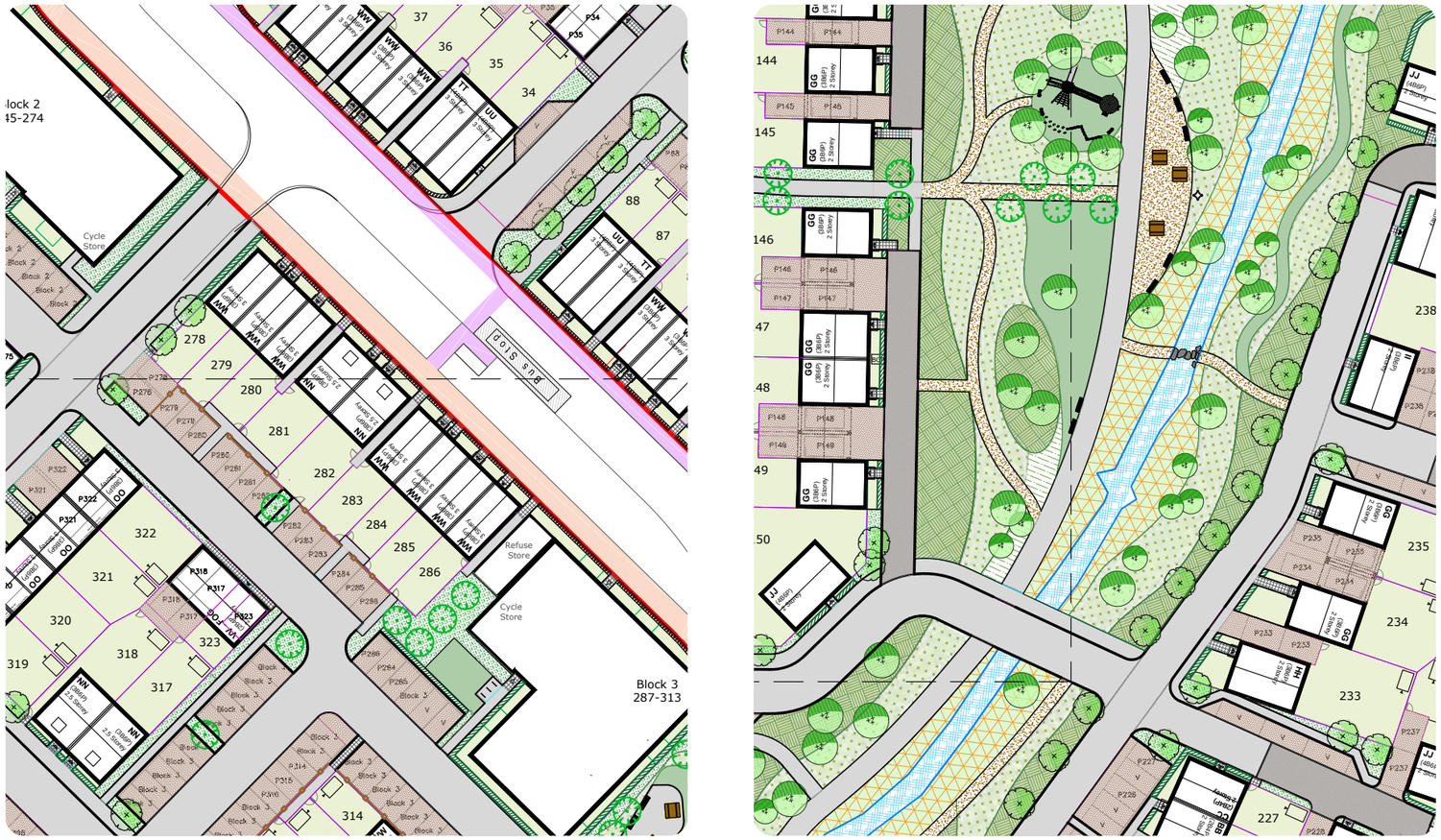
Fence Integrated with Hedge

Timber Knee Rail

Parking

Most parking for future residents at Upper Acre is provided within parking courts and in front of homes on street. Some parking is provided on plot to the side of homes. The parking provision generally aligns to the approach set out within the Residential Parking Standards above. This includes:

- Majority of parking spaces are provided allocated off-plot.
- All homes benefit from an EV charging point. Where bays are clustered one point may serve up to four spaces.
- Where parking is covered, it is arranged as a carport, without a door (as if it were a garage), reducing the potential to use as storage.
- Visitor parking is provided in clear locations, such as on street or near parking court entrances and is equal to 20% of the total required allocated provision.
- Cycle parking is convenient and accessible. Apartments benefit from stores within each block. All houses are provided with storage, in rear gardens or garages.



Sample of Landscape General Arrangement Plan showing Foxwood Road and Upper Acre Green Corridor

Visitor Parking

House Parking

Apartment Block 4 Parking

Apartment Block 5 Parking

An extract of the parking plan and the different approaches is seen here (for the full plan see drawing ref DR-A-2008-G1 Principal Plan - Car Parking).

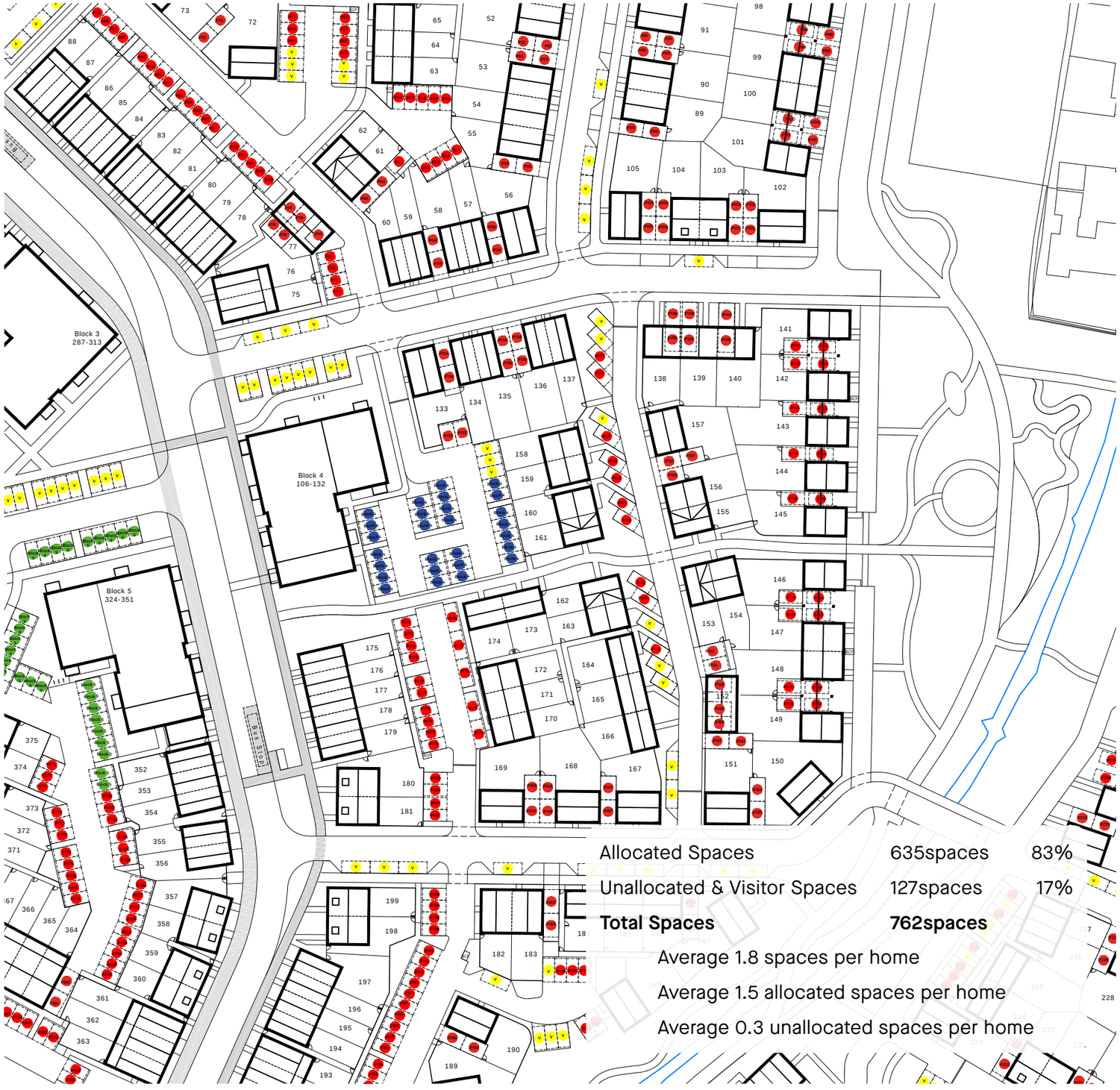
Waste Collection

Homes are generally provided with bin stores within their rear garden for it to be presented kerbside on collection. Apartments benefit from communal stores close to the street meeting requirements for collection.

Collection routes are identified where waste collection vehicles can travel, turn safely and need only reverse a short distance. The routes are found on all Community Roads and some Back Roads. Some addresses are not found on the route so will need to present their waste at shared remote Bin Collection Points (BCP) near the collection route.

The waste collection strategy meets the below standards ensuring that a viable collection route and regime is practical and benefits all residents.

- A resident is able to carry their bins up to 25m to present at a remote shared collection point.



Sample of Parking Plan (extract from Principal Plan - Car Parking)

Bin Store

Apartment Bin Store

Shared Bin Collection Point

On-Plot Clear Bin Route

- A bin collection operative will collect bins presented or in a communal store up to 15m away from the route.
- A refuse vehicle will not reverse at any point on the collection route.

Servicing

All streets and carriageways have been designed with a 5.5m minimum width. This is to allow for occasional (short stay) stopping and passing of vehicles on street, such as a delivery van and a car.

Most streets, apart from Foxwood Road, can support both short stay and long stay stopping and provide access to most properties. All properties are located within 25m of where a delivery and service vehicle can reasonably stop.

Stopping is not desirable on Foxwood Road in order to keep traffic moving and therefore some properties here may need to be serviced from the rear, via parking courtyards.



Extract of Waste Collection Plan (extract from Principal Plan - Refuse Storage)

Fire & Rescue

All roads and properties can be accessed by fire and rescue vehicles, in accordance with Part B of the Building Regulations, and all established and emerging best practice.

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

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

Safety

Secured by Design (SbD) is the official police security initiative and offers guidance that seeks to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop, and visit. SbD's product-based accreditation scheme – the Police Preferred Specification - provides a recognised standard for all security products that can deter and reduce crime.

The priority is to implement design solutions to future proof the security of the properties by adhering to SbD principles.

The guidance relevant to this proposal is in the Residential (Homes) Guide 2025 and comprises two parts:

- Development Design & Layout
- Physical Security

Development Design & Layout
Overall the layout of dwellings should ensure that homes and places are easy to move around and safe and secure as set out in Secured by Design guidance.

Roads & Footpaths The layout comprises streets and routes that benefit from natural surveillance, free of hidden spaces and do not lead to dead ends. These are well connected and comprise a choice of routes. Lighting and planting complement these routes enriching the space, supporting activity and safety and not compromising visibility between users and overlooking for adjacent properties.

- **Communal Areas & Play Areas** Public spaces and play areas have been located in areas where routes converge, giving spaces activity, and surrounding development can provide a strong sense of overlooking and converging routes.
- **Dwelling Boundaries** The layout is generally arranged as perimeter blocks where homes front and overlook the street and have a back-to-back relationship. This approach to layout design enables easy integration of boundaries that continue to support a sense of safety on street and within new homes.
- **Layout & Orientation of Dwellings** The perimeter block approach, shown within Public-Private Space on page 35, enables all homes and buildings to front the street directly, face each other and provide a strong sense of overlooking and natural surveillance. This

perimeter block approach encourages community interaction, engagement and participation, sense of belonging and ownership.

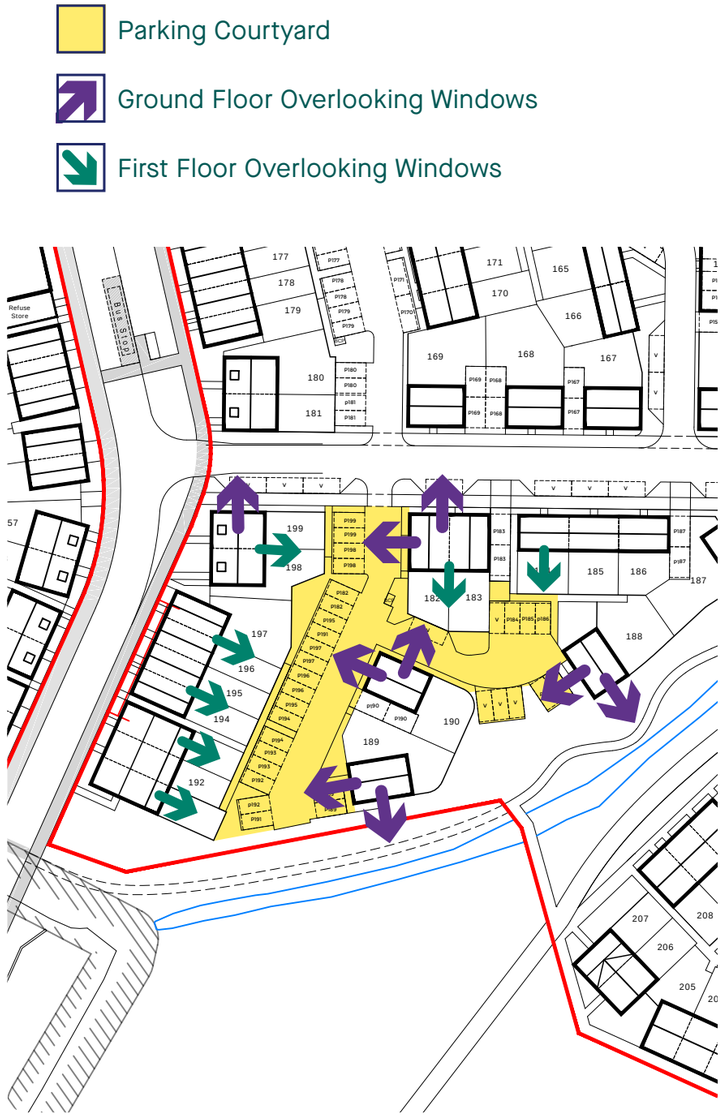
- **Vehicle Parking** Parking on page 41 identifies how parking will be delivered at Upper Acre. The different approaches align with SbD including being secure, overlooked, close and adjacent to homes. Parking courts are generally located to the rear of properties. Some courts benefit from homes fronting onto them aiding the sense of overlooking and activity within the courtyard improving the sense of safety. All entrances to parking courtyards are well overlooking by flanking homes with the courtyards themselves at the minimum overlooked by first floor windows from at least two sides.
- **Planting** The approach to planting shall be one as to enrich spaces and not impede natural surveillance or create hiding places.

Physical Security

The design and specification of individual House Types and apartments has given particular consideration to:

- **Location of Entrances and Door Sets** - located generally facing the street in clear view or to the rear within a secure garden.
- **Windows** - meet security standards for resistance to attack and have robust hardware.
- **Private External Lighting -** located by the front door to increase visibility around entrances at night.
- **Utility Meters** - located discretely so to discourage tampering.
- **Access Controls** - present on apartment buildings to benefit residents and control visitor access.
- **Private Bicycle Parking** - is generally off-street and not visible from public spaces.
- **Bin Stores** - are behind a secure key and enclosed.

Approved Document Q provides a security element into Building Regulations which applies to all new homes and creates security requirements in relation to entrance doors, garage doors (where there is a connecting door to the internal dwelling); all ground floor, basement and easily accessible windows and any easily accessible roof-lights. All products used must have been manufactured to a design that has been tested to an acceptable security standard.



Sample of Approach to Overlooking Courtyards

Key Frontages

Focussing on some of the key frontages in the scheme illustrates the variety and richness within the design:



The irregularity of the Burnetts Lane frontage (above), with its significant breaks, maintained hedgerow and clusters of houses, in varying forms and groups, reflects its ongoing role as a minor country road.



The amenities and outlook for the residents of Barley Fields (above) adjoining the site have been carefully considered in the layout of new houses, gardens and landscape nearby.



Foxwood Road (above and right) is the central street running north-south through the heart of Upper Acre. Enclosed by tall houses and apartments this broad, tree-lined spine has its own character area, reflected in the consistency of its design, materials and landscape.





East of Foxwood Road a mews street (left and below) offers a change of scale, pace and design with a paved shared surface interspersed with angled parking bays and generous planting.





As the Upper Acre Green Corridor opens out to become Chalcroft Tolls (above) the broad cycleway hugs the right bank and is overlooked by two short terraces in the Village character area. This contrasts with the quieter and more open frontages opposite.



Recreation Road is a character area typified by detached and semi-detached houses, many of which (above and below) overlook the proposed sports and recreation space directly adjoining the northern boundary of Upper Acre.





Whilst Foxwood Road is the artery linking Upper Acre with the rest of One Horton Heath, and further afield, an important east-west link connects two local destinations - the strategic pedestrian-cycleway just outside the western boundary and the principal green space to the east (below). The junction of this high order route with the main road is marked by three apartment blocks overlooking a green pocket park (above).





Chalcroft Tolls is a broad landscaped space shared by Lower Acre and Upper Acre. Houses face each other across this parkland and the axial view built in to Lower Acre is extended deep in to Upper Acre (left) creating a visual, as well as symbolic, connection.

Adding to the range of routes and spaces within Upper Acre is a useful and intimate green pedestrian route linking Foxwood Road with the parkland to the east (below).



07

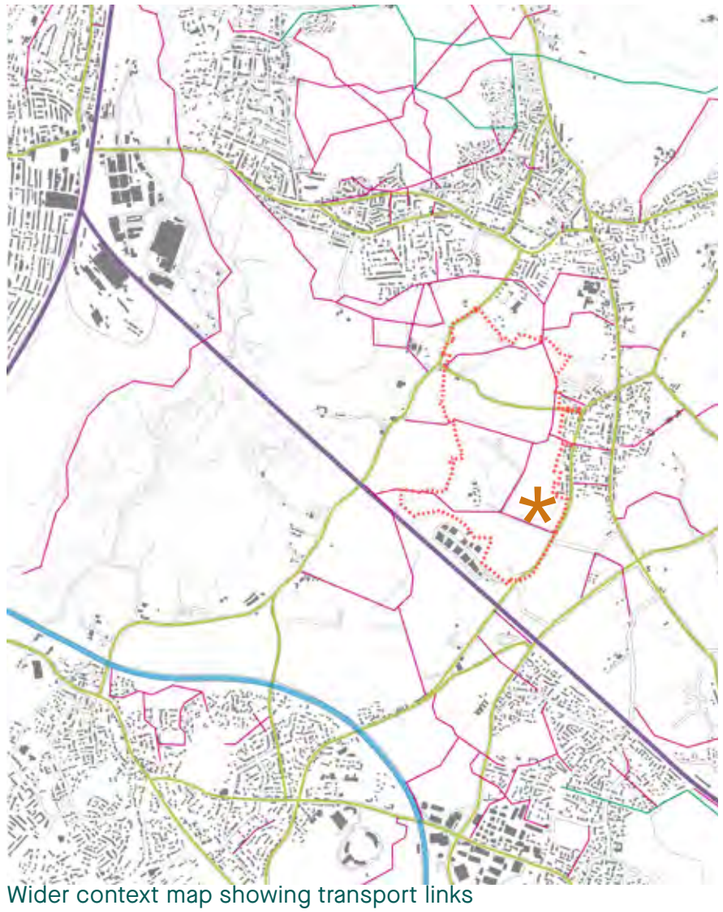
Proposal: Landscape

Site Location and Wider Context

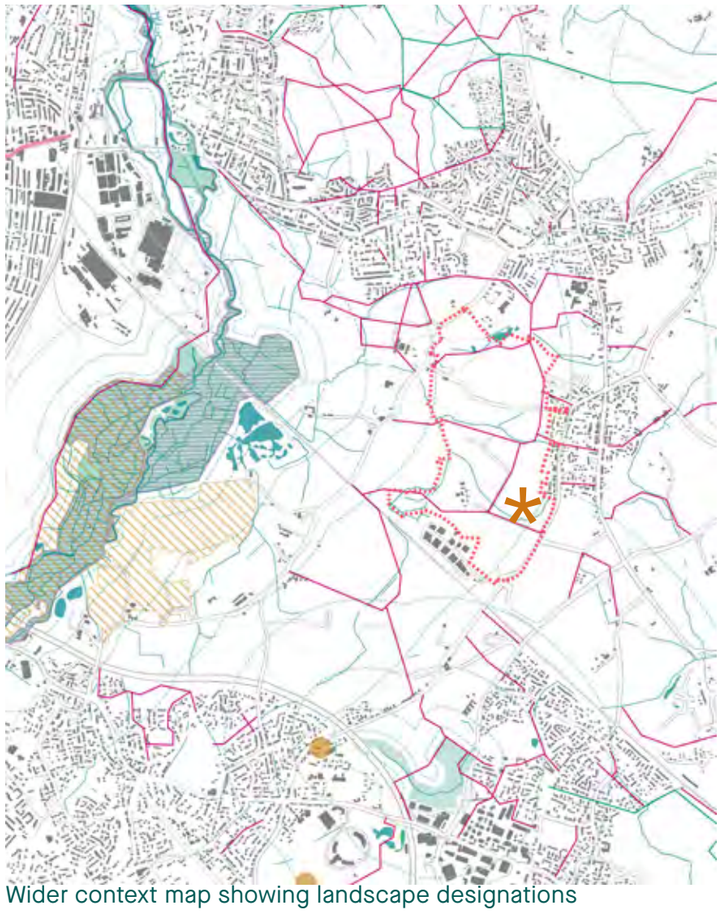
The maps below show the site at One Horton Heath in relation to the wider context. The maps highlight the site's significance and possible contributions to the wider rural area surrounding it. The maps show how the site is connected to the wider movement network, showing rail and road networks as well as public rights of way. SSSI and SAC designations are also highlighted, showing the site's importance in relation to the wider ecological and biodiversity value of the area.

KEY

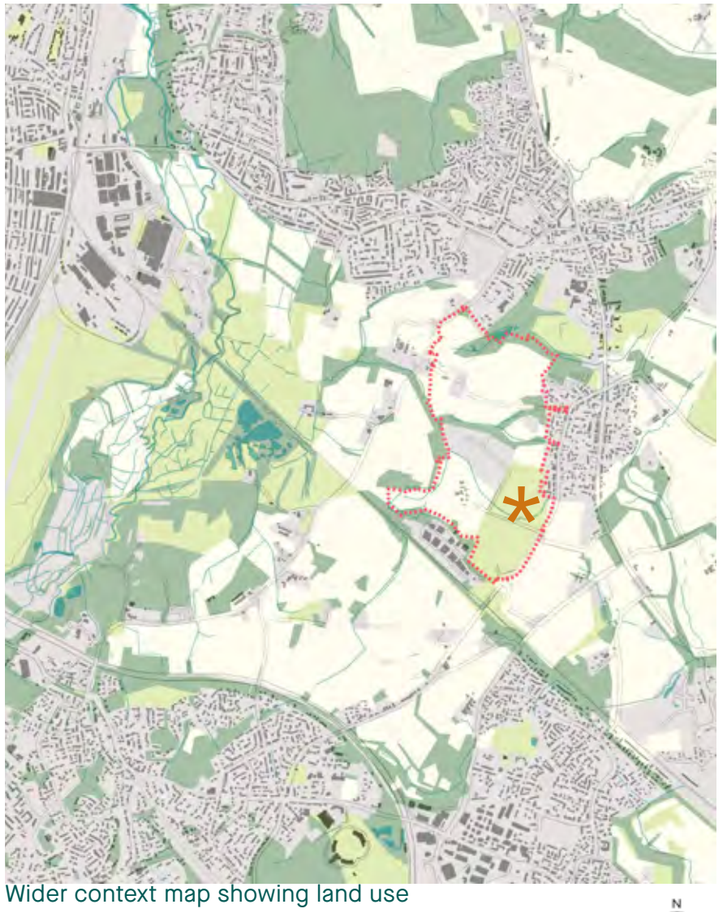
Upper Acre Site Location



Wider context map showing transport links



Wider context map showing landscape designations



Wider context map showing land use

Existing Site

The majority of the existing site consists of an open field, bordered by hedgerows to the east, south and west, a fenceline along a section of the eastern boundary, and open field to the north.

A vegetated ditch cuts across the site to the east and runs down along the southern boundary. A small portion of the site to the south, beyond the hedgeline, consists of a wilder area of grassland and scrub vegetation.



View 01



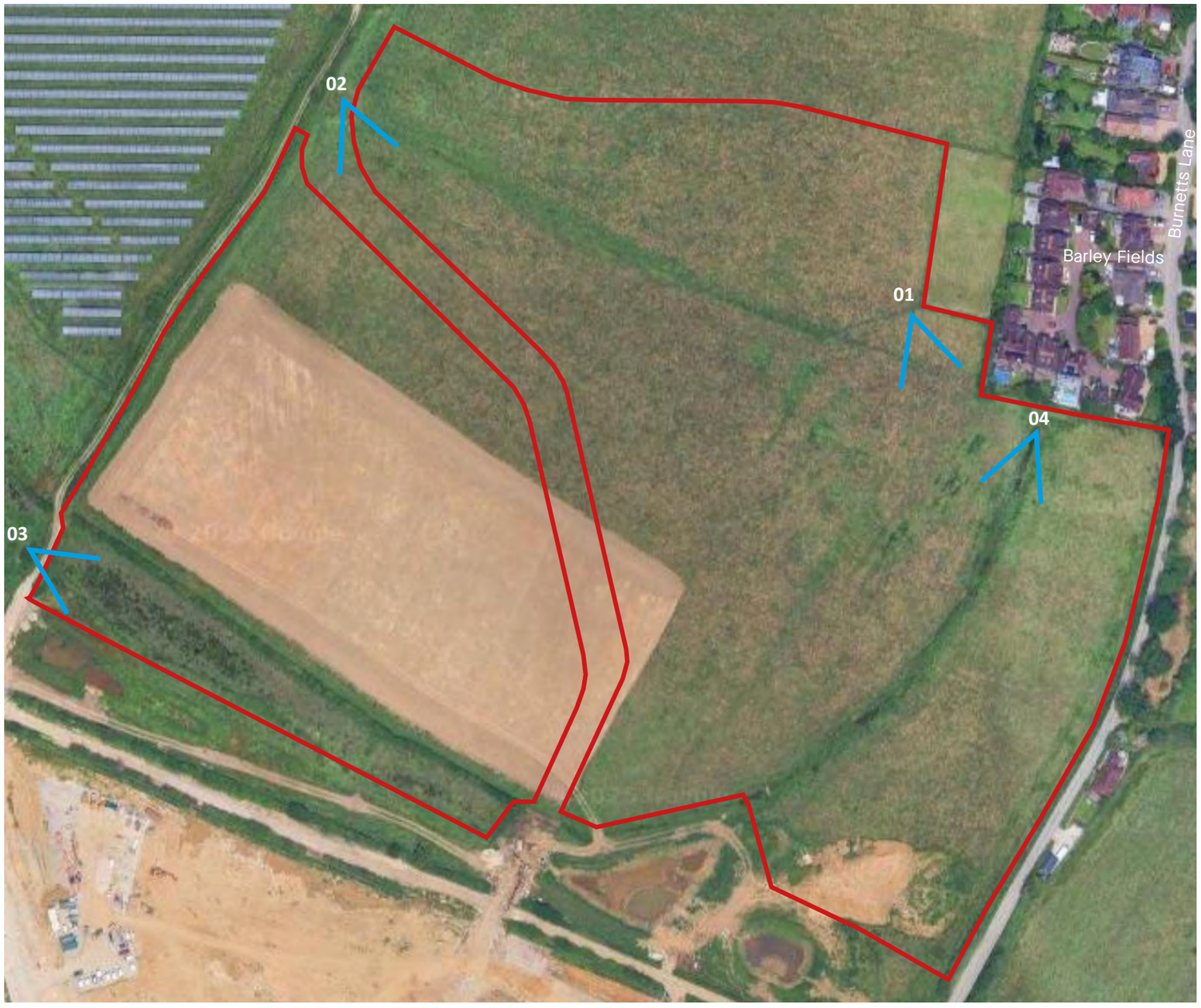
View 02



View 03

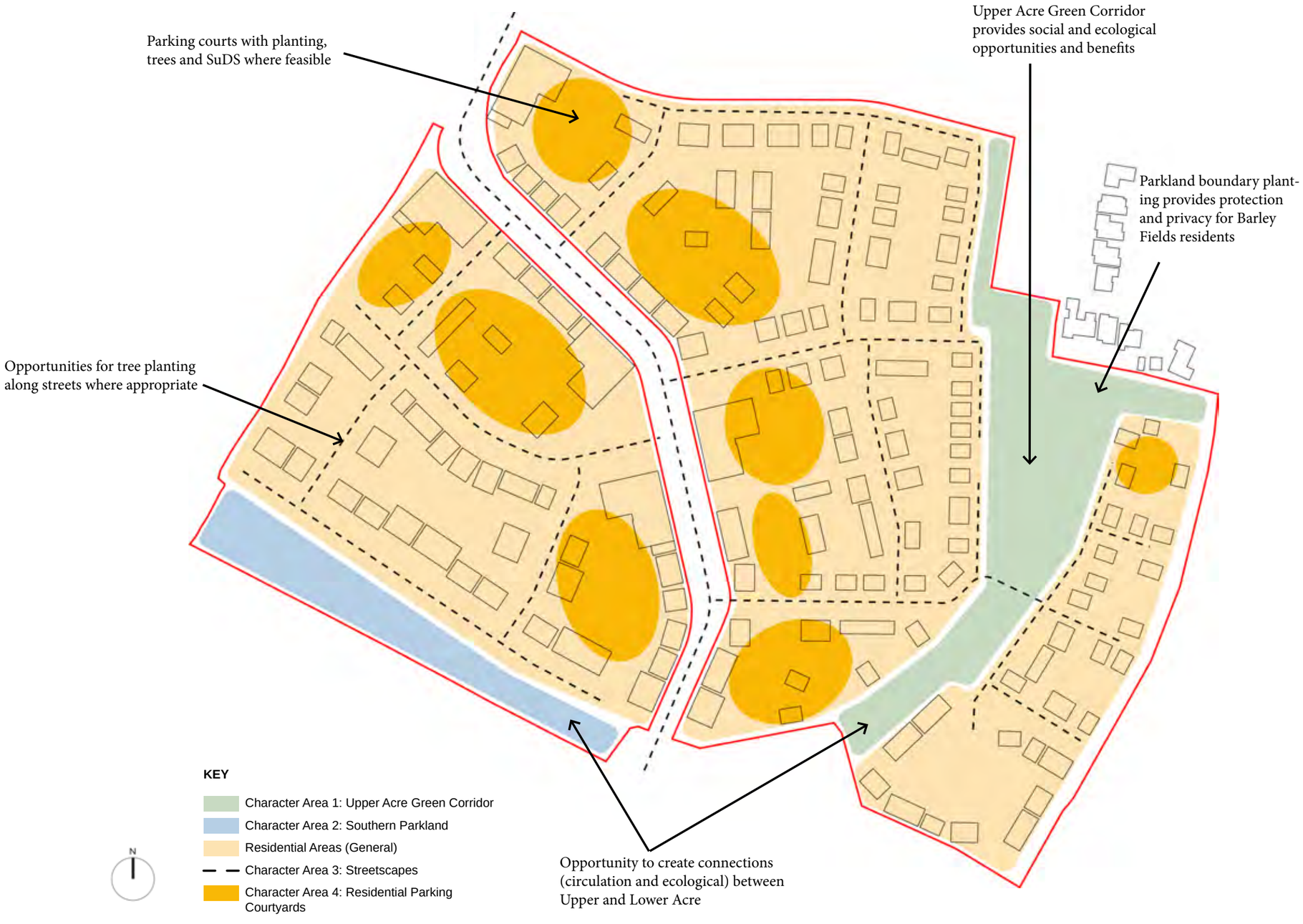


View 04



Proposed Site - Key Character Areas

The proposed site consists of four key character areas; Upper Acre Green Corridor, Southern Parkland, residential courtyards and streetscapes.



Character Area 1 - Upper Acre Green

The landscape proposals for Upper Acre Green Corridor can be split into four key zones, each with their own set of distinctive attributes but interconnected by overarching ecological, movement, play and art strategies.



Zone A: Heart of the park - central social hub, opportunities for small community events and formal play. Most 'urban' part of the park.





Zone B: Barley Fields boundary buffer (hedge, fence, swale, strategic tree planting)





Zone C: The network of footpaths and cyclepaths converge to run along the edge of the wildlife corner to the east.





Zone D: Walkways run alongside the stream through woodland and riparian habitat, providing play-on-the-way opportunities.





Interface / transition between park and adjacent streets (e.g. tree planting, landforming)



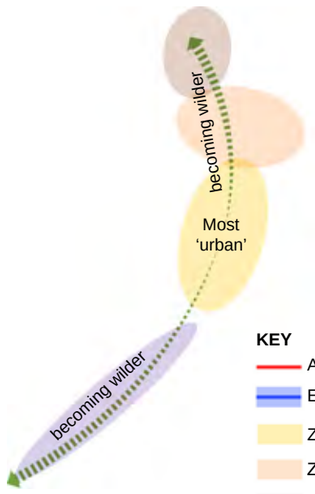


Potential stream crossing types (vehicular and pedestrian bridges, stepping stones)









KEY

- Application site boundary
- Existing stream and banks
- Zone A - Heart of the Park
- Zone B - Barley Fields buffer planting
- Zone C - Wildlife Corner
- Zone D - Wetland Corridor
- Interface between park and adjacent streets
- Indicative stream crossing locations



Character Area 1 - Upper Acre Green

Upper Acre Green Corridor will be the heart of Upper Acre. Its sinuous path network will lead residents and visitors through a diverse variety of spatial experiences and habitats, with seating, art and play opportunities found along the way.

The park will encourage user interaction with nature, and will include access down to, and across, the existing stream.

The centre of the park (Zone A) will be the park's social hub and multifunctional space, providing opportunities for formal play and small community events.

The park will not only be a fun and interactive destination for residents and visitors, but will also be an important wildlife corridor and enhance the site's biodiversity value.



Location Plan



Wildlife Corner



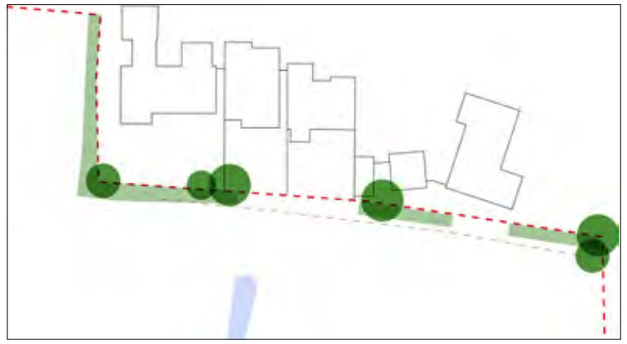
Informal footpaths along stream with opportunities for socialising and natural play



Character Area 1 - Upper Acre Green Corridor

The landscape proposals along this section of boundary will strengthen the existing hedgerow and provide privacy and screening for the existing residents. The proposals will include extending the existing hedge with native species, installing a new fence, the creation of a planted swale and bund, and strategically located tree planting.

Existing Boundary Condition



Proposed Boundary Condition



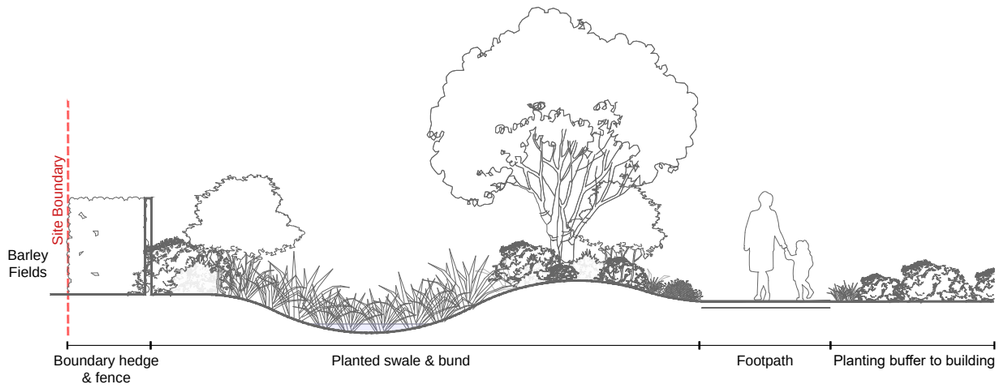








Location Plan



Illustrative section showing proposed boundary treatment between Barley Fields and the new



Character Area 2 - Southern Parkland

This area will form an important link between Upper and Lower Acre. The landscape proposals will consist of a meandering footpath through meadow and riparian planting, with seating, art and play-on-the-way opportunities, and connections up towards Upper Acre's residential area, down towards Lower Acre, and across towards Upper Acre Green Corridor.

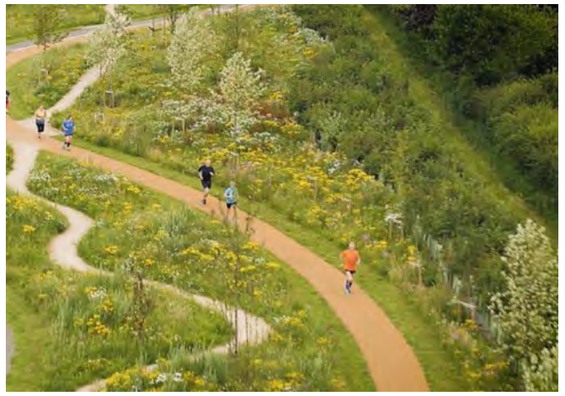


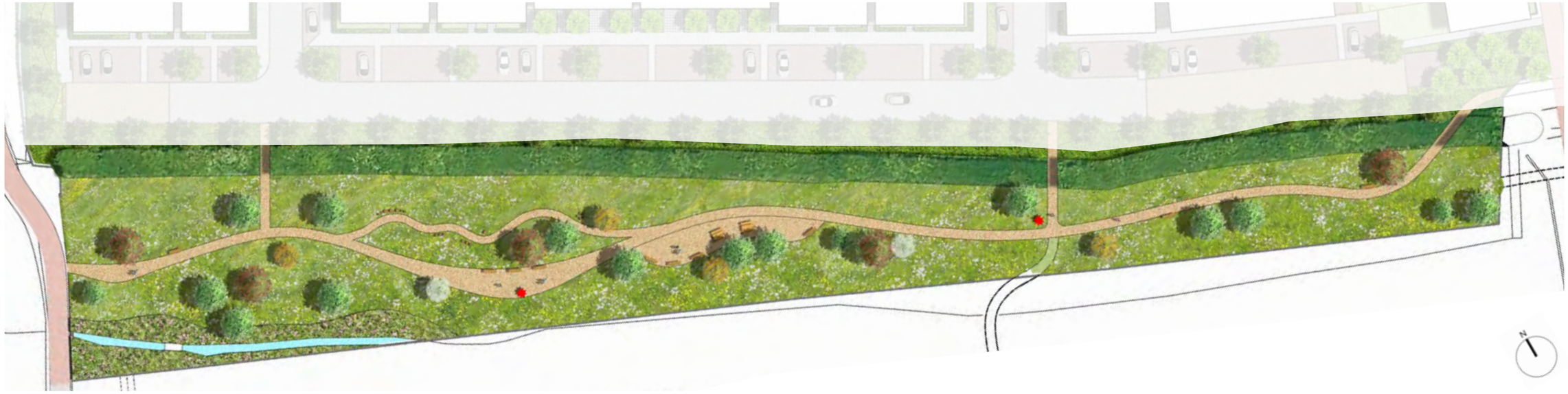
Location Plan



Paths through meadow with clusters of trees and views over Lower Acre's wetland area







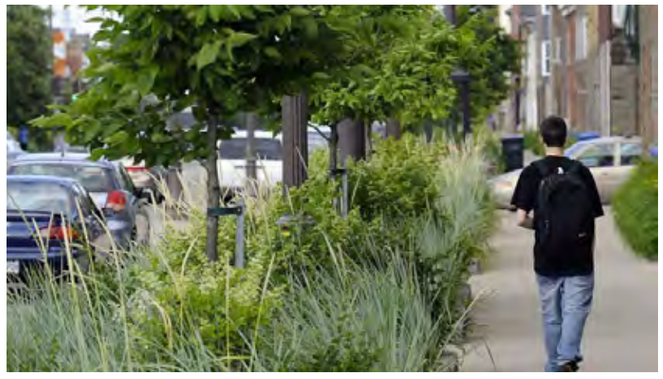
Character Area 3 - Streetscape (Sample Area)

A varied palette of tree species is proposed for along the streets, along with shrub and perennial understorey planting. These pockets of greenery will break up the linearity of the streetscapes, provide seasonal interest, and shade and shelter for wildlife.



Location Plan







Character Area 4 - Residential Parking Courtyards (Sample Area)

The landscape proposals for the parking courtyards will consist of trees and planting to visually soften the layout of the parking bays. Plant species will be selected for their robust characteristics and year-round interest.

Block paving will be used to demarcate parking bays, and where feasible, linear block paving will be used for the road instead of tarmac.



Location Plan







Proposed Illustrative Landscape Plan

Play Strategy

One Horton Heath scheme breaks down play provision into different parcels of development. Destination and Formal Play are assigned for other parcels of One Horton Heath.

For Upper Acre, the play areas assigned are Informal and Natural Play types.

As part of the Upper Acre landscape proposals, the following types of play spaces are provided:

- Informal Play Area - A small informal place space within the Upper Acre Green Corridor, which includes natural informal play elements and seating.

- Play-on-the-Way – Incidental play opportunities along the Upper Acre Green Corridor and Southern Parkland. These are smaller natural interventions positioned beside the footpaths to keep the interest of the younger and older users along the movement corridors.

- Natural Play - Incorporated into the natural setting of the existing stream, these provide opportunities for exploration and discovery.

Overall the Upper Acre Principal Plan provides opportunities for activity and play along the heart of the parcel, as well as catering to the site wide One Horton Heath provision.











Public Art Strategy

The Upper Acre is situated almost in the centre of One Horton Heath development, and has the potential to become a thriving new community. The growth of a sense of ownership, belonging and togetherness should be facilitated by robust, balanced and ecologically sound green infrastructure which includes a network of open spaces and wildlife corridors. The inclusion of public art within this rich tapestry can be a powerful communication of aspirations, local themes, stories and culture.

The Public Arts Strategy seeks to create an enriched landscape that embraces art and fosters:

- A sense of place through:
  - Carefully located and locally resonant art
  - A coordinated and spatially coherent family of signage and furniture

- Sense of community and ownership through:
  - Engagement with existing and new communities in the creation of ecological enhancements and provision for wildlife.

<u>Public Art Types & Opportunities</u>

- Focal Art
  Site Gateway
  Focal point within the Parkland
  Activity within the Parkland

- Signage & Wayfinding
  Gateway
  Interpretation

The implementation of the Public Art Plan must:
- Be environmentally responsible
- Respect local stakeholders
- Remain true to context













This overlay highlights the opportunities for public art and wayfinding for The Upper Acre, to be developed by others.

Focal Point - Public Art Locations

Activity Points - Play & Public Art

Signage

O Art opportunity near bus shelters outside the Red Line Boundary



Activity, Art and Wayfinding Precedent Images



















Hard Landscape

Material Strategy

The hard landscape materials used will reflect those used for Lower Acre, to ensure continuity in the public realm across One Horton Heath. Many of the paths - roads, green way cycle path, and footpaths - are bitumen surfacing, so would be specified by relevant engineers. The precedent images show indicative materiality.

Furniture



Public benches with armrests (or similar)



Timber bollard (or similar)



Cycle parking (or similar)



Stainless steel litter bin (or similar)

SURFACES



Block Paving to Parking Courts
Marshalls - Conservation X Priora (or similar)

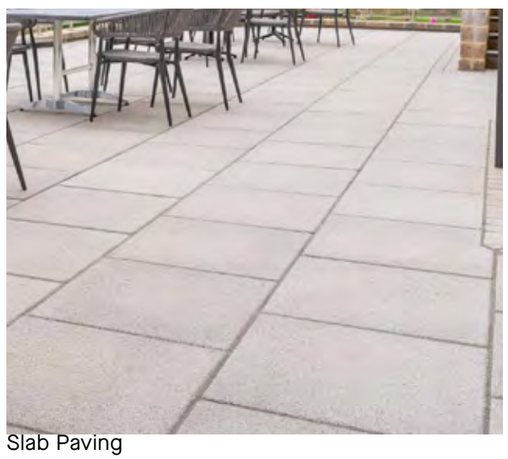


Block Paving to Parking Courts
Marshalls - Keyblok (or similar)



Block Paving to Parking Courts
Marshalls - Keyblok linear (or similar)

SURFACES



Slab Paving
Tobermore - Mayfair (or similar)



Tactile Paving
Marshalls - Blister paving (or similar)



Tactile Paving
Marshalls - Corduroy paving (or similar)



Resin-bound gravel (or similar)

Hard Landscape

Proposed Litter Bin Locations



Key

- Indicative proposed litter bin locations

Drainage Strategy

A detailed drainage strategy and flood risk assessment has been submitted in support of the application. The drainage system proposed will collect and clean rainwater, and resultant surface run-off, improving the quality of the water before it re-joins local watercourses.

Key aspects of the drainage strategy that are a component of the landscape proposals include:

- Permeable paving for parking bays.

- Enhancement of existing watercourse. This will collect run-off from the site leading to Chalcroft Tolls, and contribute to the improvement of water quality along the way.

Upper Acre also benefits from being connected to a number of areas outside of the application area, including:

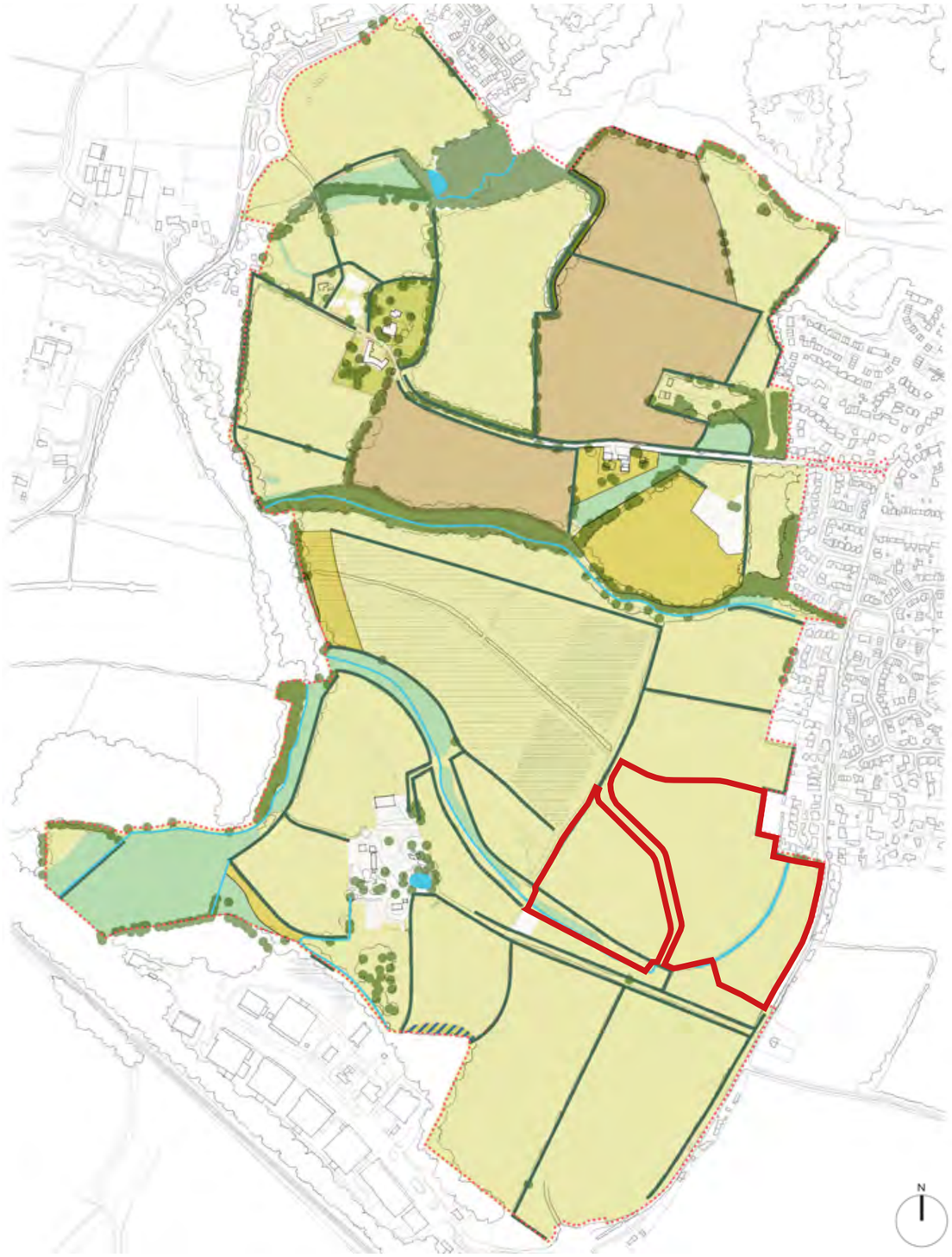
- Chalcroft Tolls - this area includes a series of Sustainable Urban Drainage (SuDS) basins (where much of Upper Acre falls towards), which collect water and discharge it back into local watercourses. These areas also provide significant ecological benefits.



Integrating Ecology - Wider Context

The map shows the extent and quality of existing habitats found at One Horton Heath and is based on ecological surveys conducted in 2020 by Johns Associates.

It was noted that more than 20 Phase 1 Habitats were present at One Horton Heath, and efforts should be made to improve and enhance these habitats.



Integrating Ecology - Upper Acre

The landscape proposals for Upper Acre will greatly increase the site's biodiversity and ecological value through a combination of the following strategies:

- Retain and protect existing trees and hedgerows.
- Enhance existing hedgerows using native species and introduce new hedge planting across the scheme.
- Extensive new tree planting using a diverse palette of species.
- Retain and enhance the existing watercourse.
- Creation of a diverse network of habitats, using a wide variety of species to support local pollinators and wildlife. Proposed habitats include: woodland, parkland tree planting, avenues of trees, hedgerows, amenity shrub and perennial planting, wildflower meadows, tussock grassland, swales, riparian planting, marginal and aquatic habitats, and mown amenity grass.
- Habitats will be connected, where feasible, to create wildlife corridors.
- Bird boxes, habitat piles and bug hotels will be included in appropriate locations.








Planting Strategy

Planting Typologies & Character Areas - Overview





Planting Character Areas:

Area 1: Residential Parking Courtyards & Amenity Areas
Area 2: Streetscapes
Area 3: Upper Acre Green Corridor & Southern Parkland

Planting Strategy

Planting Character Area 1 - Residential Parking Courtyards & Amenity Areas

To break the expanse of parking. Creating shaded spaces within the courts.

- Shade trees

- Ornamental Planting

- Seasonal colour, texture and smells

Trees

S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	Acer campestre	Common Maple	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
2	Amalanchier lamarckii	Snowy Mespilus	Heavy Standard; Multi-stemmed; RB	12-14cm	3.5-4.0m
3	Betula utilis 'Jacuemontii'	Himalayan Birch	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
4	Betula utilis 'Jacuemontii'	Himalayan Birch	Heavy Standard; Multi-stemmed; RB	12-14cm	3.5-4.0m
5	Prunus 'Sunset Boulevard'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
6	Pyrus calleryana 'Chanticleer'	Flowering Pear	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
7	Quercus palustris	Pin Oak	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
8	Tilia cordata 'Streetwise'	Lime Streetwise	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m

RB - Rootballed Trees. Planting window - November to April.



Planting Character Area 1 - Residential Parking Courtyards & Amenity Areas

Trees



Acer campestre



Amelanchier lamarckii



Tilia cordata ‘Streetwise’



Prunus serrulata ‘Sunset Boulevard’



Betula utilis var. jacquemontii



Pyrus calleryana ‘Chanticleer’



Quercus palustric ‘Pin Oak’

Hedges



Carpinus betulus



Sarcococca hookeriana var. ‘humilis’



Fagus sylvatica

Shrubs



Cornus sanguinea



Sambucus nigra ‘Black Lace’



Lavandula angustifolia

Perennials



Ajuga reptans



Pachysandra terminalis



Echinacea purpurea



Stipa tenuissima



Verbena bonariensis

Bulbs



Galanthus nivalis



Narcissus spp.

Planting Strategy

Planting Character Area 2 - Streetscapes

Streetscape varies between narrow streets to wider spaces, and the planting palette provides contextual planting for both types of spaces.

- Narrow trees for tight areas

- Wider canopy trees for open spaces

- Ornamental Planting

- Seasonal colour, texture and smells

Trees

S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	Acer campestre 'Streetwise'	Common Maple 'Streetwise'	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
2	Amalanchier arborea 'Robin Hill'	Snowy Mespilus	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
3	Carpinus betulus 'Lucas'	Hornbeam Lucas	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
4	Liquidamabar styraciflua	Sweet gum	Semi-mature; Clear Stem min. 200cm; RB	25-30 cm	5.5-6.0m
5	Prunus 'Sunset Boulevard'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
6	Prunus 'Shirofugen'	Cherry	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
7	Pyrus calleryana 'Chanticleer'	Flowering Pear	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
8	Tilia cordata 'Streetwise'	Lime Streetwise	Semi-mature; Clear Stem min. 200cm; RB	20-25 cm	5.0-5.5m
9	Sorbus aria	Rowan	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
10	Sorbus aucuparia	Rowan	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m

RB - Rootballed Trees. Planting window - November to April.



Planting Character Area 2 - Streetscapes

Trees



Amelanchier arborea 'Robon Hill'



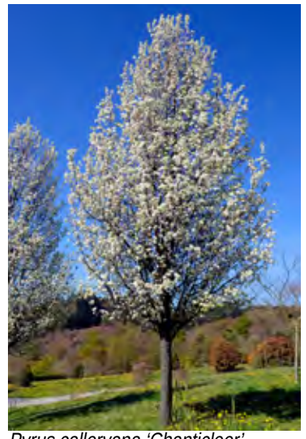
Liquidambar styraciflua



Sorbus aucuparia



Sorbus aria



Pyrus calleryana 'Chanticleer'



Prunus 'Shirofugen'

Narrow Trees



Acer campestre 'Streetwise'



Carpinus betulus 'Lucas'



Prunus serrulata 'Sunset Boulevard'



Tilia cordata 'Streetwise'

Hedges



Carpinus betulus



Osmanthus x burkwoodii



Fagus sylvatica

Shrubs



Cornus sanguinea sp

Perennials



Ajuga reptans



Pachysandra terminalis

Bulbs



Galanthus nivalis



Narcissus spp.

Planting Strategy

Planting Character Area 3 - Upper Acre Green Corridor & Southern Parkland

For these public open spaces

- Wide open areas with wide canopy trees

- Selection of multi-stem trees

- Planting chosen to improve BNG and Ecology

Trees

S.no.	Scientific Name	Common Name	Specification	Girth	Height
1	Acer campestre	Common Maple	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
2	Alnus glutinosa	Common Alder	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
3	Betula pendula	Common Silver Birch	Semi-mature; Clear Stem min. 200cm		
4	Betula pendula	Common Silver Birch	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
5	Carpinus betulus	Common Hornbeam	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
6	Corylus avellana	Common Hazel	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
7	Malus x domestica	Apple	Extra Heavy Standard; Clear Stem min. 150cm; RB	14-16 cm	4.0-4.5m
8	Malus sylvestris	Crabapple	Extra Heavy Standard; Clear Stem min. 150cm; RB	14-16 cm	4.0-4.5m
9	Pinus sylvestris	Pine	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
10	Prunus padus	Bird Cherry	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
11	Quercus robur	Oak	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m
12	Salix caprea	Goat Willow	Extra Heavy Standard; Clear Stem min. 200cm; RB	14-16 cm	4.0-4.5m
13	Salix caprea	Goat Willow	Select Standard; Multi-stemmed; RB	10-12 cm	3.0-3.5m
14	Sorbus aucuparia	Rowan	Advanced Nusery Stock; Clear Stem min. 200cm; RB	18-20 cm	4.0-4.5m

RB - Rootballed Trees. Planting window - November to April.



Planting Character Area 3 - Upper Acre Green Corridor & Southern Parkland

Parkland Trees


Carpinus betulus


Prunus padus


Pinus sylvestris


Quercus robur


Sorbus aucuparia


Alnus glutinosa


Betula pendula


Corylus avellana


Salix caprea


Fagus sylvatica


Prunus domestica ' Victoria'


Malus sylvestris


Malus x domestica


Acer campestre

Native Hedgerow


Acer campestre


Carpinus betulus


Corylus avellana


Crataegus monogyna


Fagus sylvatica


Ilex aquifolium


Prunus spinosa

Planting Character Areas 3 - Upper Acre Green Corridor & Southern Parkland

Shrubs


Cornus sanguinea sp


Rosa canina


Euonymus europaeus


Viburnum opulus


Sambucus nigra

Perennials


Allium ursinum


Agrostis capillaris


Alopecurus pratensis


Deschampsia cespitosa


Rumex acetosa


Seasonal groundcover


Deciduous & evergreen ferns

Meadow


Wildflower mix


General meadow mix


Shade tolerant wildflower mix


Tussock wildflower mix

Bulbs


Galanthus nivalis


Hyacinthoides non-scripta

Marginal & Aquatic


Caltha palustris


Iris pseudacorus


Filipendula ulmaria


Butomus umbellatus


Lythrum salicaria


Carex riparia

08

Proposal: Architecture



Character Areas

To develop character, variety and sense of place to Upper Acre the proposal can be thought of as a series of character areas. These are areas of differentiated built form and architecture, set out in the adjacent plan. The character areas comprise:

- **Foxwood Road** - High density homes, mostly narrow fronted town houses and apartments providing a strong street frontage with balconies.
- **Recreation Road** - A variety of homes providing a clear edge overlooking the Sport Provision and Allotments.
- **Chalcroft Tolls** - Generally formally set semi-detached and terraced homes fronting Chalcroft Tolls.
- **The Village** - Modest density with semi-detached and detached homes set back from and supporting the rural charater of Burnetts Lane.
- **Mews** - Informal network of shared streets and a variety of homes to complement wider settings.
- **Greenway** - Mostly linked houses providing a defined edge to the Upper Acre Green Corridor.



Upper Acre Character Areas

Design Vision

The character areas, as highlighted above, define the different identities across the site and entwine distinction and cohesion to provide a good sense of place. The character areas take precedent from the existing surrounding landscape and architecture, and contribute to wayfinding for residents and visitors. Whilst being complementary to each other, the character areas are also distinguishable and encourage sustainable and enjoyable access, movement and interaction throughout the neighbourhood.

Upper Acre's architectural vision is for a new high-quality, sustainably focused phase of One Horton Heath that is in-keeping with the surrounding residential character and setting. This site provides the opportunity to combine traditional local vernacular with contemporary living.

Proposals aim to achieve this vision by:

- Mixing robust traditional materials and forms with low carbon technology and contemporary detailing.
- A constrained palette of materials applied in a simple manner with interest created through depth in the designs or subtle material application and detailing.
- A great mix of housing typologies across a range of 1 to 5-bedroom homes between 2 and 4 storey buildings.
- Variation in roof forms and pitch, considering maximising south-facing roofs where possible to optimise solar gain opportunity.
- Create a coherent rhythm and repetition of forms and materials.
- Create visual interest through push and pull in the façades, playing with depth and shadow and enhancing user-experience.
- Variation in fenestration design between streets.
- Future-proofed homes through the introduction of sustainable building practices that prioritise a fabric first approach, air-tightness and specification of long life, low carbon and recyclable materials.
- Boundary treatments and soft landscaping that support character and complement façades.

Upper Acre will create visual interest through a sophisticated application of varied building forms and textured finishes across character areas and their streets and spaces. This will provide distinctive streets and neighbourhoods.

Palette of Materials

Upper Acre's palette of materials takes inspiration from the existing local character, summarised within Character Appraisal section of this document. The scheme also takes precedent from the One Horton Heath Design Code, summarised in this Design & Access Statement.

Materials have been carefully applied to provide distinction between areas, whilst also tying the different areas together with subtle details that take precedent from the existing local architectural material palette, ensuring coherency and a shared language. Hampshire Red Clay Brick is a common local material and informs the choice and use of a Yellow Buff Brick and Grey Brick to provide complementary variety. Timber/TImber-effect Black Cladding is used throughout the character areas to provide more subtly to massing and a more rural setting.

Details
Prevailing elevation material at Upper Acre will be Brick. Details will add character and richness. Approach to detailing includes:

- Brick Stripes (projecting courses)
- Brick Chequers (alternating projecting header face)
- Window Soldier Course Surround

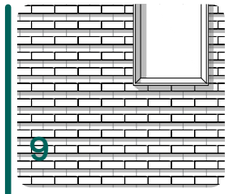
House Types

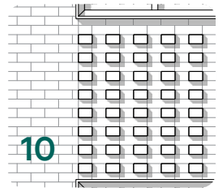
Roof Materials

Facing Materials

Foxwood Road	1	3	4	5	6	
Recreation Road						
Chalcroft Tolls						
The Village	2			7	8	
Mews						
Greenway						

Brick Detail







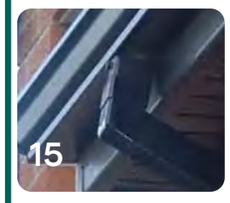
Canopies & Balconies



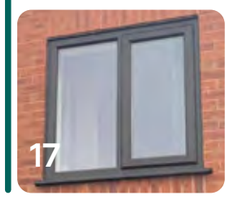




Elevational Feature Goods







All Character Areas

1. Concrete Tile - Grey Marley Edgemere, or similar. 2. Rural Brown Tile - Sandtoft 303 Sanded Plain TIle - clay, or similar.3. Red Tile - Old English Dark Red Marley Concrete Plain Tile, or similar. 4. Hampshire Stock Bucks Multi red brick, or similar. 5. Lindfield Yellow Multi buff brick, or similar. 6. Windermere Grey brick, or similar. 7. Timber/Timber effect black cladding, or similar - vertical. 8. Timber/Timber effect black cladding, or similar - horizontal. 9. Brick Stripes. 10. Brick Chequers. 11. Window Soldier Course Surround. 12. Style 1 - Pitched, black metal or similar material finish. 13. Style 2 - Flat, black metal, timber underside or similar finish. 14. Black galvanised steel balcony. 15. Rainwater Goods - black UPVC. 16. Front Entrance Doors - black. 17. Window Casements - black.

Apartments

Facing Materials

Block 1



Block 2



Block 3





Block 4







Block 5







All Apartment Blocks

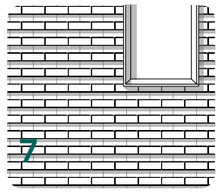
Roof Materials

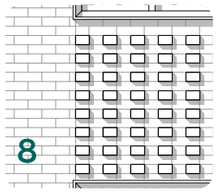






Brick Detail



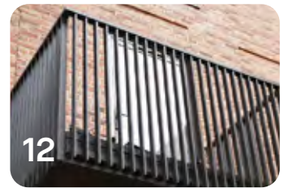




Balconies





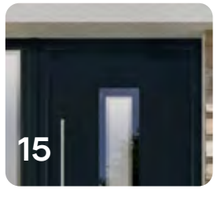


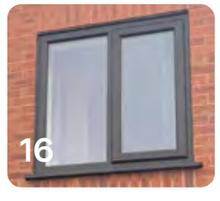
Canopies



Elevational Feature Goods







1. Lindfield Yellow Multi buff brick, or similar. 2. Hampshire Stock Bucks Multi red brick, or similar. 3. Windermere Grey brick, or similar. 4. Green/Brown Roof. 5. Photovoltaic Roof Panels. 6. Single-ply roof membrane. 7. Brick Stripes. 8. Brick Chequers. 9. Window Soldier Course Surround. 10. Dark steel-framed balconies with steel column structure. 11. Timber/timber effect balcony soffits. 12. Black galvanised steel balcony. 13. Flat Glazed Aluminium Canopy. 14. Rainwater Goods - black UPVC. 15. Front Entrance Doors - black/glazed. 16. Window Casements - black.

Foxwood Road

Foxwood Road is the most prominent street within Upper Acre as the main vehicular route through the neighbourhood. The layout comprises these prevailing characteristics:

- **Density** - High density urban housing, with a very strong frontage defining the main road and junctions.
- **Structure** - A formal road consisting mainly of town-house terraces and large apartment blocks.
- **Form & Massing** - Mostly 3-storey narrow-fronted town-houses and 4-storey apartment blocks. A blend of pitched roofs and flat roofs with parapets.

The common house type in this area is WW, narrow fronted linked homes.

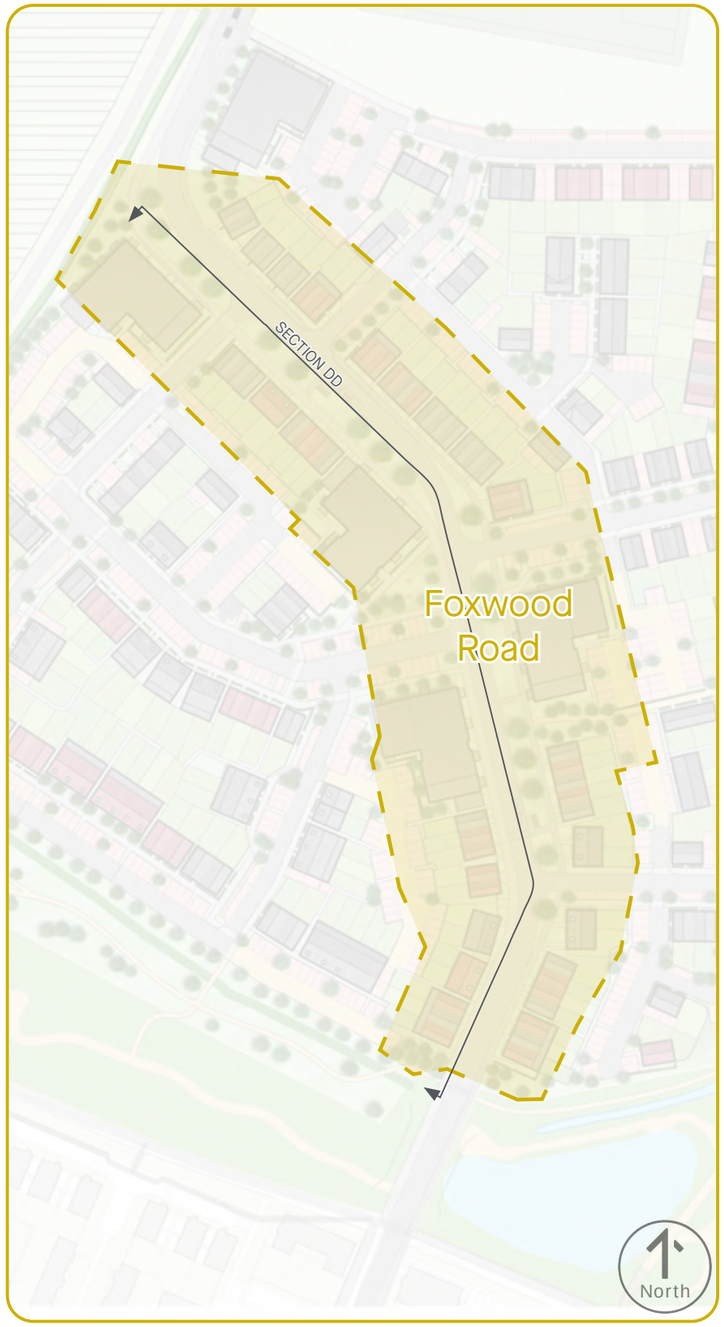
Detailing on the buildings will comprise:

- Plain fenestration with attention drawn to the main facade material, with simple window forms, decorative brick banding and balconies to most properties along the street.





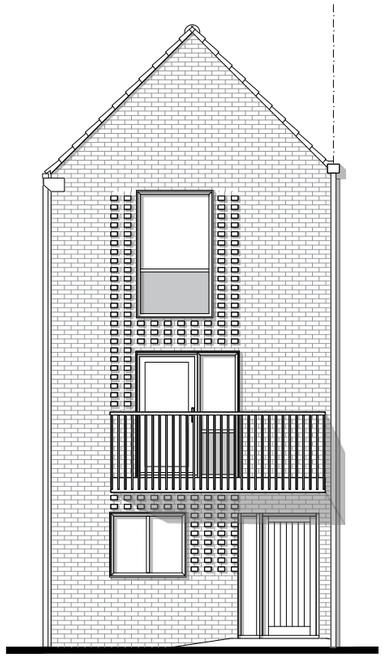




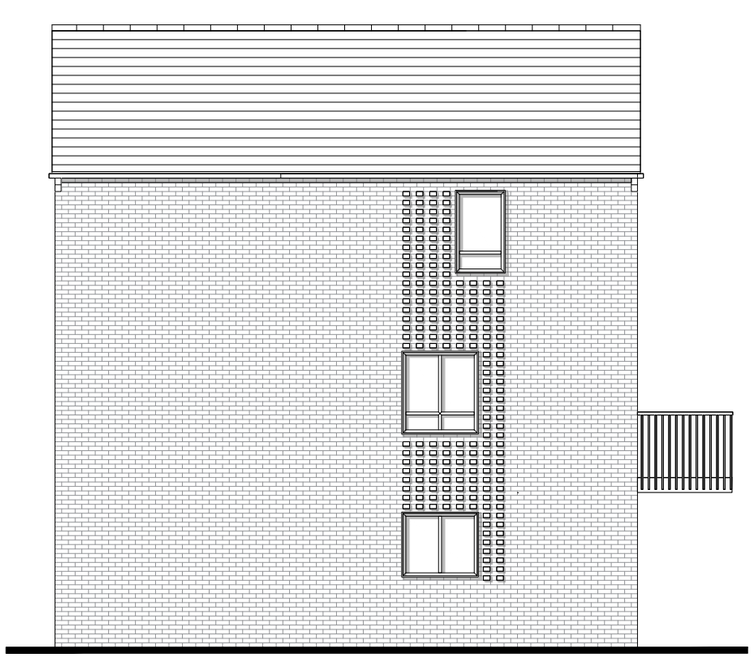
Foxwood Road - Section DD





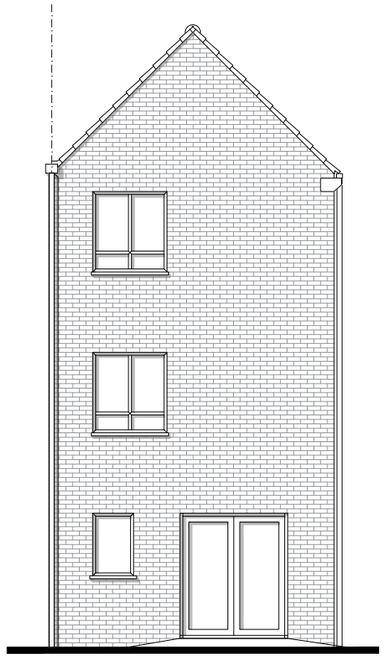


01 Front Elevation

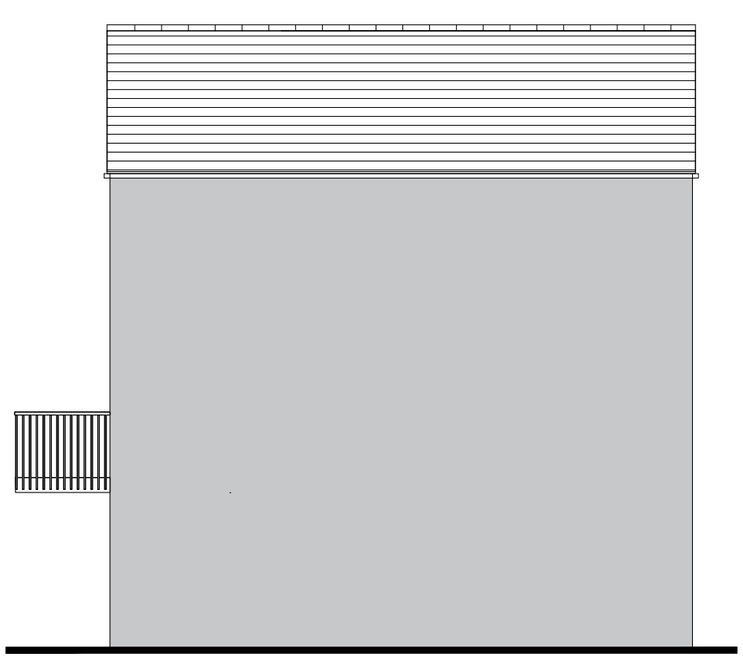


Side windows only to Plots: 41, 60, 137, 175, 278, 314, 316

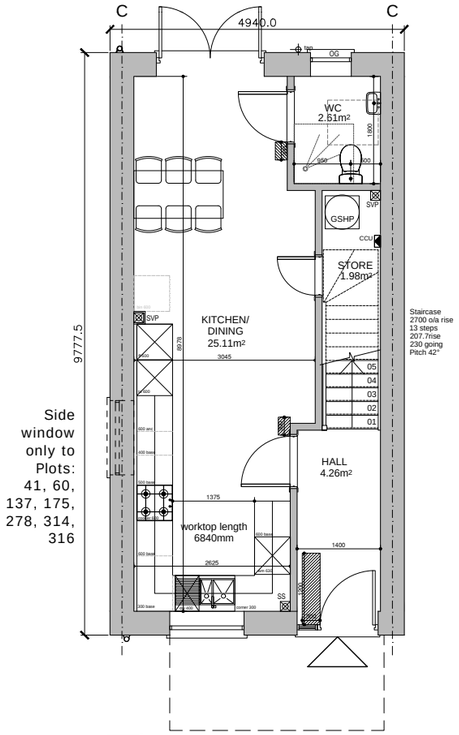
02 Side Elevation



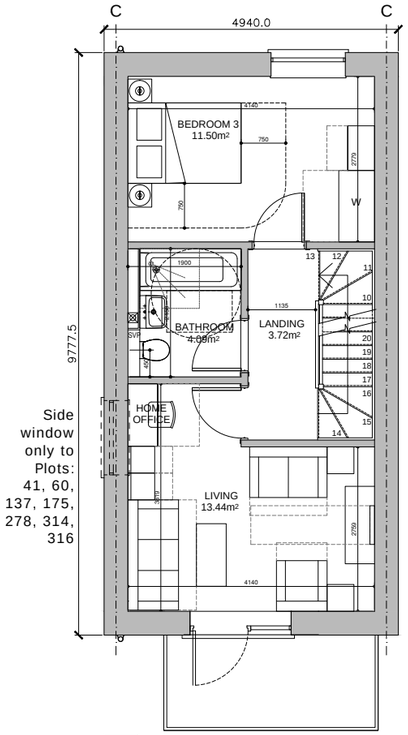
03 Rear Elevation



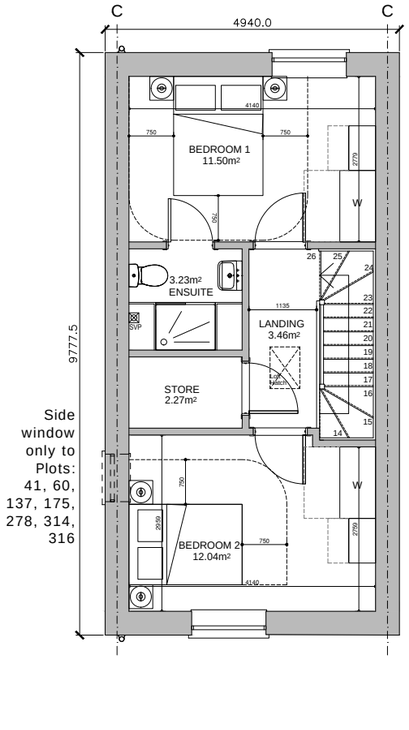
04 Side Elevation



05 Ground Floor Plan



06 First Floor Plan



07 Second Floor Plan

House type name: WW
Occupancy: 3B6P
GIA: 111 sqm / 1194 sqft
Space standard: NDSS & M4(2)

Total Plots: 47

Plots: 37, 39, 41, 58, 60, 79, 80, 83, 86, 135, 137, 175, 177, 178, 195, 196, 197, 279, 280, 284, 285, 286, 316, 354, 356

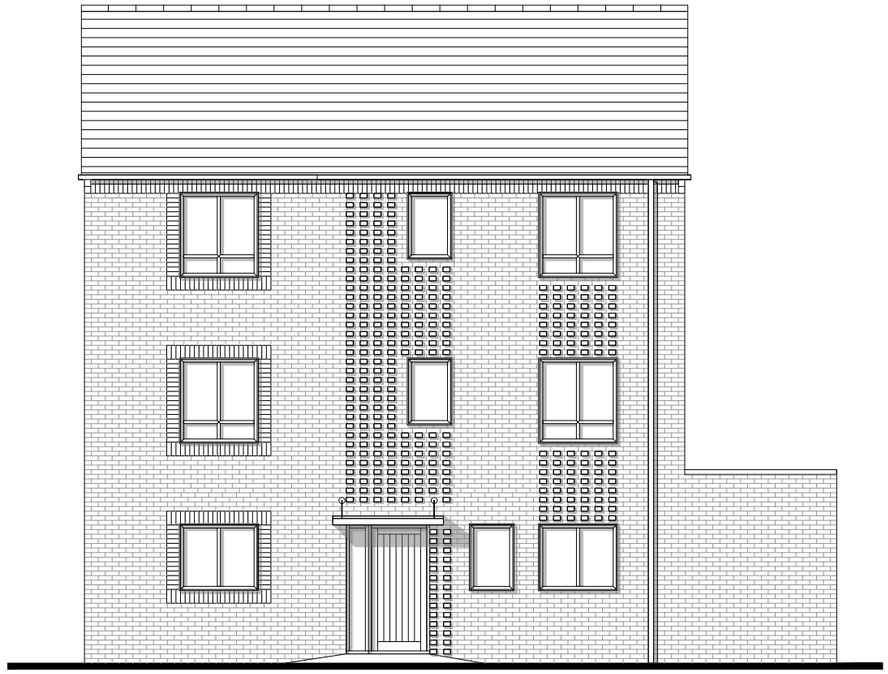
Plots Handed: 36, 38, 40, 57, 59, 78, 81, 82, 84, 85, 134, 136, 176, 179, 194, 278, 283, 314, 315, 352, 353, 355

Example House
Type: WW
Foxwood Road



01 Front Elevation

No soldier course window surrounds, brick chequers instead, to Plots: 411, 412

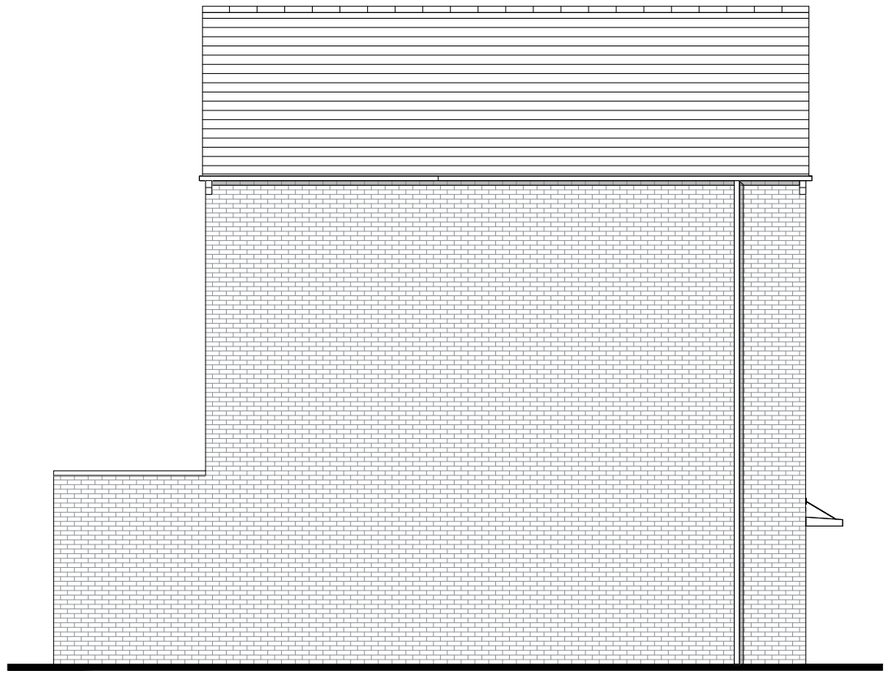


02 Side Elevation

No soldier course window surrounds, brick chequers instead, to Plot: 411

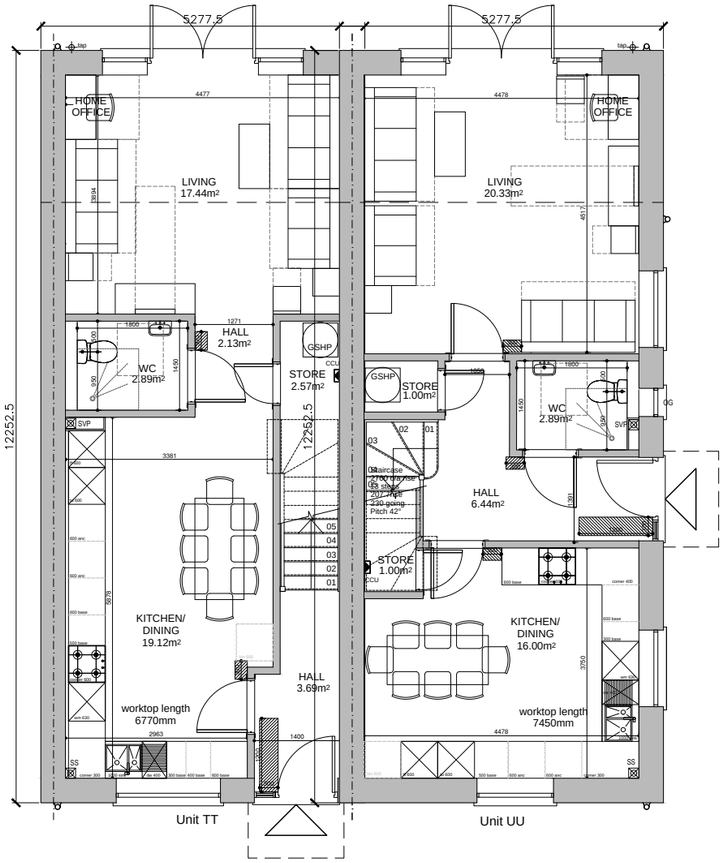


03 Rear Elevation

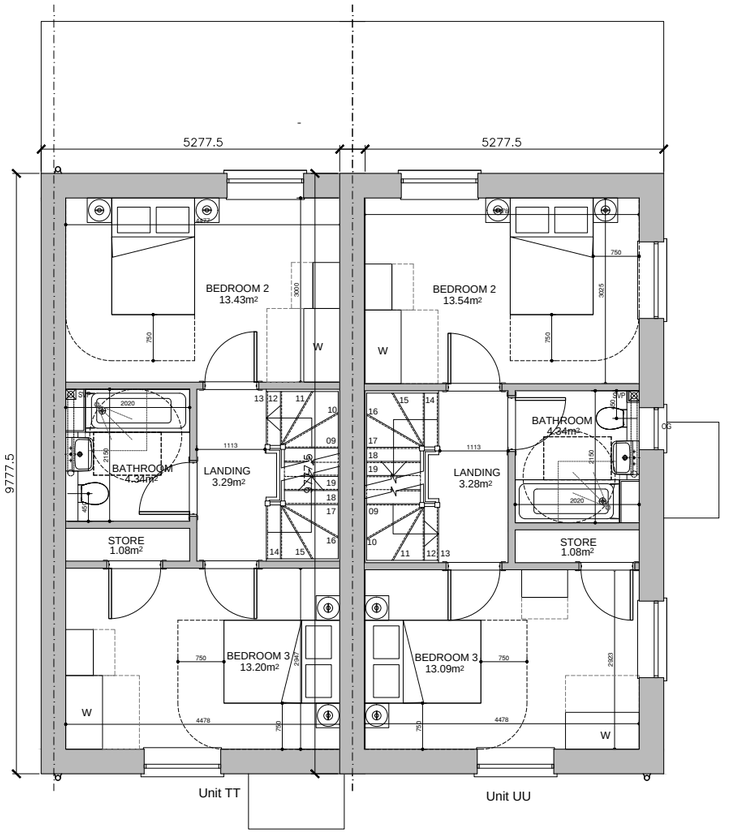


04 Side Elevation

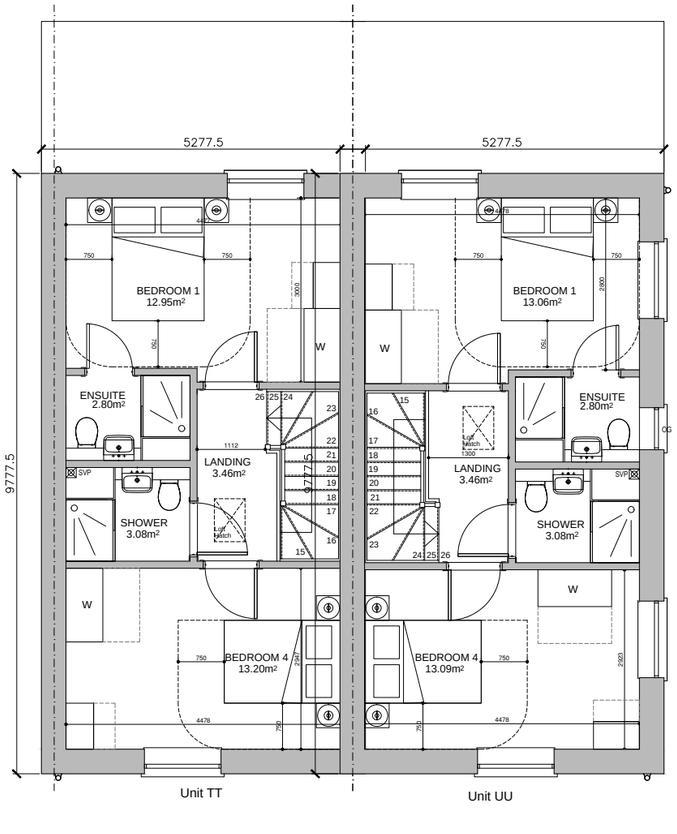
Example House
Type: UU/TT
Foxwood Road



01 Ground Floor Plan



02 First Floor Plan



03 Second Floor Plan

House type name:	TT
Occupancy:	4B8P
GIA:	131 sqm / 1410 sqft
Space standard:	NDSS & M4(2)
Total Plots: 4	
Plots: 35, 76, 412	
Plots Handed: 87	

House type name:	UU
Occupancy:	4B8P
GIA:	131 sqm / 1410 sqft
Space standard:	NDSS & M4(2)
Total Plots: 4	
Plots: 34, 75, 411	
Plots Handed: 88	

Example House Type: UU/TT Foxwood Road



North-East Elevation



North-West Elevation

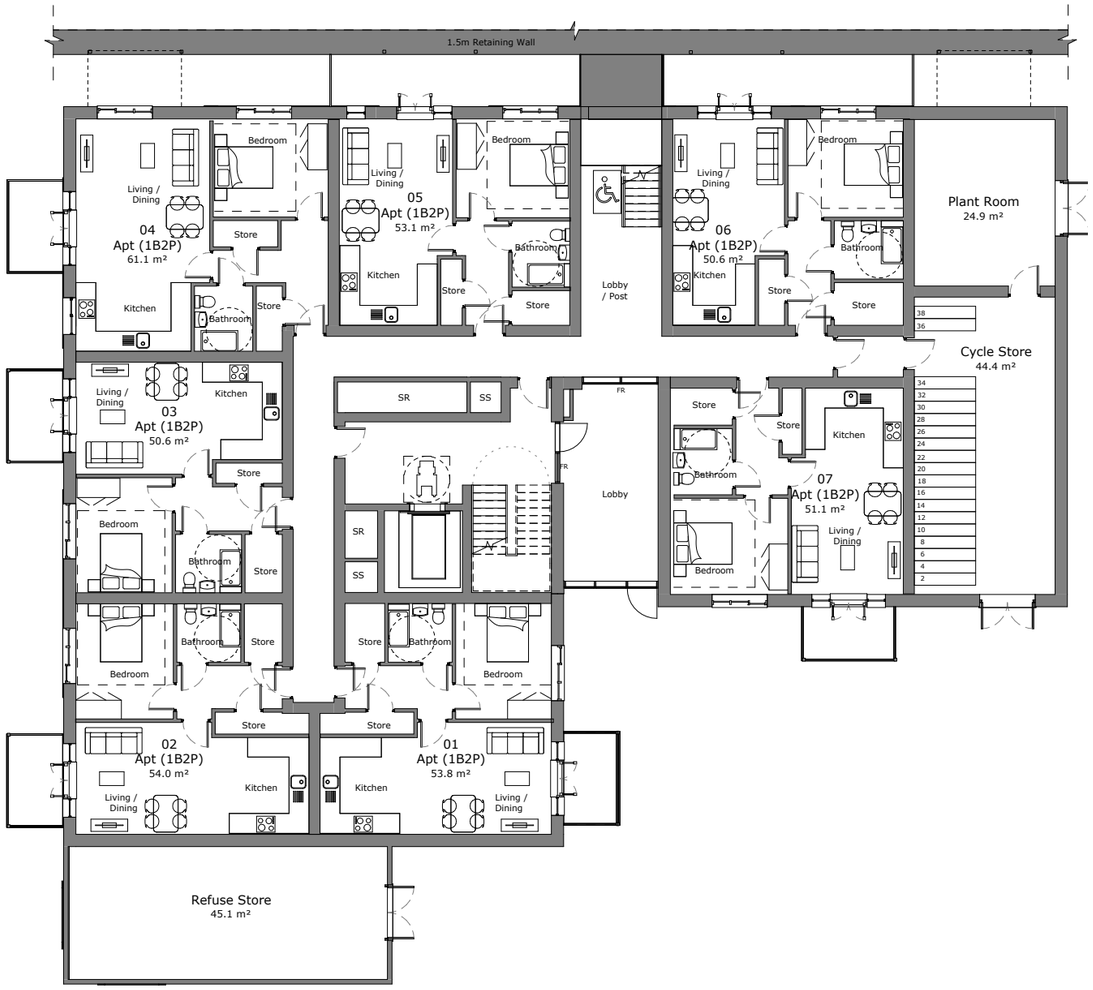


South-West Elevation



South-East Elevation

Apartment Block 2
Foxwood Road



Ground Floor



First Floor

North

Apartment Block 2
Foxwood Road



North-West Elevation



North-East Elevation

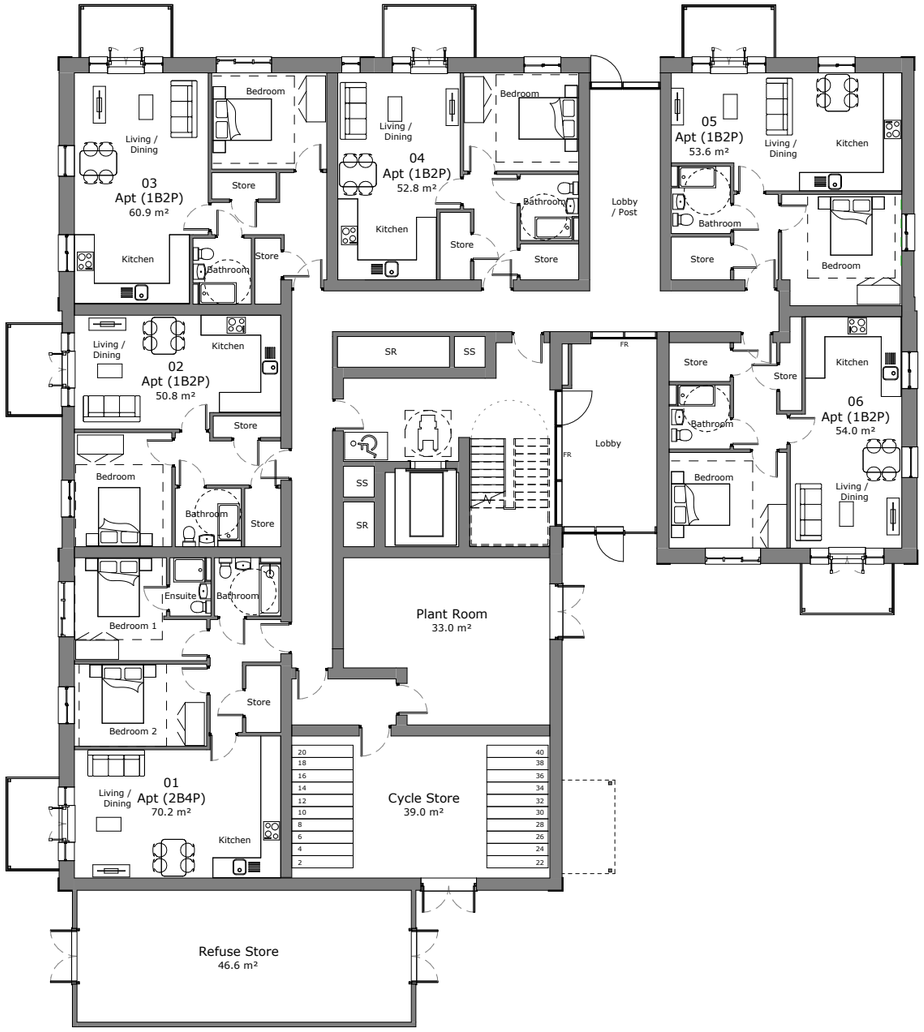


South-East Elevation

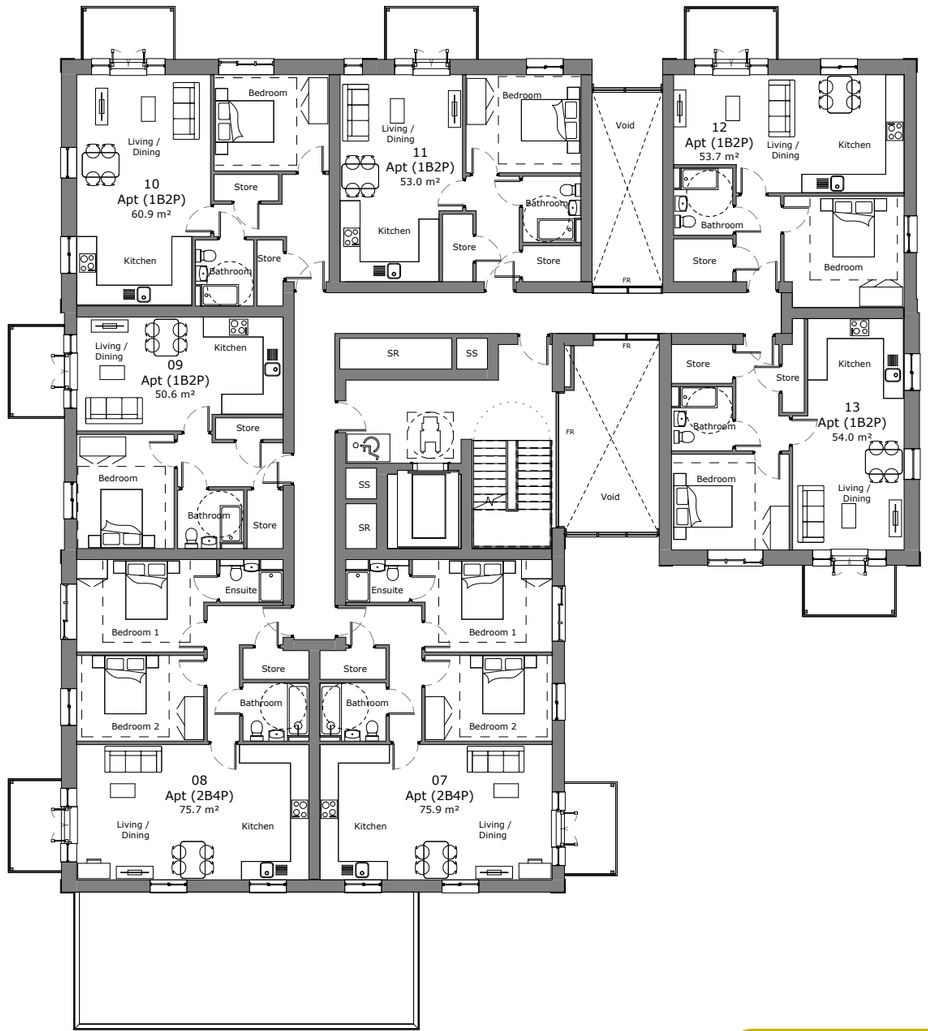


South-West Elevation

Apartment Block 3
Foxwood Road



Ground Floor



First Floor

North

Apartment Block 3
Foxwood Road



West Elevation



North Elevation

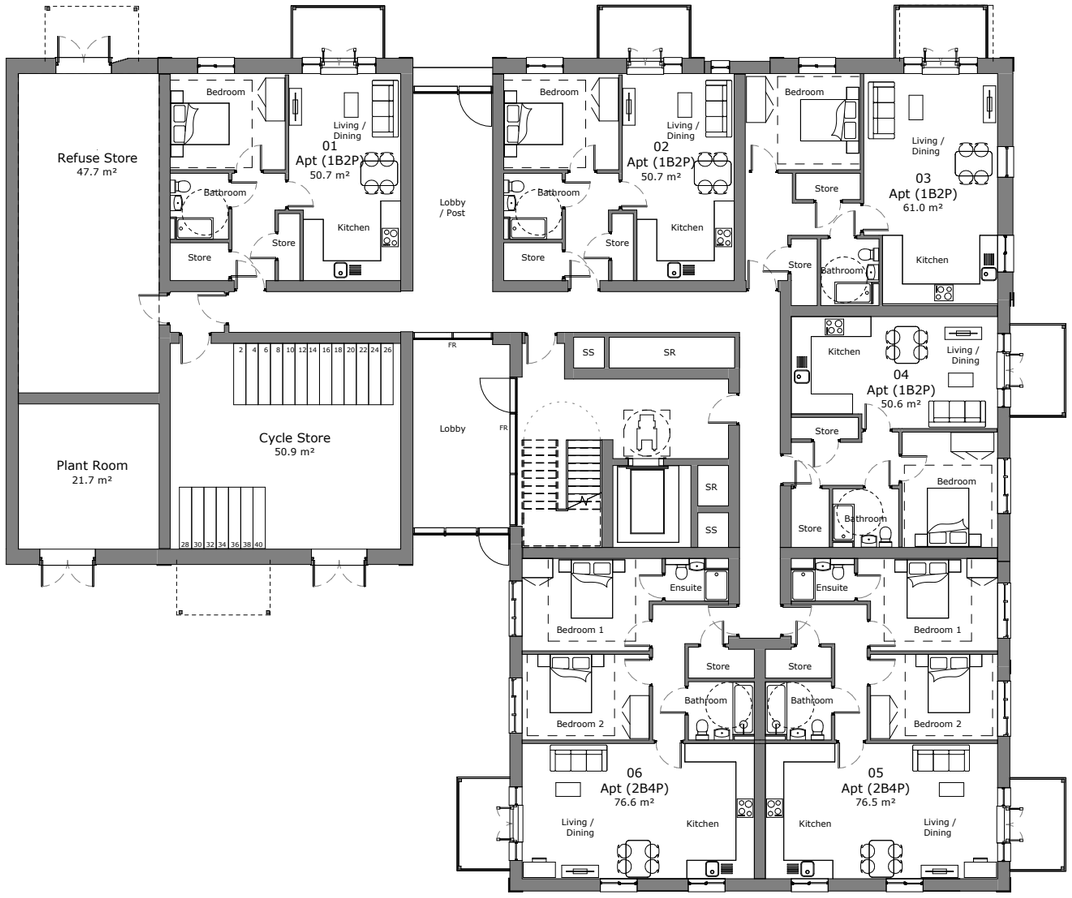


East Elevation

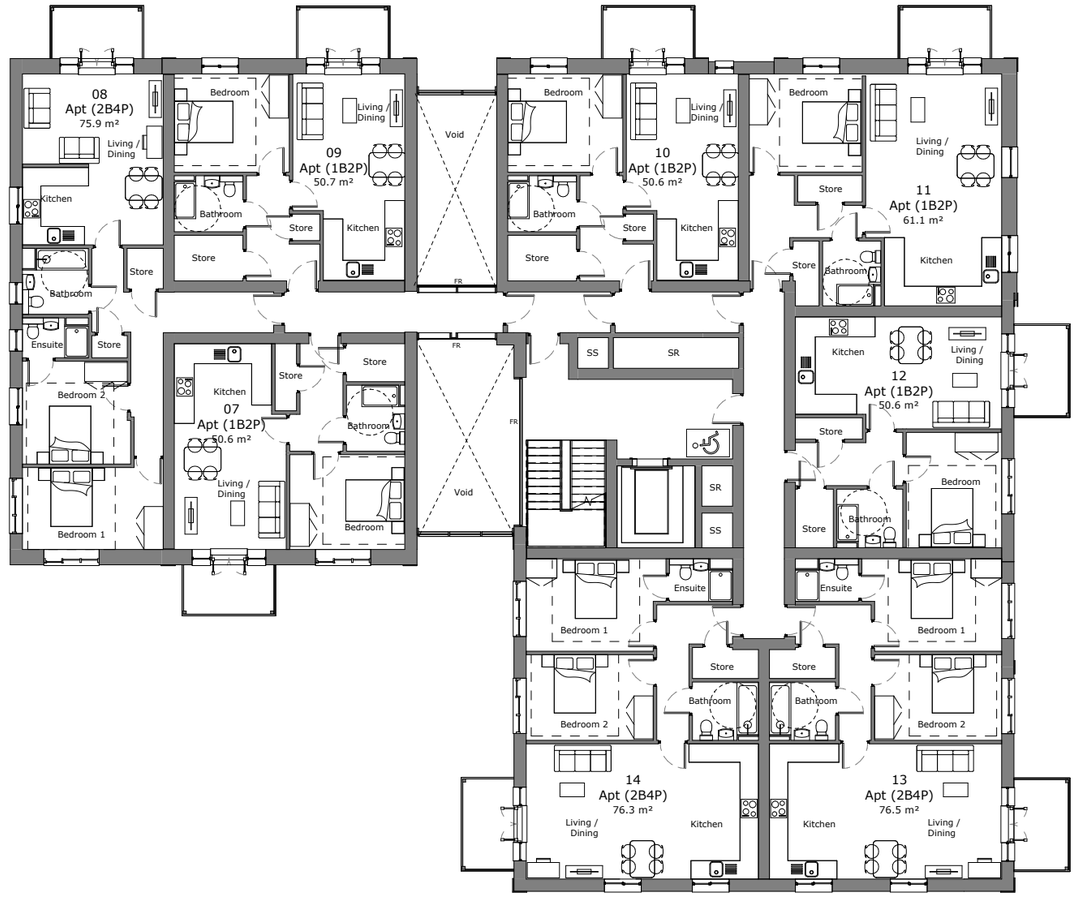


South Elevation

Apartment Block 4
Foxwood Road



Ground Floor



First Floor

North

Apartment Block 4
Foxwood Road



East Elevation



South Elevation

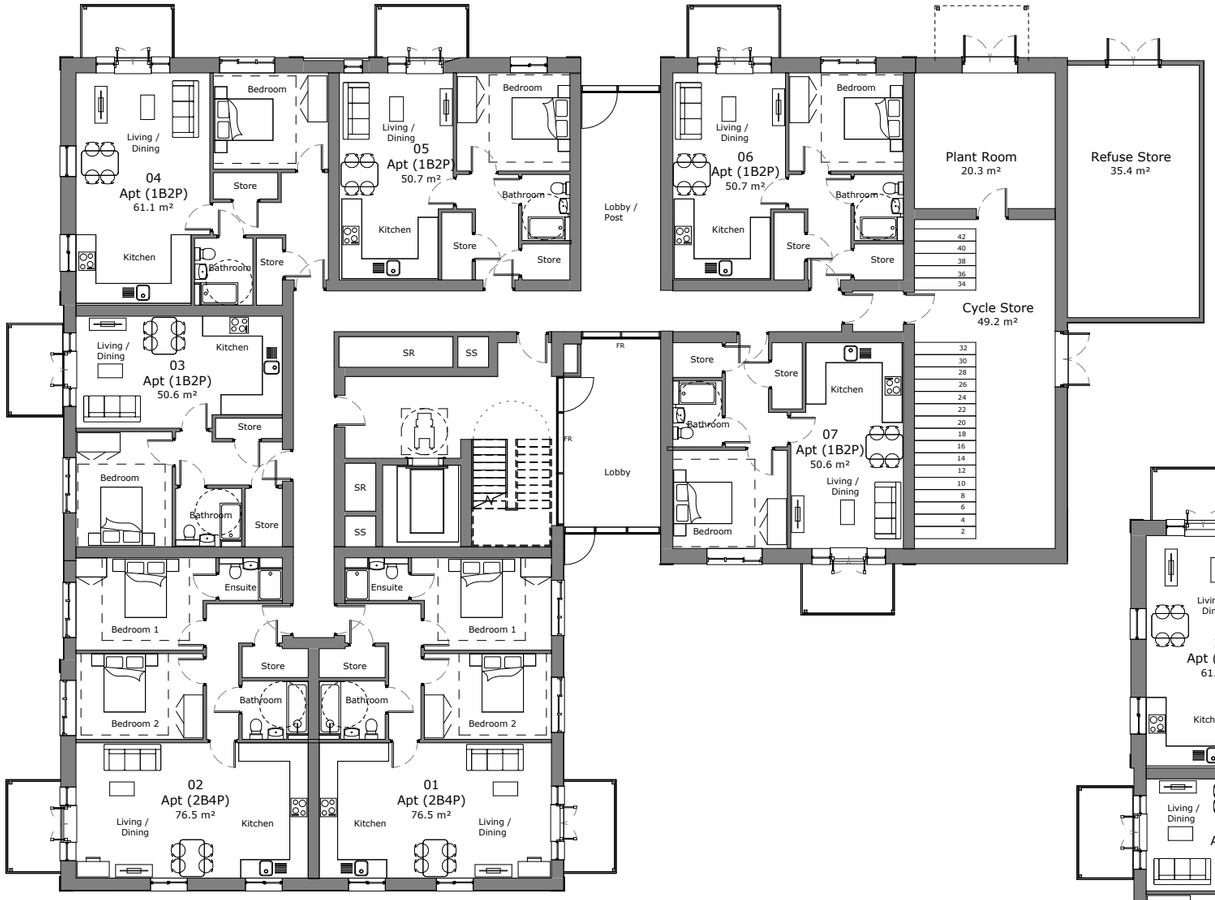


West Elevation

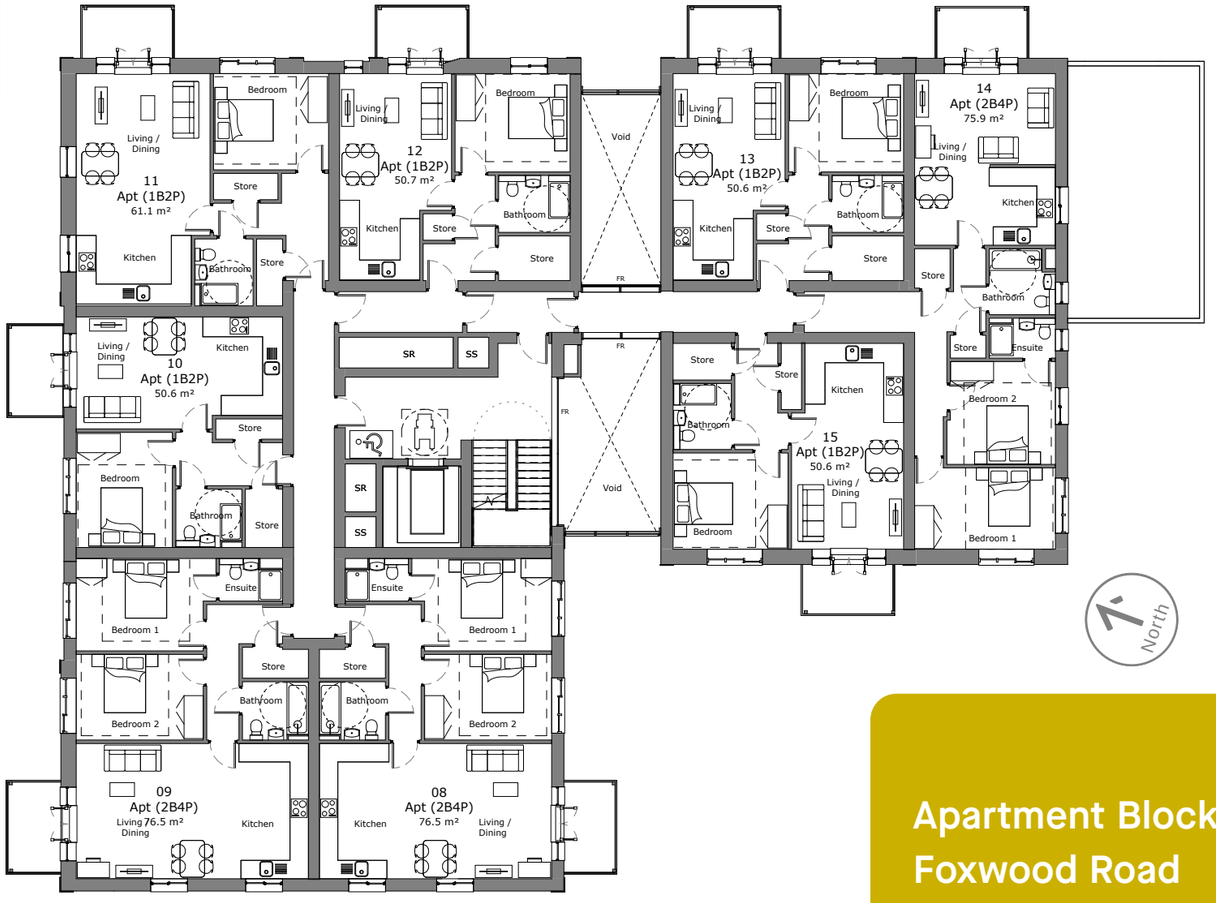


North Elevation

Apartment Block 5
Foxwood Road



Ground Floor



First Floor

Apartment Block 5
Foxwood Road

Artist’s Impression
Foxwood Road

Artist’s Impression
Foxwood Road

Recreation Road

Recreation Road is found to the north of Upper Acre, adjacent to the future sports provision and allotments. The road provides a clear edge, connection and overlooking of this public open space. The layout comprises these prevailing characteristics:

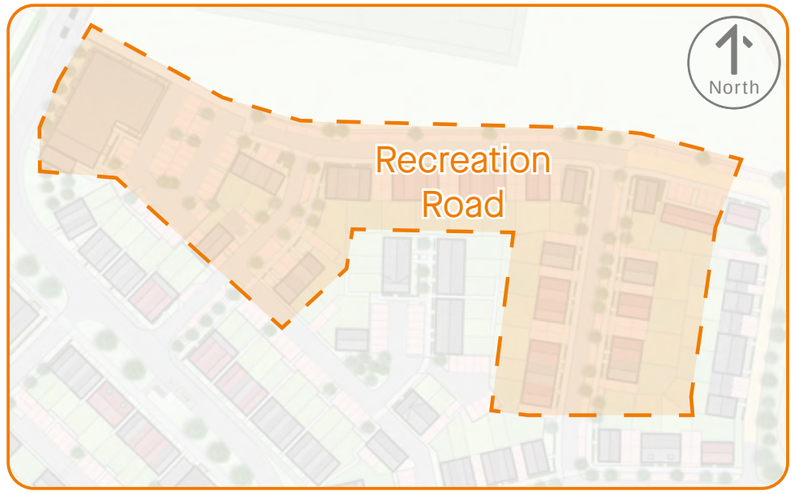
- **Density** - Medium density housing, with a strong suburban outlook onto adjoining public open space.
- **Structure** - Formal streets featuring detached and semi-detached housing that defines the edge of the residential area to the open spaces and school beyond.
- **Form & Massing** - Mostly 2-storey 3-4 Bed properties with gable-ended pitched roofs and a gateway 4-storey apartment block.

The common house types in this area include LL and HH, that are large semi-detached homes.

Detailing on the buildings will comprise:

- Plain fenestration with attention drawn to the main facade material, with simple window forms. Optional decorative brick banding. Cantilevered porches to entrance doors.

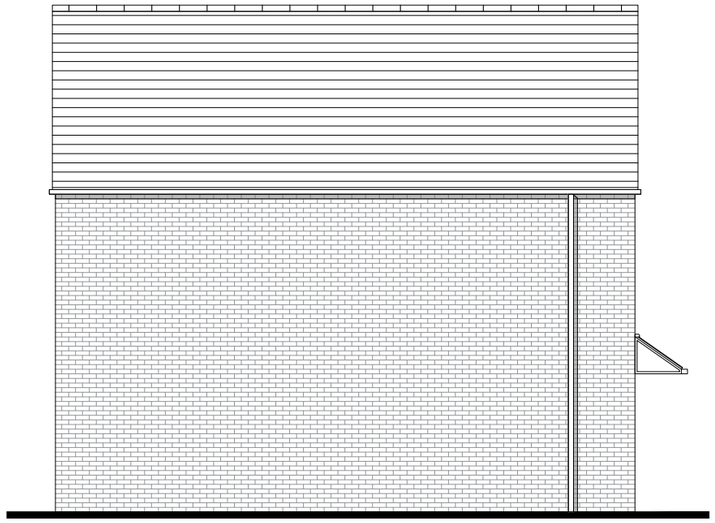




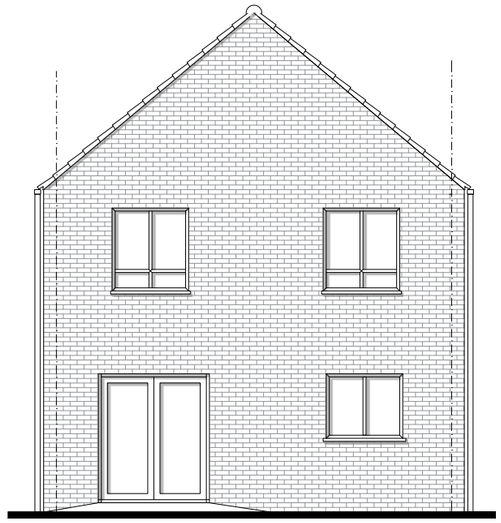




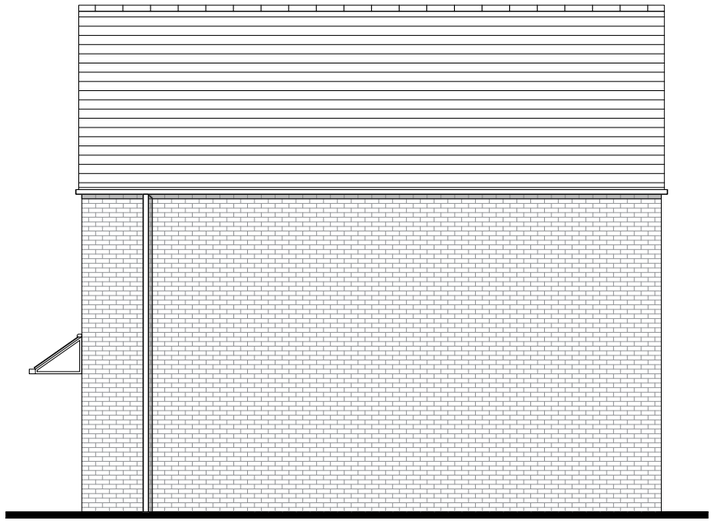
01 Front Elevation



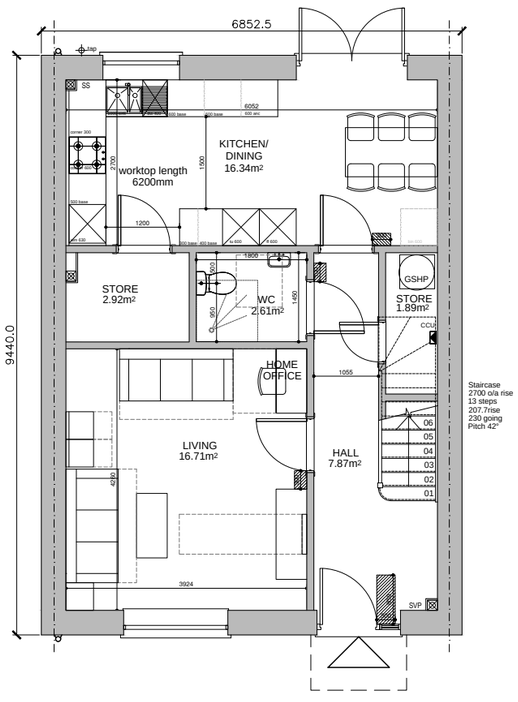
02 Side Elevation



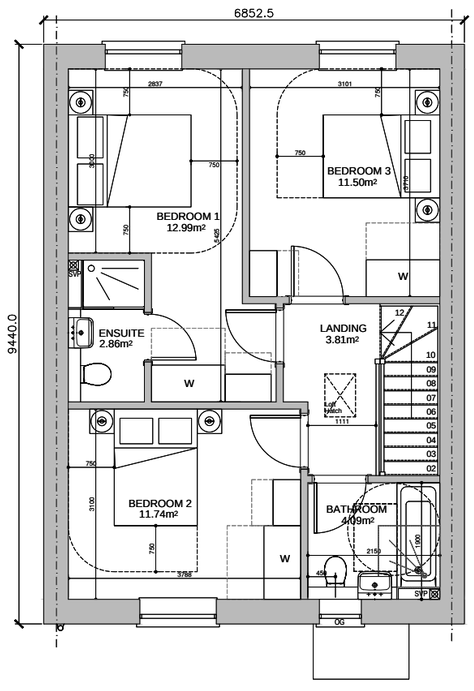
03 Rear Elevation



04 Side Elevation



05 Ground Floor Plan



06 First Floor Plan

House type name:	HH
Occupancy:	3B6P
GIA:	104 sqm / 1119 sqft
Space standard:	NDSS & M4(2)

Total Plots: 7

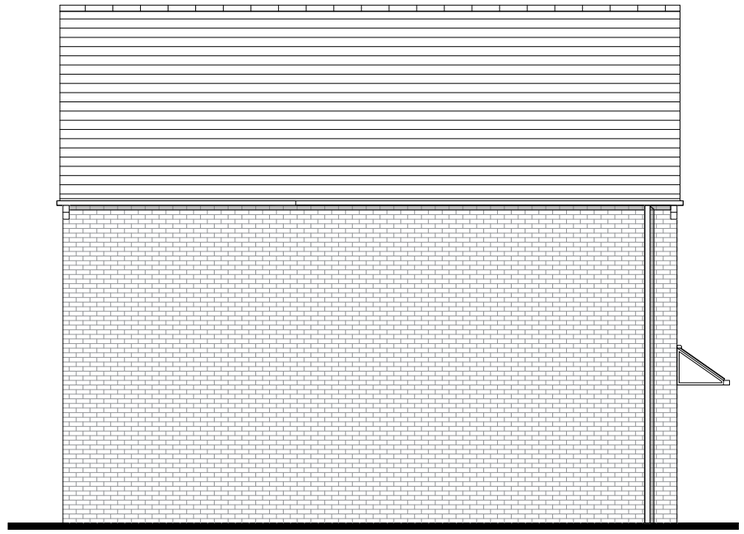
Plots: 52, 54, 55, 90

Plots Handed: 51, 53, 89

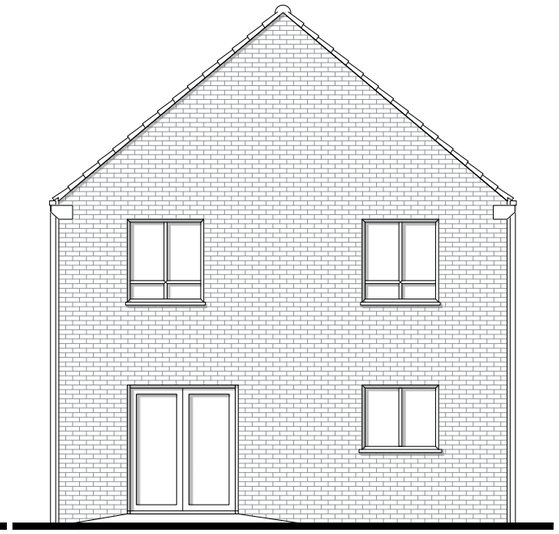
Example House
Type: HH
Recreation Road



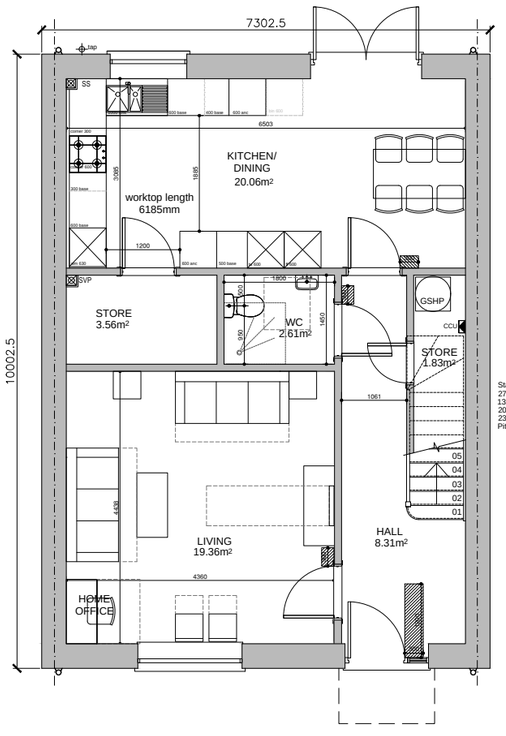
01 Front Elevation



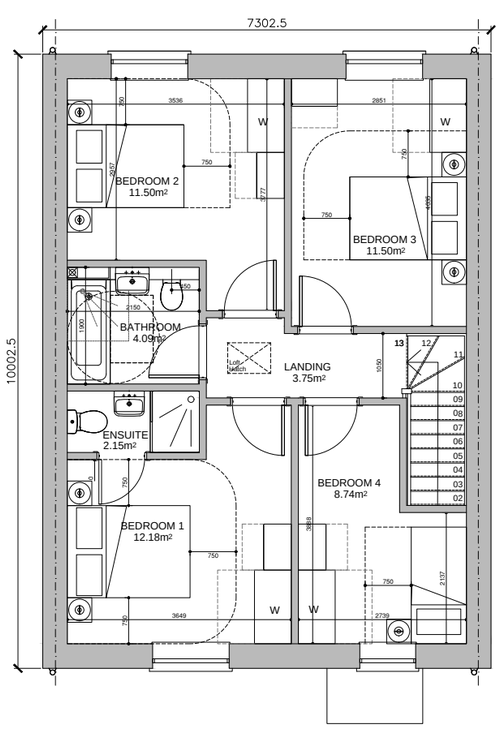
02 Side Elevation



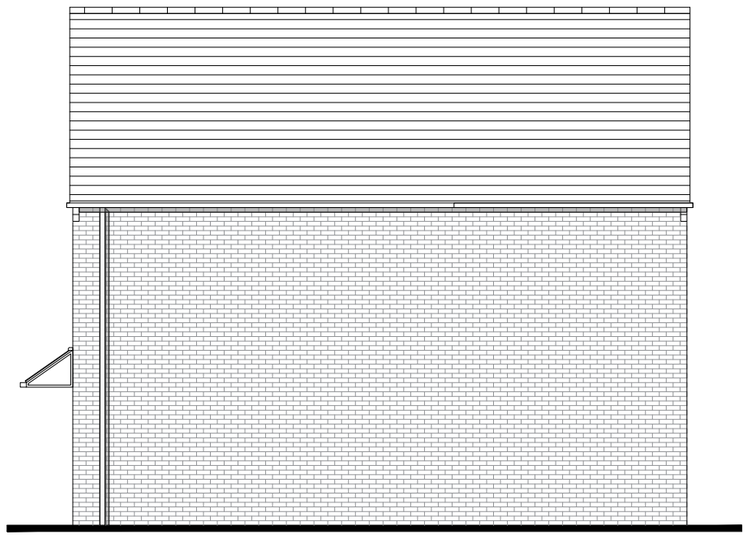
03 Rear Elevation



05 Ground Floor Plan



06 First Floor Plan



04 Side Elevation

Example House
Type: LL
Recreation Road



North-East Elevation



North-West Elevation

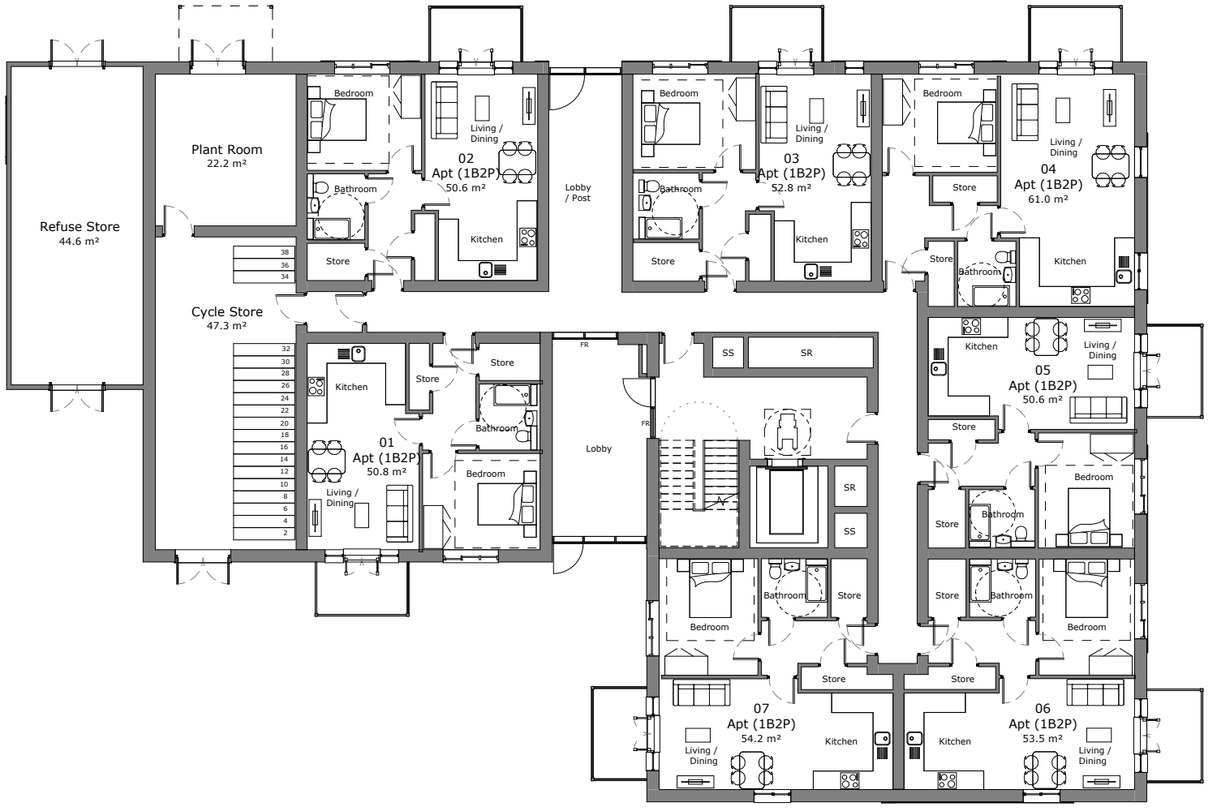


South-West Elevation

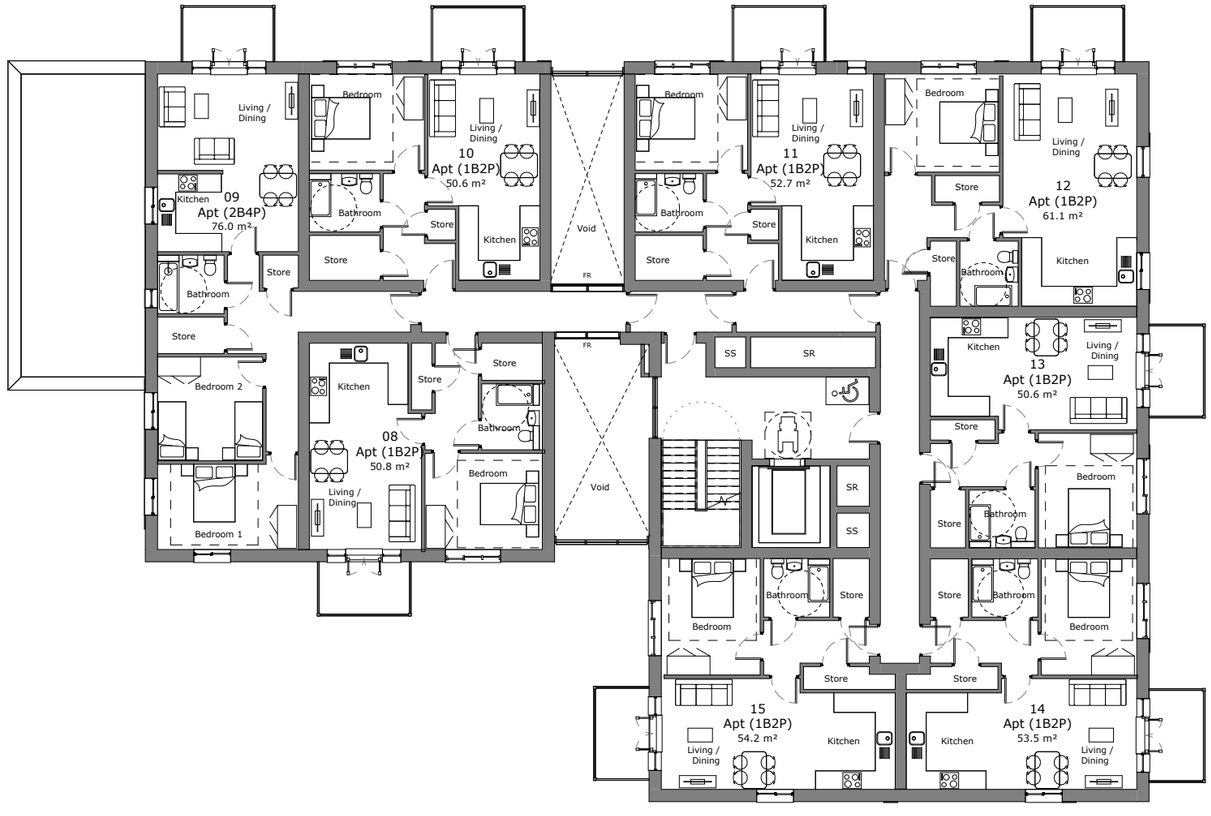


South-East Elevation

Apartment Block 1
Recreation Road



Ground Floor



First Floor

North

Apartment Block 1
Recreation Road

Artist’s Impression
Recreation Road

Chalcroft Tolls

This area provides the interface with the Chalcroft Tolls public open space, an edge of similar appearance to the opposing side at Lower Acre. The layout comprises these prevailing characteristics:

- **Density** - Mixed housing density, with a very strong frontage lining Chalcroft Tolls, prominently defining the development edge.
- **Structure** - Formal streets with a perimeter block grid sensitive to the facing Lower Acre development to the south.
- **Form & Massing** - Mostly 3-2.5 storey narrow-fronted terraced homes overlooking Chalcroft Tolls, of varied roof forms, with 2.5-2 storey terraces to the rear.

The common house types in this area include I and II, mostly narrow-fronted semi-detached and terraced houses.

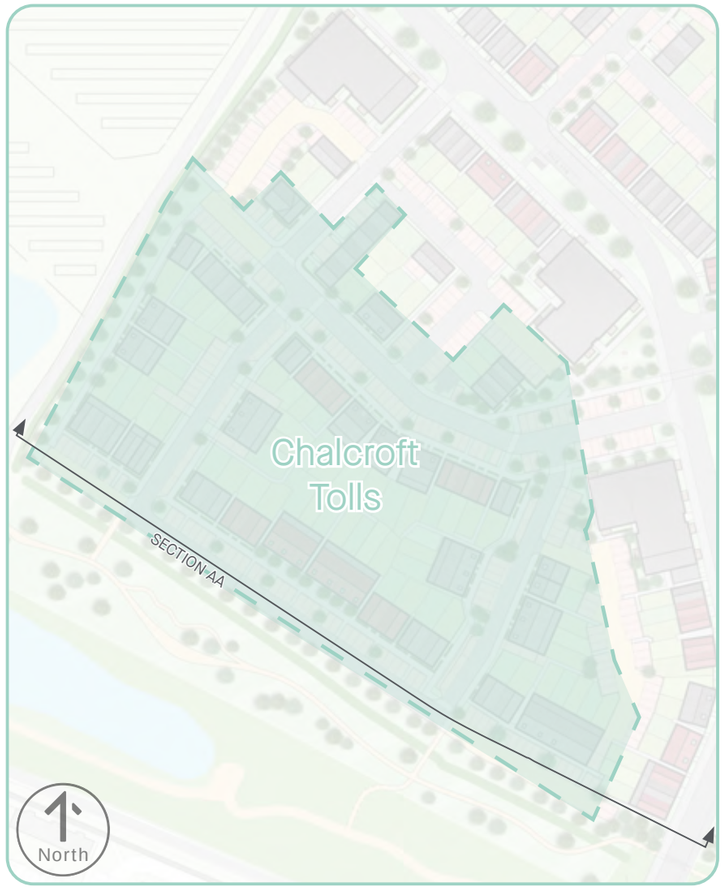
Detailing on the buildings will comprise:

- Plain fenestration with attention drawn to the main facade material, with simple window forms. Optional decorative brick banding and timber/timber/effect cladding. Cantilevered porches to entrance doors.









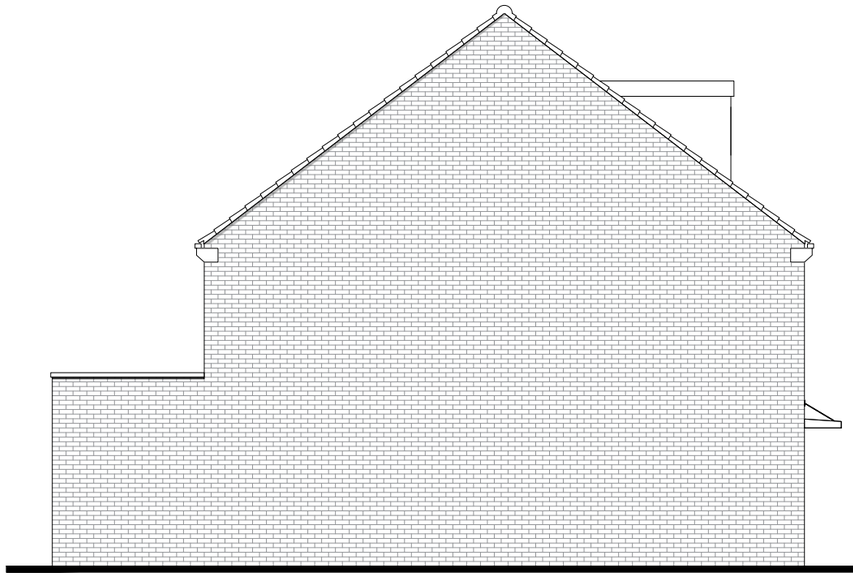
Chalcroft Tolls - Section AA



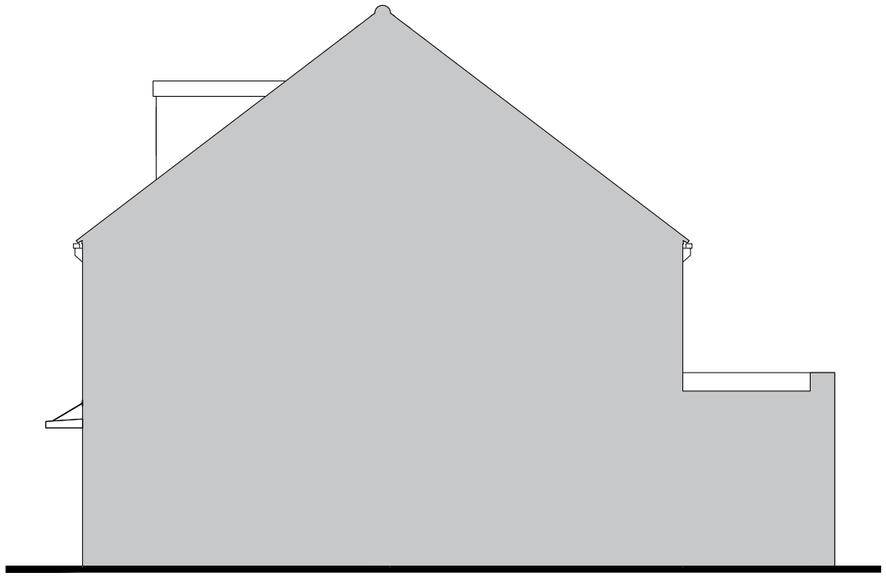




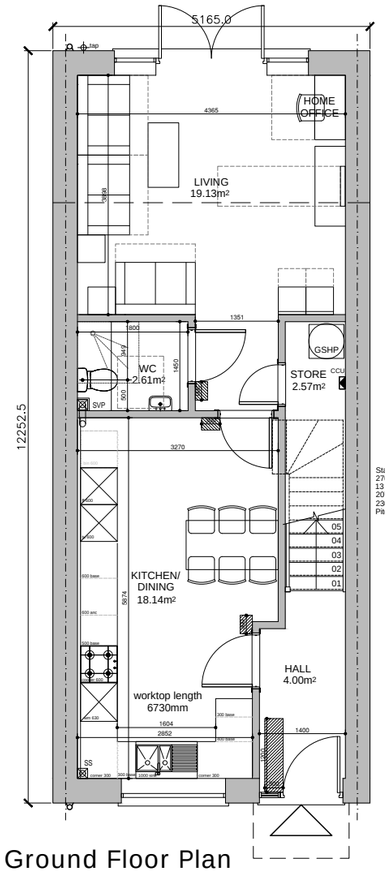
01 Front Elevation



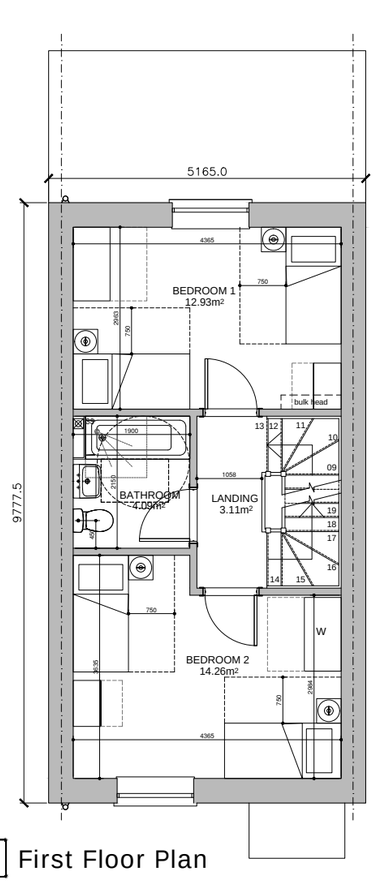
02 Side Elevation



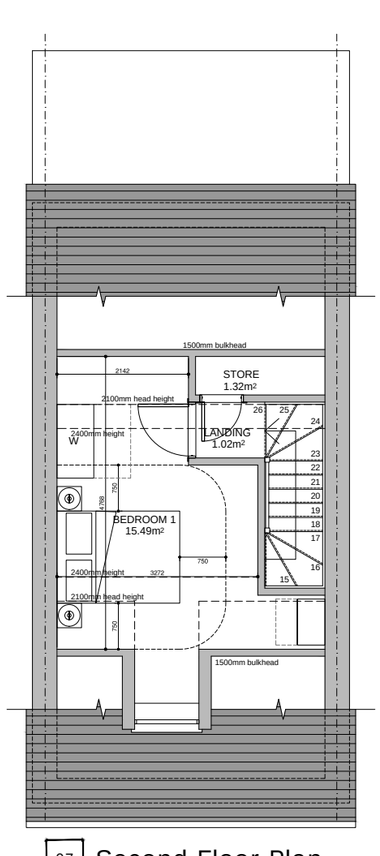
03 Side Elevation



05 Ground Floor Plan



06 First Floor Plan

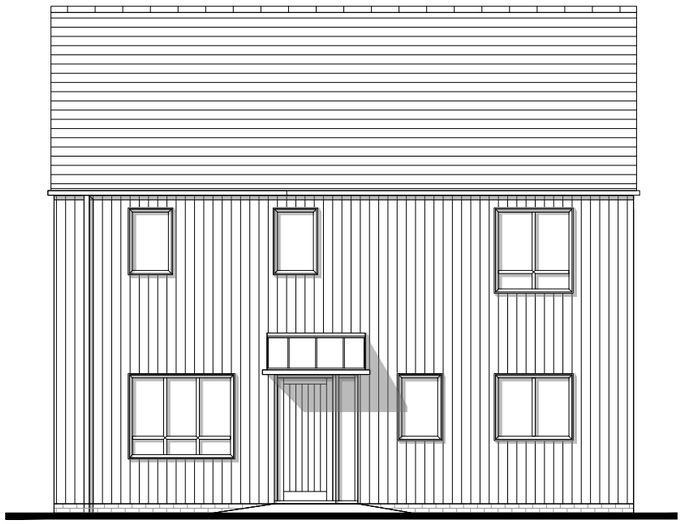


07 Second Floor Plan

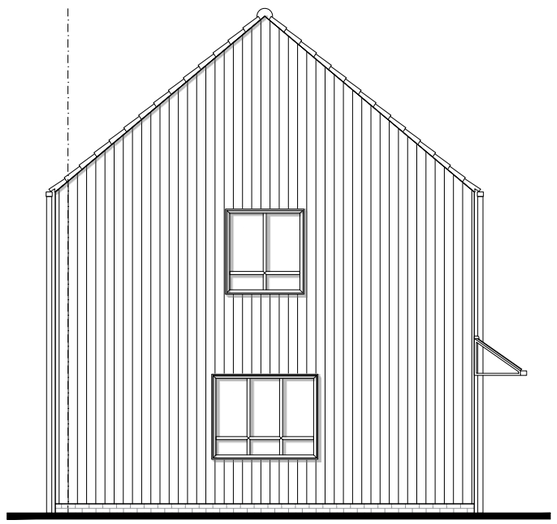


04 Rear Elevation

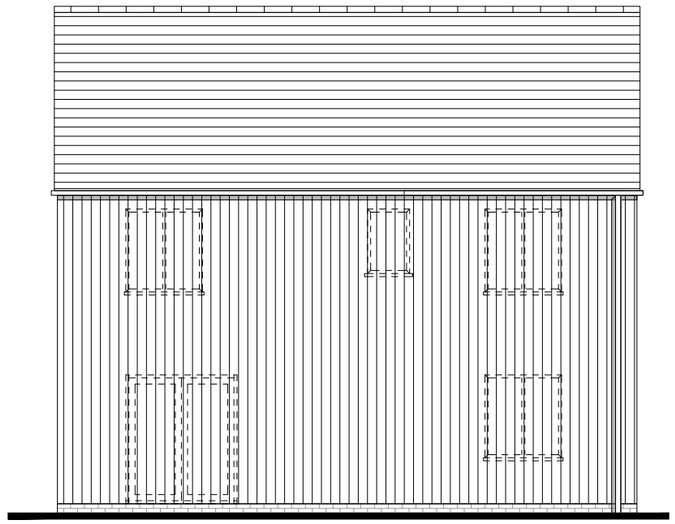
Example House
Type: I
Chalcroft Tolls



01 Front Elevation

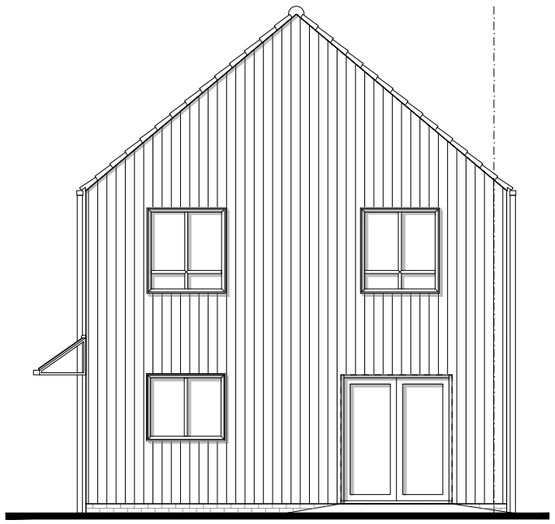


02 Side Elevation



Rear windows and detailing only to Plot: 188

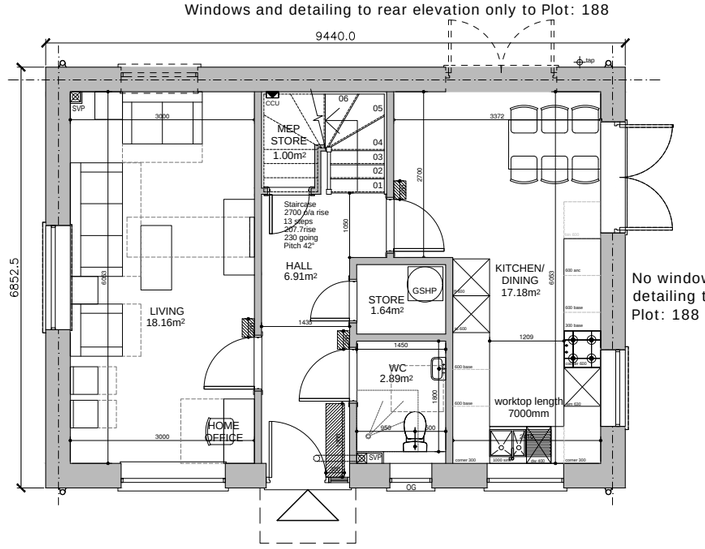
03 Rear Elevation



No windows or detailing to Plot: 188

04 Side Elevation

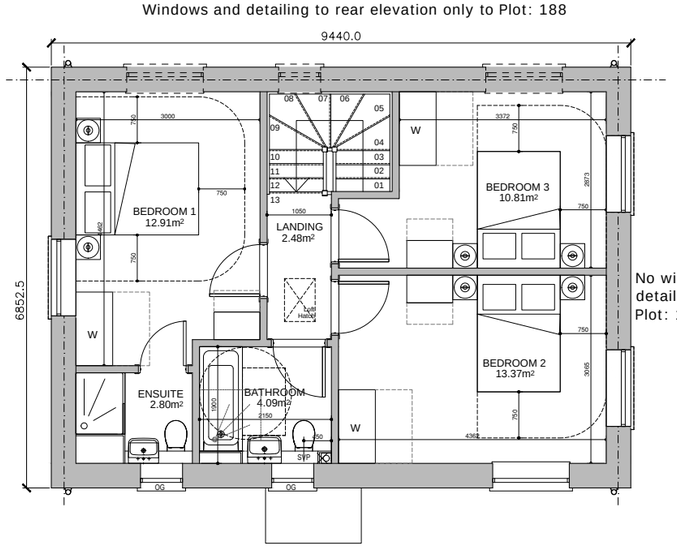
Windows and detailing to rear elevation only to Plot: 188



No windows or detailing to Plot: 188

05 Ground Floor Plan

Windows and detailing to rear elevation only to Plot: 188



No windows or detailing to Plot: 188

06 First Floor Plan

House type name: II
Occupancy: 3B6P
GIA: 104 sqm / 1119 sqft
Space standard: NDSS & M4(2)

Total Plots: 8

Plots: 379, 397, 420

Plots Handed: 188, 190, 370, 393, 410

Example House
Type: II
Chalcroft Tolls

Artist’s Impression
Chalcroft Tolls

The Village

The village is located adjacent to Burnetts Lane and seeks to retain the lane's rural character. It is also the area closest to existing built areas and takes precedent from neighbouring Barley Fields properties. The layout comprises these prevailing characteristics:

- **Density** - Medium density housing, typical of a village setting, with a mixture of strong frontages and secondary piecemeal-style courtyard development.
- **Structure** - Informal perimeter-block back-roads and private drives.
- **Form & Massing** - Varied roof forms and mostly a mixture of wide and narrow-fronted detached and semi-detached 2-storey houses.

The common house types in this area include BB and JJ, a mixture of wide and narrow-fronted homes.

Detailing on the buildings will comprise:

- Subtle fenestration with simple window repetition and proportions, brick detailing, mostly timber/ timber effect horizontal cladding, brick banding, cantilevered porches.







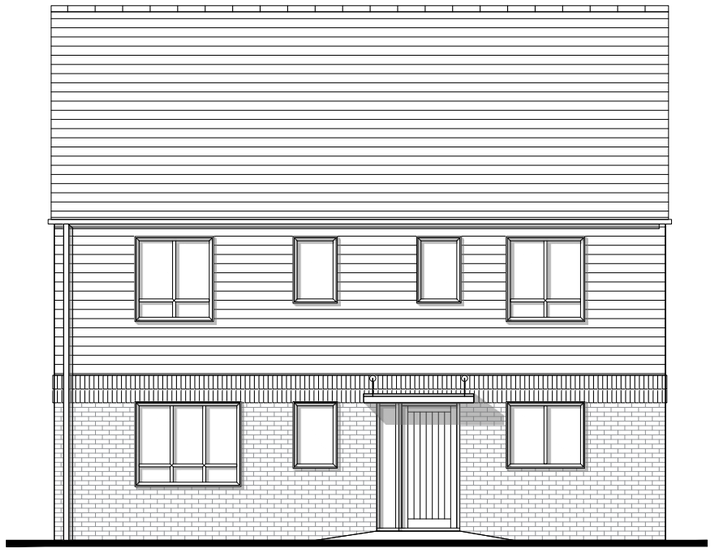


The Village - Section BB

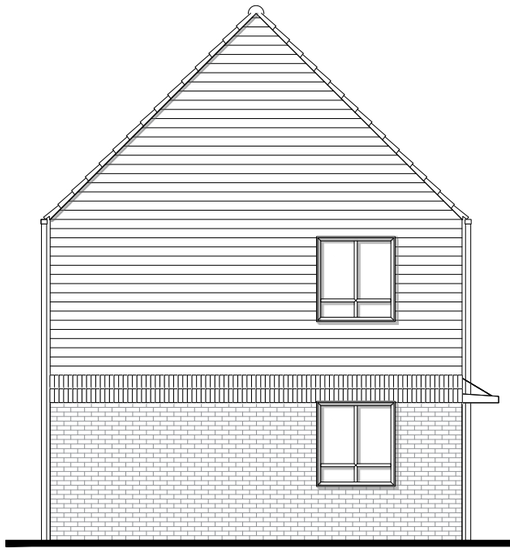






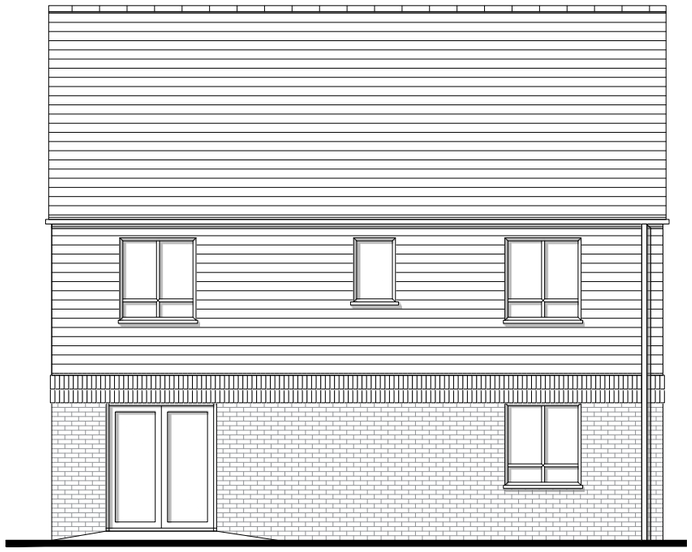


01 Front Elevation



No side windows to Plot: 242

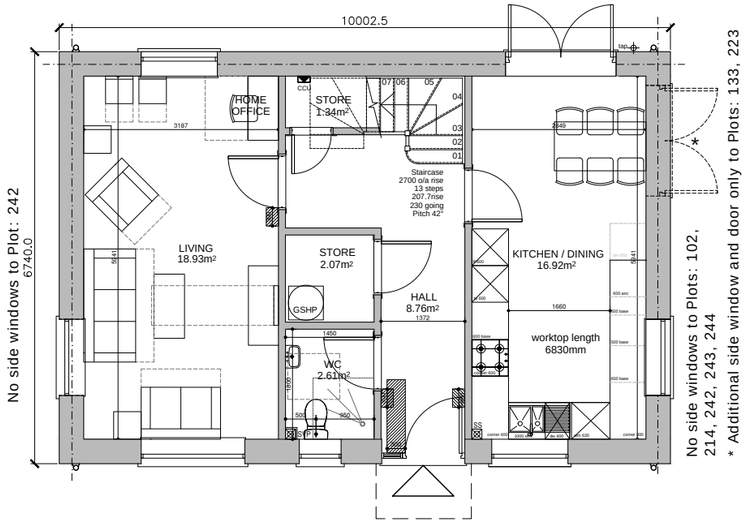
02 Side Elevation



No rear windows and doors to Plots: 133, 223

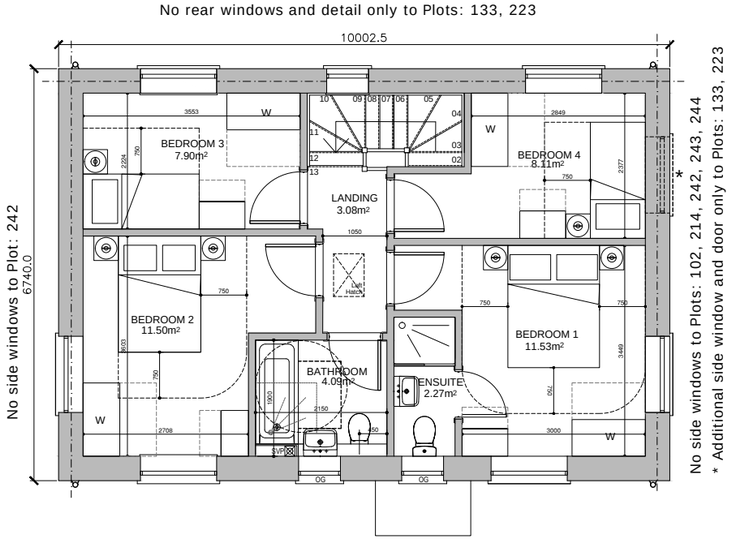
03 Rear Elevation

No rear windows and detail to Plots: 133, 223

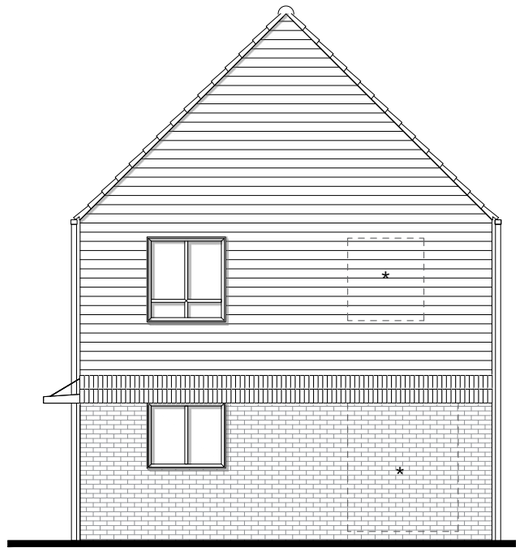


05 Ground Floor Plan

No rear windows and detail only to Plots: 133, 223



06 First Floor Plan

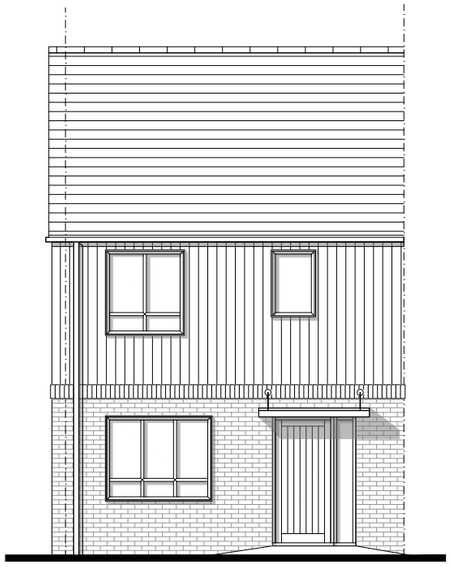


No side windows to Plots: 102, 214, 242, 243, 244

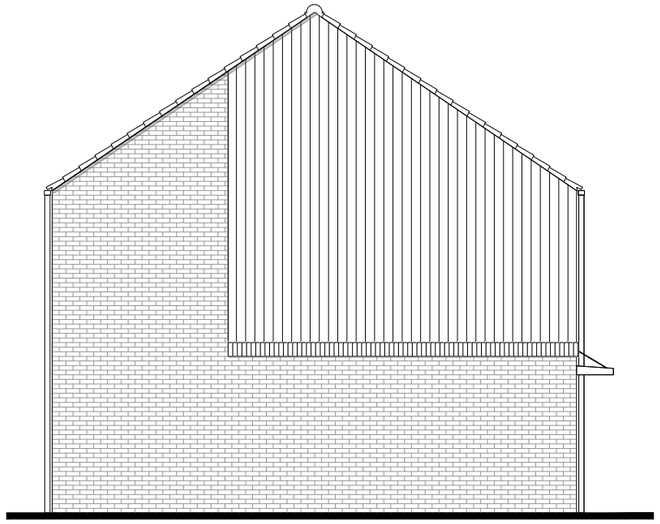
* Additional side window and door only to Plots: 133, 223

04 Side Elevation

Example House
Type: JJ
The Village



01 Front Elevation

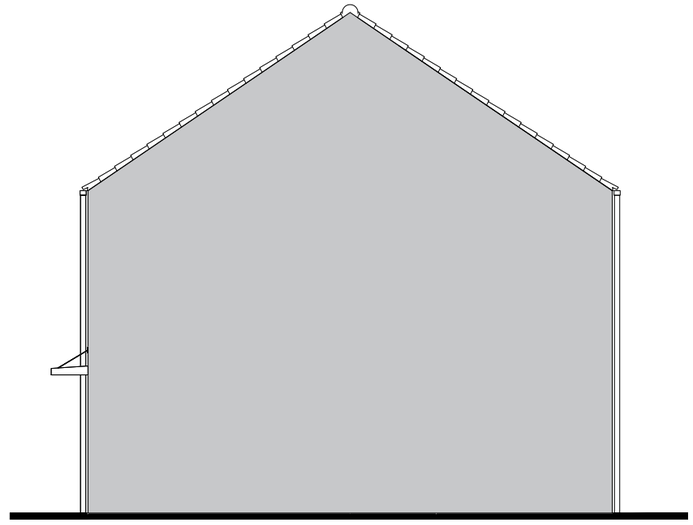


Side detail only to Plots: 61, 154, 156, 208

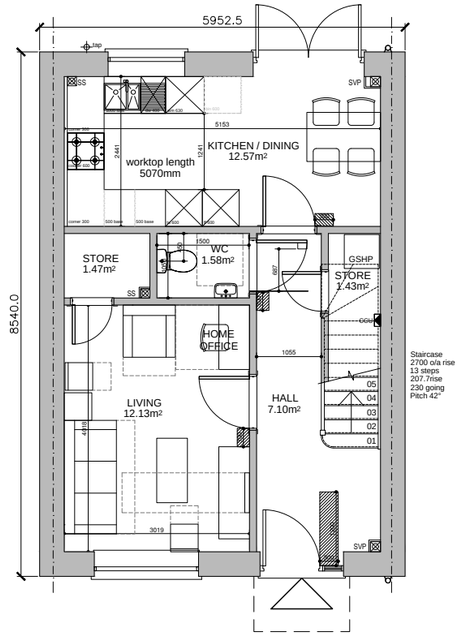
02 Side Elevation



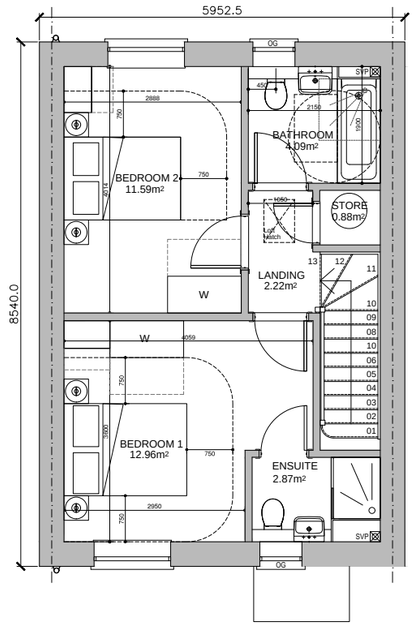
03 Rear Elevation



04 Side Elevation



05 Ground Floor Plan



06 First Floor Plan

House type name: BB
Occupancy: 2B4P
GIA: 79 sqm / 850 sqft
Space standard: NDSS & M4(2)

Total Plots: 9

Plots: 154, 156, 163, 209, 210

Plots Handed: 61, 160, 206, 208

Example House
Type: BB
The Village

Mews

The mews occupy transition areas between the prominence of Foxwood Road and the surrounding character areas. This character area provides “mews streets” - a careful hybrid of pedestrian and vehicular accessibility and shared spaces. The layout comprises these prevailing characteristics:

- **Density** - Compact housing set within mostly tertiary streets and courtyards.
- **Structure** - A structure defined by the surrounding primary streets and architecture, as these internal streets provide space for greenery, access and parking.
- **Form & Massing** - Mostly 2 & 3 Bed 2-storey semi-detached and terraced houses, varied roof-forms to complement the surrounding architecture.

The most common house type are CC and II, creating uniform rows of terraces and defining corner plots.

Detailing on the buildings will comprise:

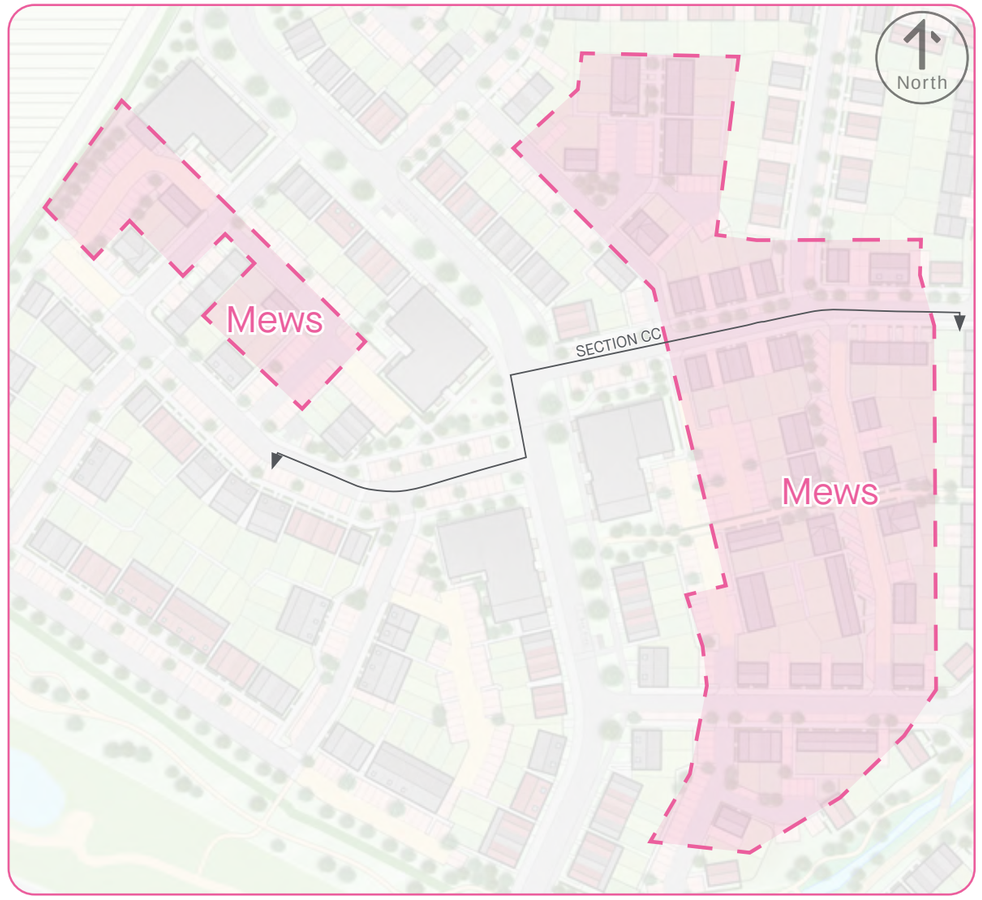
- Plain fenestration with attention drawn to the main facade material, with simple window forms. Optional decorative brick banding. Cantilevered porches to entrance doors.











Mews - Section CC

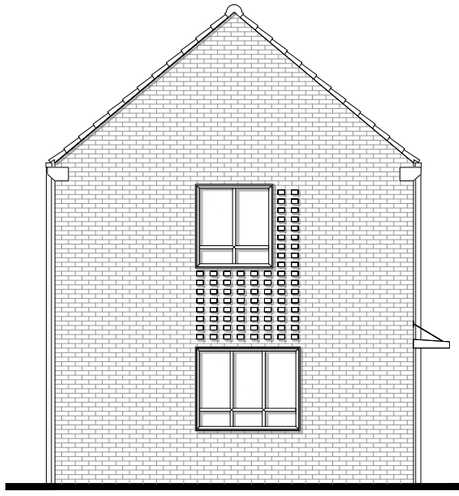






No brick detailing to Plots: 69, 164, 165, 166

01 Front Elevation



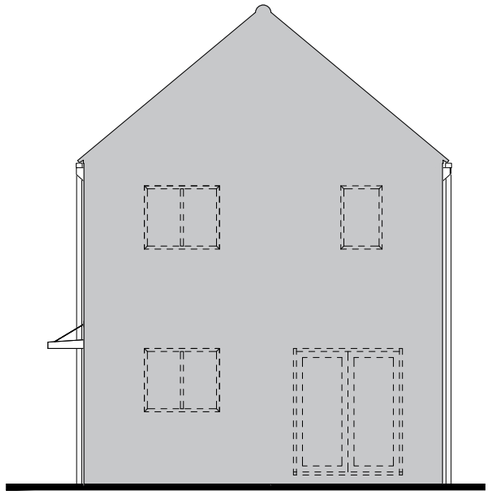
Side windows and detailing only to Plots: 276, 424
Side windows only to Plot: 69

02 Side Elevation



No openings or detailing to rear elevation to Plots: 69, 276, 424

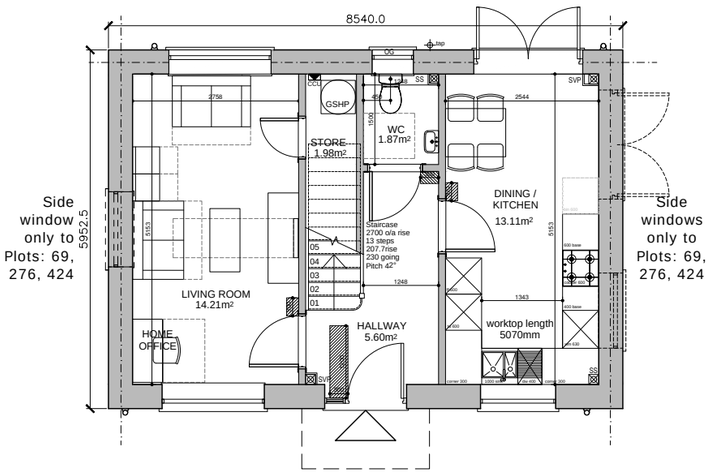
03 Rear Elevation



Side windows and detailing only to Plots: 69, 276, 424

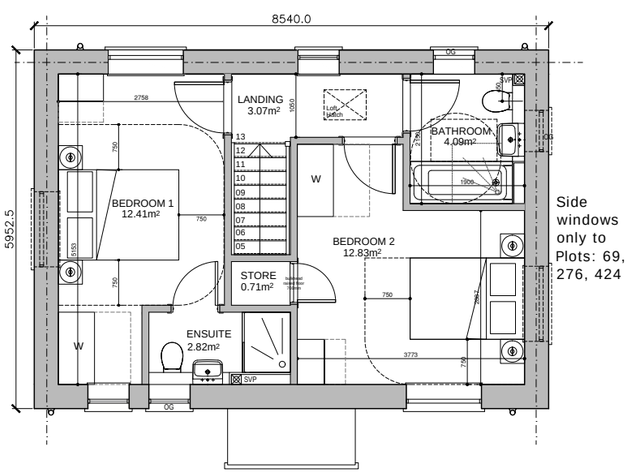
04 Side Elevation

No openings and detailing to rear elevation to Plots: 69, 276, 424



05 Ground Floor Plan

No openings and detailing to rear elevation to Plots: 69, 276, 424



06 First Floor Plan

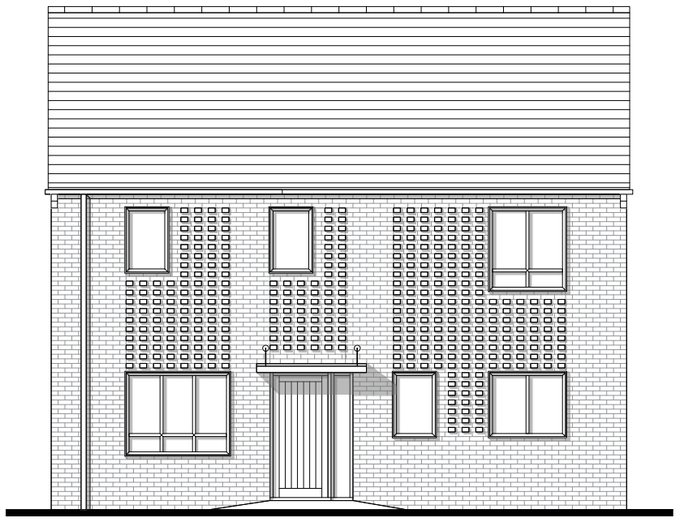
House type name: CC
Occupancy: 2B4P
GIA: 79 sqm / 850 sqft
Space standard: NDSS & M4(2)

Total Plots: 11

Plots: 95, 164, 165, 166, 184, 185, 186, 276

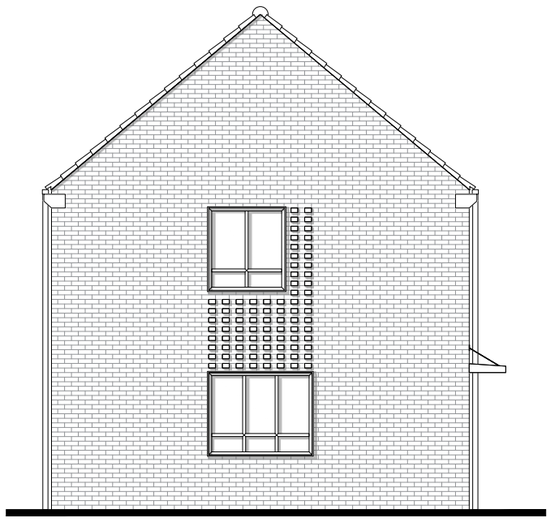
Plots Handed: 69, 94, 424

Example House
Type: CC
Mews



No brick detailing to Plots: 157

01 Front Elevation



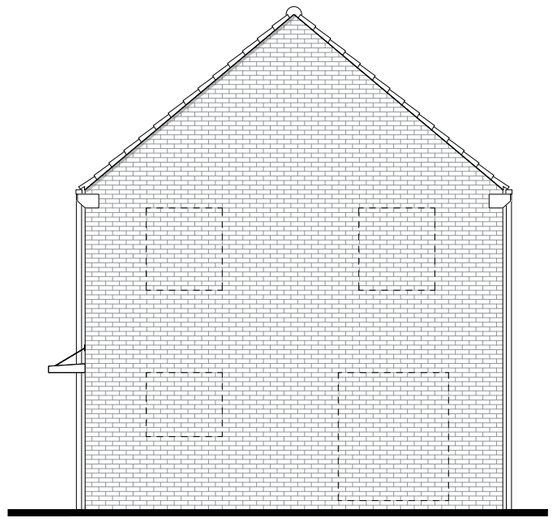
Side windows and detailing only to Plots: 151, 167, 169, 182

02 Side Elevation



Rear windows and detailing only to Plots: 151, 157, 167, 168, 169

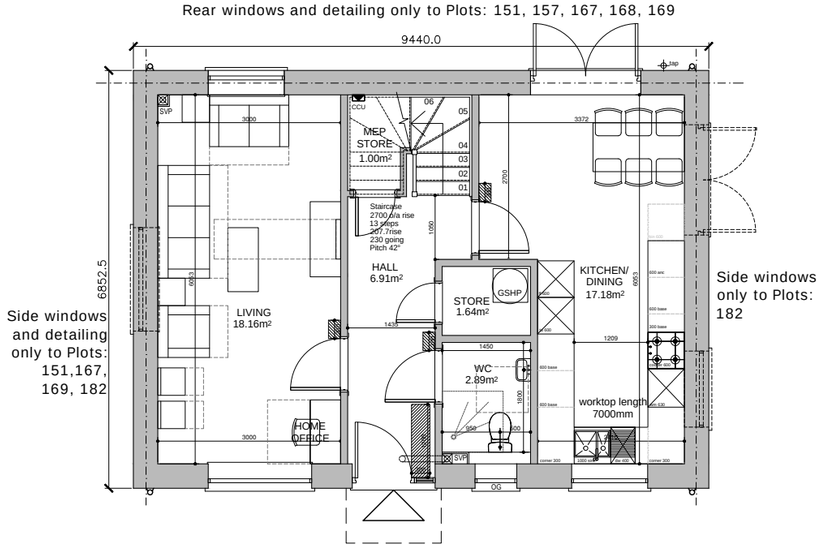
03 Rear Elevation



Side windows and detailing only to Plots: 182

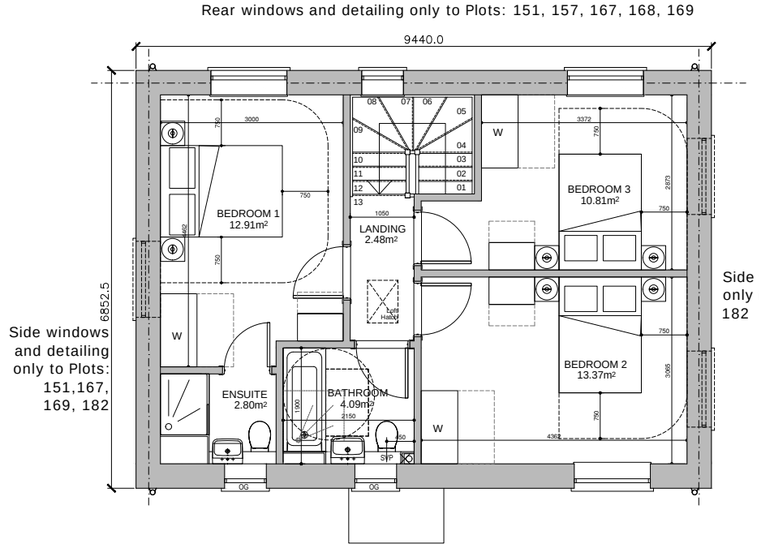
04 Side Elevation

Rear windows and detailing only to Plots: 151, 157, 167, 168, 169



05 Ground Floor Plan

Rear windows and detailing only to Plots: 151, 157, 167, 168, 169



06 First Floor Plan

House type name: II
Occupancy: 3B6P
GIA: 104 sqm / 1119 sqft
Space standard: NDSS & M4(2)

Total Plots: 6

Plots: 151, 157, 169, 182

Plots Handed: 167, 168

Example House
Type: II
Mews

Artist’s Impression
Mews

Greenway

The Greenway provides enclosure and overlooking to the Upper Acre Green Corridor. The architectural materials throughout this area seeks to reflect a rural edge setting, whilst being contemporary. The layout comprises these prevailing characteristics:

- **Density** - Medium density housing, suburban in nature, with defining frontages that respect the adjoining Green Corridor.
- **Structure** - A mixture of formal and informal setting, typical of a parkland edge. Mostly link-detached homes with private drives.
- **Form & Massing** - Mostly 2-storey narrow-fronted houses with integral garages and a few wide-fronted corner plots.

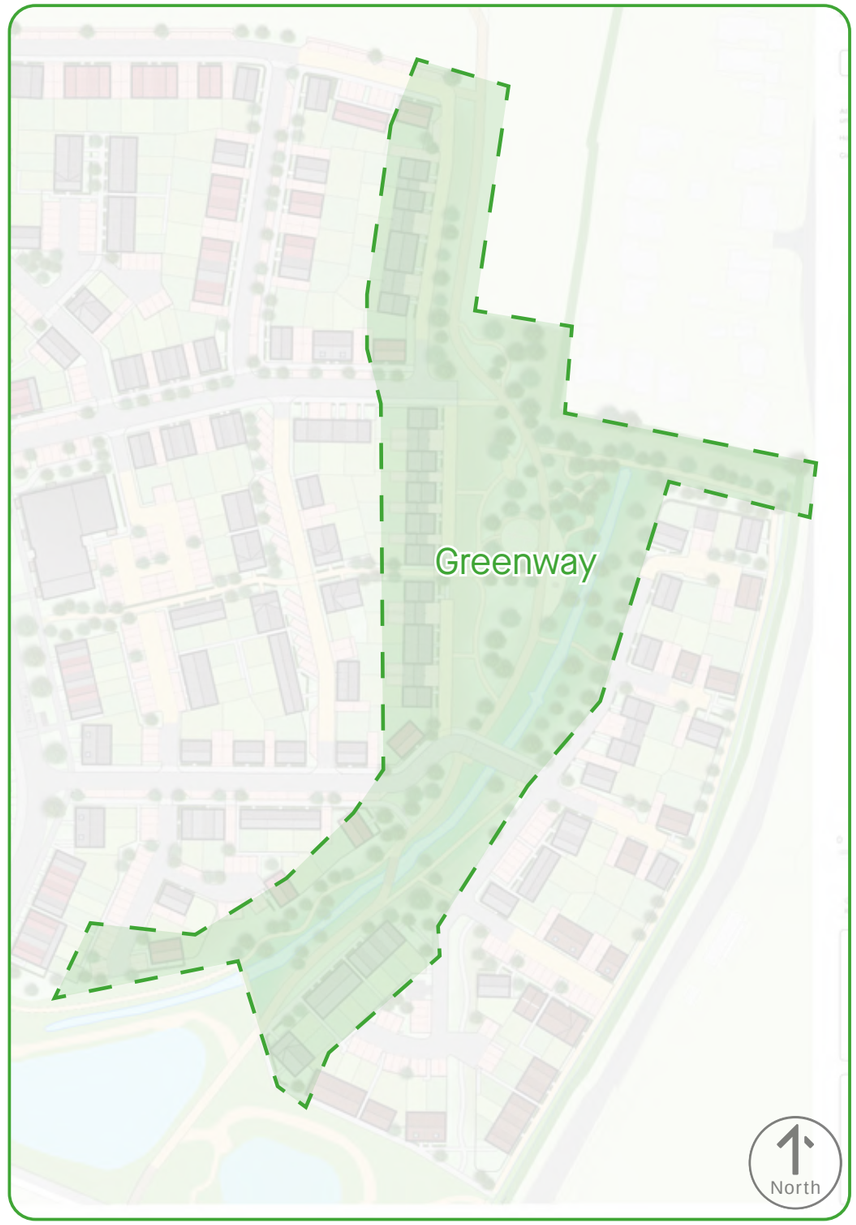
The most common house type is GG, creating a uniform row of link-detached homes overlooking the green.

Detailing on the buildings will comprise:

- A strong emphasis on timber/timber effect cladding with simply window forms and brickwork the secondary material. Some decorative brick dressing and courses. Cantilevered porches to entrance doors.

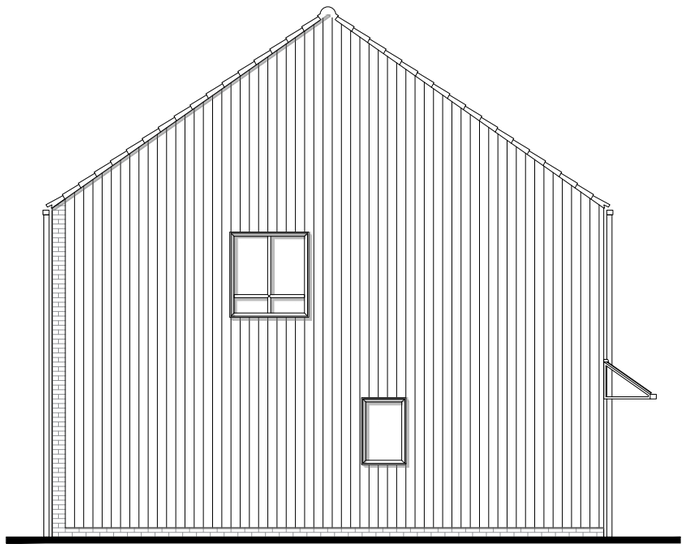








01 Front Elevation

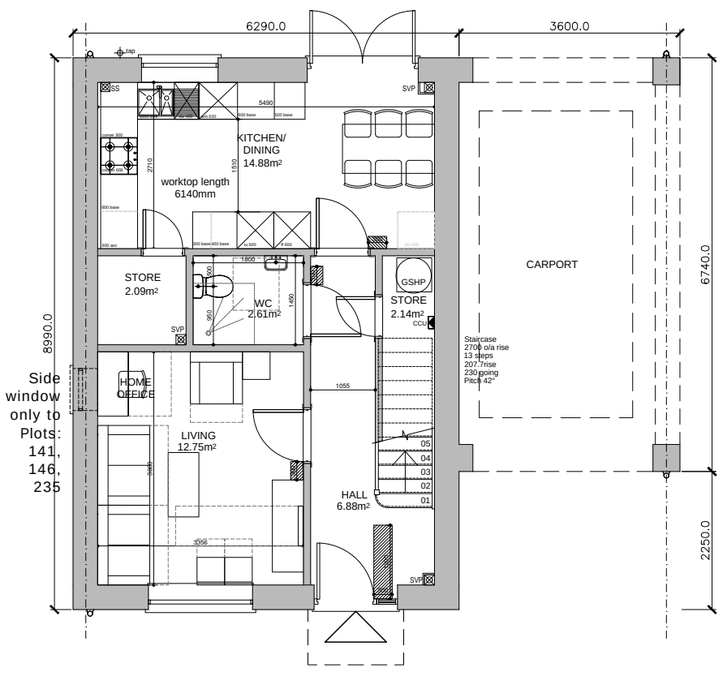


Side windows only to Plots: 141, 146, 235

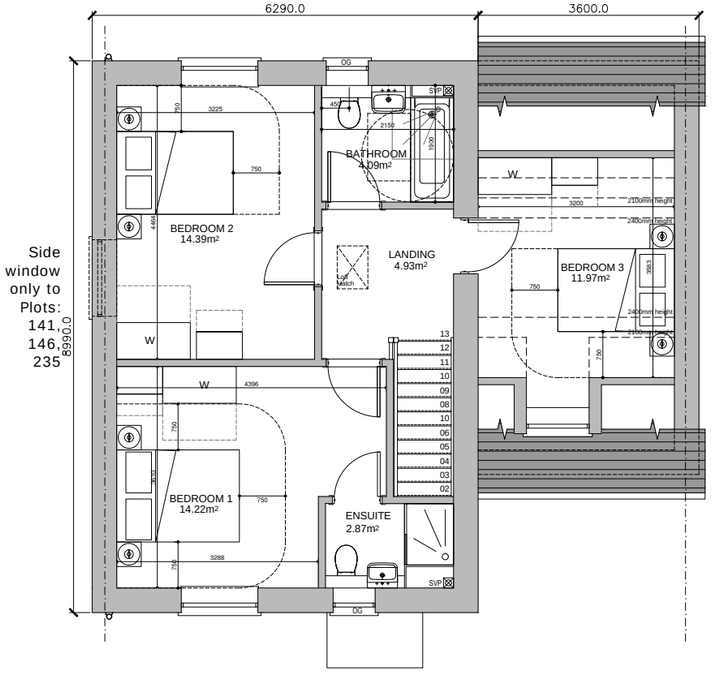
02 Side Elevation



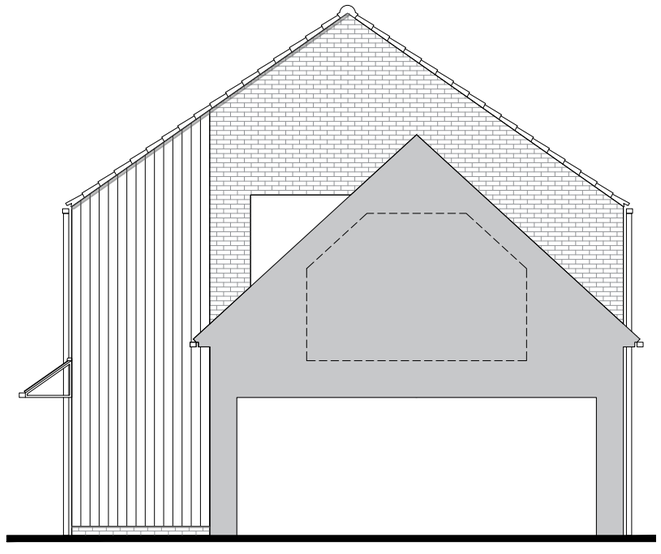
03 Rear Elevation



04 Ground Floor Plan

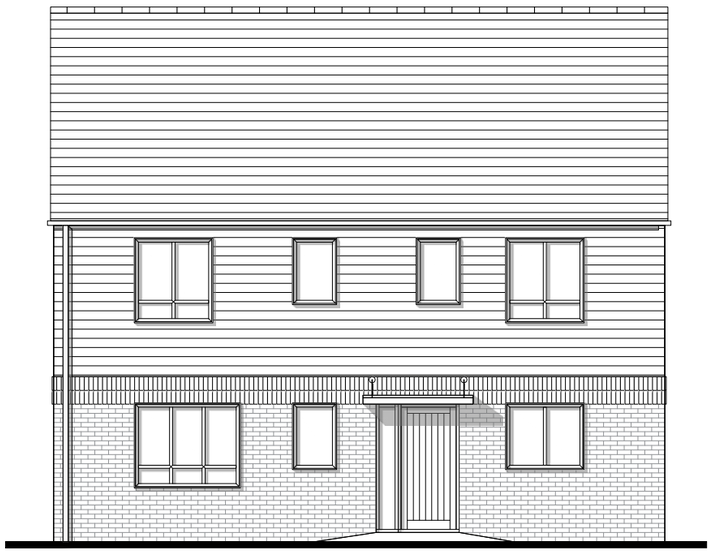


05 First Floor Plan

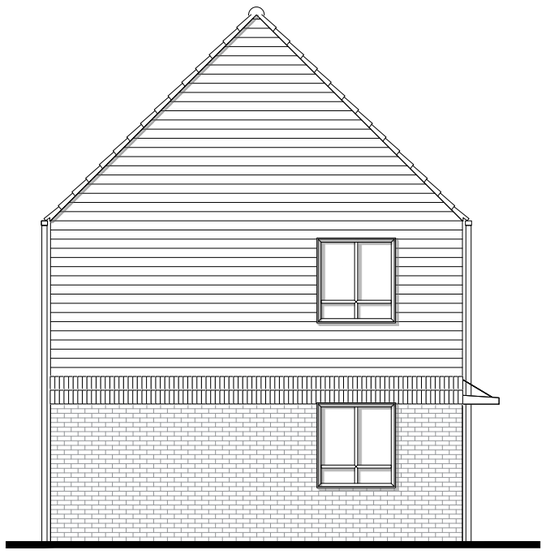


06 Side Elevation

Example House Type: GG Greenway

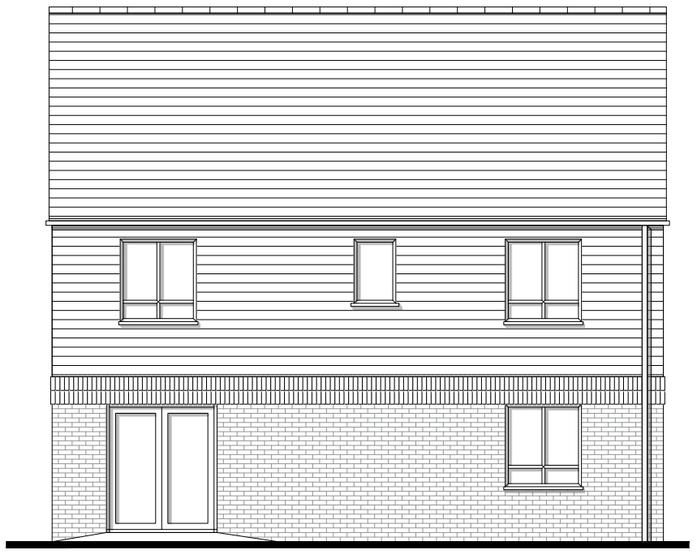


01 Front Elevation



No side windows to Plot: 242

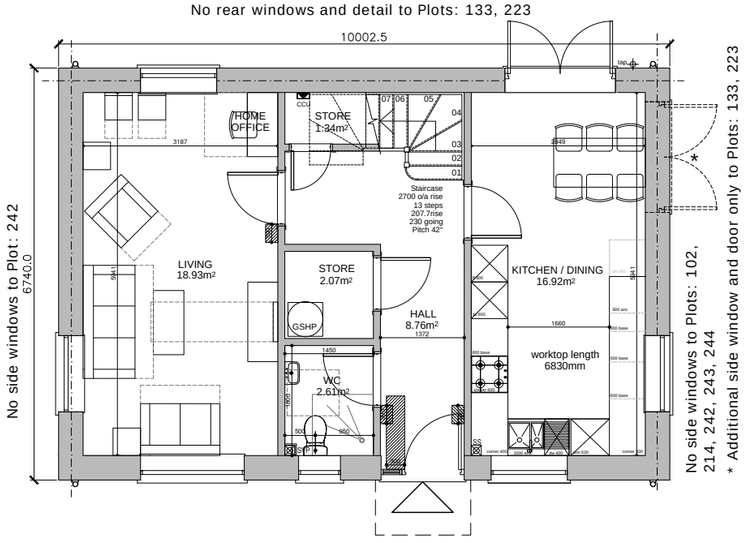
02 Side Elevation



No rear windows and doors to Plots: 133, 223

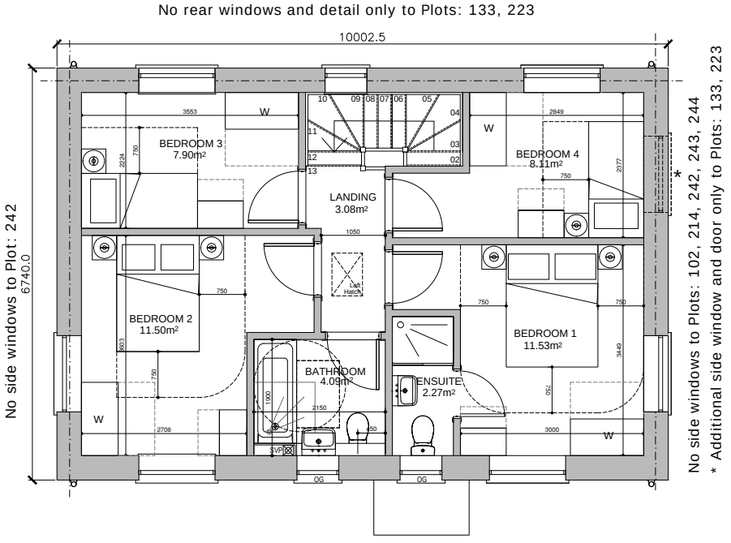
03 Rear Elevation

No rear windows and detail to Plots: 133, 223

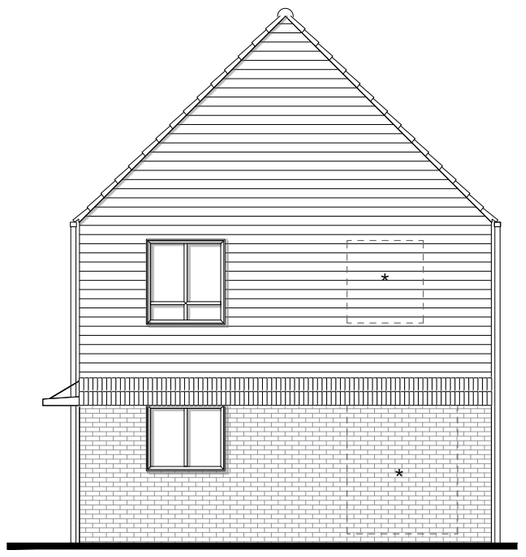


05 Ground Floor Plan

No rear windows and detail only to Plots: 133, 223



06 First Floor Plan



No side windows to Plots: 102, 214, 242, 243, 244

* Additional side window and door only to Plots: 133, 223

04 Side Elevation

Example House
Type: JJ
Greenway

Artist’s Impression
Greenway

09

Sustainability



Place

There are several measures to sustainable placemaking applied to the proposal at Upper Acre. This includes:

- Complementing the coherent, direct, safe, comfortable, and attractive cycle paths proposed as part of the wider One Horton Heath scheme and creating an array of connections to the forthcoming cycle network.
- Ensuring pedestrians are catered for on every street, creating a choice of routes through a variety of settings - encouraging walking as a choice means of travel for short distances, such as to school and convenience stores and for recreation.
- Close integration to bus routes and stops on Foxwood Road, comprising an array of convenient and direct walking routes from surrounding streets,
- Trees spread throughout the neighbourhood, offering shelter and shade to surrounding buildings and spaces - helping people to be comfortable outside during the heat or rain, throughout the seasons.
- Supporting biodiversity with the retention and creation of a variety of habitats ranging from woodland edges and grasses to wetland.
- Managing surface water run-off through an integrated sustainable drainage strategy that contributes positively to flow to downstream watercourses (avoiding added flood risk), improving water quality, adding to public amenity and contributing to biodiversity.

Buildings

In addition to promoting sustainable modes of transport the proposal includes measures to minimise energy consumption and maximise energy generation with many of these being secured at the Building Regulations stage.

New homes at Upper Acre will:

- Include no fossil fuels with regard to heating or cooking facilities;
- Provide thermally efficient homes which will also benefit from high levels of air quality and acoustic standards;
- Seek to reduce dependence on the private motor vehicle through design and through supporting the delivery of a bus service to the site;
- Utilise heat pumps to provide efficient heating systems;
- Install energy Smart Meters in all homes;
- Limit water consumption, utilising low flow-rate sanitary-ware, with a target of 100 litres per person per day;
- Install external water butts to recycle rainwater;
- Use sustainable materials with low embodied carbon where possible;
- Provide on-site waste segregation to facilitate respective collections for food waste, garden waste, glass and batteries;
- Orientate homes to, where possible, take advantage of southern solar gains and enable homes to be equipped with photovoltaic solar panels in the future;
- Include a commitment to the operation of a Car Club so that residents can choose to use a pool car rather than pursue private car ownership, whether that be for their main car or those occasions when access to a second or third car is necessary; and
- Include access to electric vehicle charging for all.

10

Conclusion



Outline Planning Permission Compliance

The proposal complies with the approved parameter plans for One Horton Heath, summarised for Upper Acre within “Approved Parameter Plans” highlighted earlier in this document. The proposed layout complies with the approved parameters including:

- **Land Use**
- **Building Heights**
- **Green Infrastructure**
- **Movement**

Commentary on how the proposal complies with the parameters is found within the “Aligning to Parameters” section of this document.

The One Horton Heath Outline Planning Permission’s Design Code includes a strategic concept plan featuring several design moves above those found within the parameter plans. Upper Acre meets the requirements of the Design Code by:

- Featuring a key frontage on Chalcroft Tolls to act as a gateway into the parcel.
- Having a sensitive edge onto Burnetts Lane, respecting its rural character and retention of the existing hedgerow.
- Aiding legibility with a pattern of secondary wayfinding points, offering the opportunities for a refinement or juxtaposition of the building form.
- Fronting onto to public open space to the north comprising sports provision and allotments.
- Whilst the scheme has moved away from providing an acre of green space towards the middle of the development, as envisioned by the concept plan, it does have over 0.5 acres of public open space in the middle adjacent to the apartments and Foxwood Road and over 2 acres of public open space within the Greenway
- Includes additional foot-cycle connections including:
  - To Lower Acre on the south-east.
  - Along the western edge of Upper Acre running north-south between two hedgerows.

Overall the proposal fully satisfies and exceeds the requirements and ambitions of the design code.

One Horton Heath Design Code Assessment

The proposal generally aligns and complies with the Design Code with some deviations. The proposal meets the codes requirement for a minimum density of 40dph and compact development, achieving this and keeping Foxwood Road and Upper Acre’s Greenway relatively free of parking has lead to design trade-off elsewhere. Deviations from the code include smaller front gardens and more concentration of parking on lower order streets than imagined from the code.

Reduced front garden lengths, and the configuration of parking has allowed the proposal to create high-quality streets and spaces, such as the Upper Acre Greenway and Foxwood Road (both relatively free of parking) and meets the Design Code’s aspiration for community placemaking of which compact development and density is a key component - maximising space efficiency and fostering a vibrant community. Whilst deviating from the code, approaches to parking and front gardens follow best practice, such as featuring complementary boundary treatments, landscaping and clusters of parking intersected by street trees.

The proposal satisfies the code and fulfils its community placemaking vision.

Quality Places Assessment

Eastleigh Borough Council's Quality Places SPD set our 17 key design principles with a checklist of questions. An assessment is carried out within a separate document that accompanies this Design & Access Statement, that sets out responses to each question and rates this between unmet and totally satisfied.

The proposal is set within the context of the Outline Planning Permission where aspects of the proposal have already been fixed, such as the number of homes, open space provision and proximity to services.

Overall the proposal satisfied all the criteria set out within Quality Spaces performing most strongly on the principles of legibility, external space, boundary structures and public open space.

Where the proposal does not totally satisfy the key design principles are on parking and the adaptability of roof spaces.

Parking configuration has been a trade off to ensure some streets such as Foxwood Road are free of parking which has concentrated in other spaces. This has been mitigated by relegating parking to rear parking courts, away from the most visible areas, and having tree planting intervene rows of parking. On balance the parking solutions at Upper Acre are the best fit for the overall composition of streets and spaces and creating a positive sense of place.

Upper Acre amounts to a high quality placemaking proposal.

Benefits

New homes at Upper Acre will provide a multitude of benefits including:

- 424 low carbon homes providing for a mix of households and sizes
- New public open space and play including the Upper Acre Green Corridor
- Biodiversity Net Gain
- Additional spending power of new residents supporting the local economy
- Providing a connected and accessible community where walking, cycling and public transport is an attractive choice
- Additional council tax receipts to help fund local services
- Opportunities, skills and training related to construction
- Improved climate resilience and enhanced biodiversity

Appendix I

One Horton Heath Design Code Assessment



One Horton Heath Design Code Assessment

The following pages sets out responses to the eight themes and their design aspirations set out within the Draft One Horton Heath Design Code. These are generally arranged to specific headings offered by the Design Code with commentary on how it meets or deviates from the Code. This is a full assessment that has been summarised in the Design & Access Statement Conclusion.

1 Context

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

- **Access** - The layout complies with the parameter plan showing an internal link road, Foxwood Road, bisecting Upper Acre with all streets distributing to residential addressed off of it.
- **Land Use** - All residential, matching extents of the developable area identified on the parameter plan with public open spaces on the fringes and through the eastern part of the layout.
- **Green Infrastructure** - The proposed layout aligns with the parameter plan, with green infrastructure on Foxwood Road, an incidental cluster around the middle as well as the green corridor through the eastern part of the layout. Each planted accordingly.
- **Building Height** - The layout does not deviate from the parameter plan with buildings of 2 storeys adjacent to Burnetts Lane and stepping up to a maximum of 4 storeys around Foxwood Road in the middle.

2 *Identity*

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

- **Strong Architecture** - Aligns to the code's ambitions for distinctive approach to materials, form and detailing, complimenting Lower Acre, set out within Design Vision within the Design & Access Statement.
- **Integrated Edges & Boundaries** - Meets the code requirements for enhanced edges and considered boundary treatments, set out within Boundary Treatments within the Design & Access Statement.
- **Connectivity & Accessibility** - Complies with the code by creating a highly permeable network of streets and spaces offering a choice of routes for walking and cycling, summarised within the "Street Types & Routes" section of this document.
- **Landscape & Natural Features** - meets the code by utilising planting and built form to compliment each other and raise environmental quality, as seen in the Proposal: Landscape section of the Design & Access Statement.
- **Focal Frontages** - aligns to the code with emphasis for frontages and priority for orientating buildings to higher order streets, such as Foxwood Road, the edges such as Burnetts Lane and public spaces such as Upper Acre Green Corridor, as seen on Frontages & Key Buildings within the Design & Access Statement.
- **Nature & Landscape** - meets the codes with frequent and easy connections to green open spaces that are well overlooked, safe and comfortable, as seen in Green Routes within the Design & Access Statement.
- **Play Space Integration** - aligned to the code with play found within Upper Acre and well connected to surroundings, shown in the Play Strategy within the Design & Access Statement.
- **Transport Routes** - aligning to the code positioning parking so that it is not found on higher order streets such as Foxwood Road and is arranged as to alleviate possible car dominance from prominent public spaces. See Parking within the Design & Access Statement.
- **Vehicle Routes** - matching the code with all vehicles directed through Foxwood Road, as seen in "Street Types & Routes".
- **Cycle & Pedestrian Routes** - matching the code with main routes on Foxwood Road and the Upper Acre Green Corridor, as seen in "Street Types & Routes".
- **Gateways & Junctions** - aligns to the code by providing safe intersections that are safe and efficient for movement.
- **Green Corridors / Spaces** - matches the code with the Upper Acre Green Corridor and edges onto green

spaces at the fringes, as seen in Green Routes within this document.

- **Natural Spaces** - supports the code by fronting onto and providing green connections to Chalcroft Tolls.
- **Play Provision** - aligns to the code by having most residents within 500m of formal play areas and 300m from informal play, shown in the Play Strategy within this document.
- **Use** - matched design code, all new homes, with 65:35 split between houses and apartments, see See Amount within the Design & Access Statement.. Apartments are located in visibly prominent locations, shown as key buildings in Frontages & Key Buildings within this document.
- **Density** - aligns to the design code with a lower density adjacent to Barley Fields with denser built forms around Foxwood Road, generally over two floors, see Aligning to Parameters within this document.
- **Tenure** - there is a mix of tenures provided at upper acre, meeting the design code. See Amount within this document.
- **Key Buildings** - are located on Foxwood Road and adjacent to public open space, aligning to the code. See Frontages & Key Buildings within this document.
- **Key Areas** - Upper Acre delivers the green corridor, identified by the code, in the east of the proposed layout.
- **Building Style & Heritage** - homes at Upper Acre employ the architectural techniques identified in the code, referencing Lower Acre and include proportion of windows across different floors and brick detailing.
- **Elevation Treatments** - following the code taller elements are designed to frame key routes and spaces. The approach is particularly pertinent to Foxwood Road character area described within this Design & Access Statement.
- **Materiality** - Upper Acre utilising a similar palette to the design code including brick, accent materials and weatherboarding, see Palette of Materials within this Design & Access Statement.

3 *Built Form*

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

- **Perimeter Block Design** - The layout endorses the code's built form principle for perimeter block design, see Public-Private Space.
- **Approach to Streets** - The layout echoes the design codes' approach to street by enclosing streets, overlooking spaces, terminating vistas with buildings, utilising corner buildings and integrating apartments within the built form. See Frontages & Key Buildings within this document.
- **Building Lines** - Aligning to the code, the layouts building lines are generally continuous and coherent, giving emphasis to higher order streets and spaces.
- **Heights & Massing** - Echoing the code, the layout arranging heights of buildings coherently, complimenting each other and the overall composition. See Aligning to Parameters within this Design & Access Statement.

4 Movement

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

The proposed layout matches the aspirations for movement and connectivity at Upper Acre, as shown in “Street Types & Routes”. This includes:

- Pedestrian-cycleway on the western edge (outside the proposal and retained public right of way) with multiple connections.
- An additional pedestrian cycleway through the green corridor in the east of the layout.
- An additional secondary pedestrian cycleway linking east-west through the middle of Upper Acre between the two north-south pedestrian cycleways.
- High degree of pedestrian permeability onto Chalcroft Tolls to the south and the Upper Acre Green Corridor.
- Additional opportunities for direct foot connections to Lower Acre across Chalcroft Tolls.
- A bus enabled route and suggested bus stops on Foxwood Road (outside the proposal) supported by a permeable street network well connected to overlooked and safe bus stops.
- Foxwood Road functions as the main vehicular access for Upper Acre.

5 *Nature*

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

Upper Acre comprises the Design Codes' green infrastructure typologies with set conditions. These are:

- **Wetlands** (south) - mostly pertains to Chalcroft Tolls, a component outside the scope of this proposal - new homes from Upper Acre front onto this area. Upper Acre meets applicable codes by:
  - Planting Character - continuing meadow planting where possible from Chalcroft Tolls, see Planting Area 3 - Upper Acre Green Corridor & Southern Wetland within the Design & Access Statement.
  - Ecological Enhancement - waterbodies outside proposal.
  - Access - multiple points of connection to boardwalks on Chalcroft Tolls.
  - Stewardship - components such as signs as part of Chalcroft Tolls, outside the Upper Acre proposal.

- **Rural Edge** (west) - met by:
  - Edge Condition - boundary hedges to houses of 1m, see Boundary Treatments within this Design & Access Statement.
  - Planting Character - requirement for meadows not applicable as there is no space with existing hedges / outside the control of this proposal.
  - Ecological Enhancement - See Integrating Ecology within this Design & Access Statement.
  - Access - See Hard Landscape within this Design & Access Statement.

- **Amenity Space** (east) - met by:
  - Edge Condition - landscape uses knee rail fence or low timber posts to frame space appropriately , see Boundary Treatments within this Design & Access Statement.
  - Planting Character - arranged as amenity landscape with tree planting, see Planting Area 3 - Upper Acre Green Corridor & Southern Wetland within this Design & Access Statement.
  - Ecological Enhancement - as detailed Integrating Ecology within this Design & Access Statement.
  - Access - catering for pedestrians and cyclists, see Proposal: Landscape section of this Design & Access Statement.

6 *Public Space*

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

Upper Acre comprises the Design Codes' public space Greens and Informal Nature Play typology, found within the Upper Acre Green Corridor. It meets their code requirements by:

- **Greens** - Upper Acre Green Corridor meets applicable codes by:
  - Setback - generally uniform but at times varied accordingly to street typology, matching the code.
  - Edge Condition - using edged high timber posts, see Boundary Treatments within this Design & Access Statement.
  - Building Line - generally continuous matching design code.
  - Pedestrian and cycle paths - are not necessarily found on the perimeter, differentiated from the code, to invite people onto the green and route the cycle path directly and comfortably through the space.
  - Parking - is not found on the green matching the code.
  - Planting Character - with part of the space for mown amenity grass allowing for multifunctional use as per the code.
  - SUDs - integrated with permeable grassland as per the code.

- **Informal & Nature Play** - Upper Acre Green Corridor play area meets applicable codes, see Play Strategy within this Design & Access Statement.

Upper Acre comprises the Design Codes' street typologies of access, community, back roads and parking courts, see "Street Types & Routes". Foxwood Road is a secondary road within the code and not part of this proposal, but is found bisecting Upper Acre. Roads meet the design code by:

- **Access Roads** - This runs east-west from either side of Foxwood Road:
  - Setbacks - does not align to the code as they exceed 2m to allow for parking to the front of homes. Parking in this way allows other streets and spaces such as Foxwood Road to be free from parking.
  - Edge Conditions - match code with verges, street trees and raised kerbs and front gardens comprise hedges (see Boundary Treatments within the Design & Access Statement).
  - Building Line - aligns to code with straight building lines.
  - Street Type - comprises a wide carriageway for vehicular movement aligned to the code.
  - Access - comprises a 2m footway and 3m foot-cycleway, on opposing sides, matching the code.
  - Parking Bays - some street segments align to the code with only parallel parking for visitor on-street parking whereas to meet parking requirements and ensure other streets are free of parking spaces have been provided in front of homes, deviating from the code.

- Planting character - includes street trees and rain gardens in the verges matching the code.

■ **Community Roads** - These provide access of the residential addresses within Upper Acre and meet the code by:
- Setback - are generally between 1-2m deviating from the code. This is the case in order to provide for compact development and offering more space to private amenity space (i.e. rear gardens).
- Edge condition - generally limited verges or planting opportunities to aid the delivery of compact development, deviating from the code. Meeting the code some homes do have low brick walls around front gardens.
- Building Lines - aligned to the code these are generally straight.
- Street Types - carriageway is generally narrower than access roads to slow speeds and make informal crossing easier - aligned to the code.
- Access - Footways 2m wide provided on one or both sides where required. No cycleway provision required. Matches the code.
- Parking - some on street visitor bays as well as parking in front of homes. This deviates from the code in order to deliver compact development.
- Planting character - some opportunities for street trees but not as much as identified by the code.

■ **Back Roads** - Are the lowest order street, mostly providing access to homes at the fringes of Upper Acre. These meet the code by:
- Setback - are generally between 1-2m deviating from the code. This is the case in order to provide for compact development and offering more space to private amenity space (i.e. rear gardens).
- Edge condition - comprise flushed kerbs from shared space and knee rail fences to front gardens - matching the code.
- Building Lines - These are irregular and broken adjacent to Burnetts Lane, aligning to the design code and complimenting its rural character. Elsewhere building lines are more formal and continuous, deviating from the code, in favour of compact development.
- Access - Shared street, matching the code.
- Parking - Generally free of on-street parking, such as around Upper Acre Green Corridor, but deviates from the code in places with parking on street or in front of homes to favour compact development.

■ **Parking Courts** - These are generally located set back from Foxwood Road keeping it free of parking. These meet the code by:
- Edge condition - Generally they do have raised kerbs and landscaping where possible. Edges are generally modest to make the most use of space and form compact development.
- Furniture - Deviating from the code courts do not feature benches as they are not intended to be social spaces.
- Access - Deviating from the code courts are generally not arranged with a footway around the edges as the code imagines. This is done in favour of shared surface courts and compact development making efficient use of land. Where appropriate foot connections are made to adjacent public spaces.
- Parking - Delivers parking as the code sets out, see Parking within the Design & Access Statement.
- Planting Character - Not as plentiful as the code imagines to make efficient use of space and avoid high concentrations of parking in and adjacent to

7 Uses

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

Upper Acre meets the design code by:

- **Efficient Use of Land** - Exceeding the 40dph minimum density set by the code at around 48dph.
- **Housing Mix & Tenure** - Aligns to the code providing a mix of house types and tenures. See Amount within the Design & Access Statement.
- **Active Frontages** - Matches the code by having all homes fronting public spaces and street with front doors and windows.

8 Homes & Buildings

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

Upper Acre meets the design code by:

- **Space Standards** - All homes meeting the Nationally Described Space Standards (NDSS) echoed by the code.
- **Accessibility** - All homes are to Part M4(1) Visitable Homes standard. Most homes Part M4(2) Adaptable. See Accessible Homes within this Design & Access Statement.
- **Comfort** - Aligning to the code all homes provide a comfortable indoor environment with good natural light, ventilation, protection from overheating, privacy and minimal noise intrusion.
- **Security** - The proposal meets the code and Secured by Design guidance set out within “Safety”. Key aspects of the code are met such as each home have ‘defensible space’ (a front garden), good natural surveillance of streets and spaces and appropriate boundary treatments.
- **Gardens** - Aligning to the code private amenity space is provided for every home.
- **House Typologies** - Aligning to the code there is a plethora of house types used to add character and variety to streets and spaces of Upper Acre. These includes types identified by the code - mews house (a Flat Over Garage / FOG), corner homes and terraces.
- **Typical Apartments** - Matching the code apartments are arranged with a central stair core and point of access.

Appendix II

Quality Places Assessment



Quality Places Assessment

The matrix on the following pages sets out responses to the checklists' questions set out within the Quality Places SPD. These questions, relating to their key design principles, are set out on the left-hand-side of the matrix with responses is set out on the right-hand-side of the matrix. This is a full assessment that has been summarised in this Design & Access Statement Conclusion.

Key Design Principle	*Checklist Question*	*Answer*
1 Access to Local Facilities and Public Transport	How far are key facilities from the site ?	One Horton Heath features a local centre just to the north of Upper Acre that will provide a mix of uses that could include convenience store, small shops, cafés, leisure, community uses and a nursery. The scheme also includes employment and a primary school allowing. The mix of uses and activities found at One Horton Heath will mean many day-to-day needs of future residents will be walkable and cyclable. The local centre and primary school is around 500m away and much of One Horton Heath and existing village within 800m.
	Are the routes to facilities safe and convenient for pedestrians and cyclists?	Streets have been designed to accommodate different users comfortably without conflict. There are dedicated walking and cycling routes north-south and east-west through Upper Acre. There layout is more permeable for pedestrians and cyclists (compared to driving), with a choice of direct routes and options to be offroad.
	How far is the site from frequent public transport stops?	Upper Acre features both north and south bound bus stops on Foxwood Road within the centre of the layout.
	Are the routes to bus stops or train stations safe and convenient for pedestrians and cyclists?	The bus stop will be well overlooked by homes and apartment buildings. The central location within the layout ensures it is convenient for future residents, all within 400m.
2 Integrating with Movement Networks	Do new routes from the site serve desire lines to nearby facilities?	Main desire lines in Upper Acre are anticipated to be north and south. There are a choice of routes orientated to serve these desire lines including direct and convenient links to public open space and the local centre.
	Do new routes from the site improve connectivity by linking to neighbouring movement networks (roads, footpaths and cycle routes)?	Upper Acre will offer safe walking and cycling routes off Burnetts Lane that itself is without walking and cycling facilities. This will offer choice for users to route safely between One Horton Heath and the existing village as much as possible.
3 Analysis of Context	Has the character of the site been analysed (both positive and negative aspects)?	The outline application and consent include context analysis and parameters have responded to the character of the site.
	Does the design maximise the existing site assets?	The site integrates the existing watercourse in the east as the Upper Acre Green Corridor located in the east of the layout.

Key Design Principle	*Checklist Question*	*Answer*
3 Analysis of Context	Does the design respond well to the site constraints?	The understanding of the site has been further updated to inform the layout and proposals, see Understanding within the Design & Access Statement. Both positive aspects, such as retaining trees and hedgerows, and negative aspects such as retained water main and easement have been successfully incorporated into spaces and streets to create a strong sense of place.
4 Residential Density	Is the density appropriate to the site context, taking account of spaciousness, footprint ratio or dwellings per hectare?	The density is appropriate to the context, near to the forthcoming local centre at One Horton Heath. The amount of new homes and the development area have been set by the outline consent, which Upper Acre aligns to.
	Is the density appropriate to the level of accessibility of the site?	Yes the density is appropriate for accessibility, as it will be directly serviced by a new bus route.
	Is land used efficiently?	The layout optimises the number of homes and the provision of public space to ensure quality and good placemaking. Throughout there is a balance of green infrastructure, public amenity, streets, private gardens and homes.
	Does the density and the design allow for all the needs of residents (such as car parking, private amenity space, street tree planting etc) to be addressed?	Car parking is generally found on or near to each plot, ensuring cars are conveniently located for each user. Gardens and private amenity space have been provided proportionate to the size and type of the house - the approach is generally to provide amenity space at least 60% the size of the home - see Meeting Space Standards within the Design & Access Statement. Street trees are generally located on higher order streets and are used between clusters of parking to improve the street scene and integrate green infrastructure.
5 Legibility	Is the development easy for visitors to find their way around?	The layout expresses a hierarchy of routes, with Foxwood Road, and clear joining side streets offering a clear suggestion and alignment to potential desire lines for visitors, such as to the local centre, school, to locate an address within Upper Acre or to find and enjoy public green space.
	Is it obvious where entrances to buildings are?	All homes have their front doors facing the street and public spaces. Apartment buildings have both a door to their parking areas, generally to the rear, and to the front on the street.
	Is the distinction between public and private areas obvious?	Homes are generally arranged in a conventional perimeter block, with public spaces and the streets outside, edged by front gardens to new homes and their boundary treatments identified in Boundary Treatments within the Design & Access Statement, with private gardens and areas internal to the block away from public spaces. This approach and considered boundary treatments mean that it will be obvious to distinguish between public and private areas.
	Does the layout and design (rather than explicit signage) make the development legible?	There is a clear street hierarchy, between Foxwood Road changing down to side streets and mews as well as spaces of different character that each address will feel individual. Key buildings, as identified within the Design Code, will additionally help to serve as way-markers when navigating Upper Acre.

Key Design Principle	*Checklist Question*	*Answer*
6 External Space	Is the design of private, shared and public external space well considered and undertaken at the earliest stage?	Homes are generally arranged in a conventional perimeter block, with public spaces and the streets outside, edged by front gardens to new homes with private gardens and areas internal to the block away from public spaces. Public and shared spaces are overlooked and enclosed by buildings and considered boundary treatments to ensure high-quality spaces.
	Are landscape plans consistent with service, engineering and building layout plans?	The landscape strategy aligns with drainage and other servicing and engineering needs at Upper Acre.
	Have appropriate management arrangements been made for all external space?	This will be subject to agreement following the consent of this Reserved Matters Application and can be conditioned as such.
	Is the landscape design appropriate to the level of maintenance expected?	While landscape design is being deigned to be robust and contextual, the granularity of planting will be geared towards the specific design of the area. The landscape design will fulfil the BNG requirements in places, so by definition may require enhanced maintenance. Final planting design will be subject to agreement following the consent of the Reserved Matters Application.
7 Boundary Structures	Is the design and layout of the fences, walls, railings, hedges etc appropriate for each situation?	Boundary treatments have been considered for their needs and situation - for instance if they are public-private or private-private. For example front gardens tend to feature a 900mm boundary indicating a change between public and private space whereas rear gardens adjacent to public spaces feature a 1800mm solid wall (compared to timber panels between each private garden). See Boundary Treatments within this Design & Access Statement.
	Are the materials and specifications for each boundary structure likely to be sufficiently robust for each situation?	Boundary treatments have been selected to be robust enough for expected traffic and wear and tear. See Boundary Treatments within this Design & Access Statement.
8 Underground Services	Are new services (foul and surface water sewers, telecoms, electricity, gas, cable tv, broadband etc.) located underground wherever possible?	All services will be found underground.
	Are service corridors located in the most appropriate locations?	All services will be found under proposed streets.
	Are proposed tree planting positions compatible with proposed or existing underground services?	Tree planting will be compatible with servicing requirements of the street. Where constrained by services tree pits will be appropriately designed to ensure the success of the tree without compromising services. Tree species have been selected appropriate to their situation on the street (such as being close to a building or not). These measures will help ensure the viability and growth of proposed street trees.
9 Public Open Space	Is the design of all public open space and the access to it safe and well overlooked?	All public open space has homes fronting to ensure they are well overlooked and front doors help create a sense of activity.
	Is all the public open well located and easy to access by its intended users?	There is a variety of public open space within and adjacent to Upper Acre. Chalcroft Tolls to the south and future sports provision with allotments to the north. The majority of streets within Upper Acre lead to public open space and in turn those spaces are part of a green network that connect to public open spaces across the scheme. See Proposal: Landscape section of this Design & Access Statement.

Key Design Principle	*Checklist Question*	*Answer*
9 Public Open Space	Is the p.o.s. designed for a range of users?	Upper Acre only features incidental and small areas of public open space. The wider One Horton Heath scheme features substantial public open space such as formal play and sports facilities. Upper Acre will directly benefit from adjacency to Chalcroft Tolls to the south and sports and allotments to the north. Public open space within the scheme will be designed for incidental use and informal play and nature play. Places to rest and places to gather have been included as part of the open space.
	Is the p.o.s. designed to avoid conflict with adjoining residents?	Public open space is overlooked and fronted by surrounding homes. These are free from conflicts with formal play areas and sports pitches. Considered boundary treatments and edge treatments to open spaces such as knee rail fences, hedges and robust planting beds will minimise conflict between informal activities and residential amenity.
10 Public Art	Will the proposed public art project add something positive to the public realm?	Public art locations have been proposed within Public Art within Design & Access Statement, to be developed by a relevant public art consultant. Final Public Art design will be subject to agreement following the consent of the Reserved Matters Application.
	Does the public art take full account of the context of the site, including the character and appearance of the area, demonstrate appropriateness in mass, scale, materials, design and siting in relation to adjoining buildings, spaces, views and natural features?	Locations of public art have been selected to maximise the views from different locations within the Upper Acre and along the movement corridors. Final Public Art design will be subject to agreement following the consent of the Reserved Matters Application.
	Will the public art be sufficiently robust for its location?	Final Public Art design will be subject to agreement following the consent of the Reserved Matters Application. Examples of suitable public art is found within Public Art within Design & Access Statement.
	Will the public art be appropriate for the level of maintenance expected?	Final Public Art design will be subject to agreement following the consent of the Reserved Matters Application.
11 Residential Amenity	Does the development respect the residential amenity of occupiers in existing development?	There are existing homes adjacent to Upper Acre found on Barley Fields. These homes are all adjacent to public open space created by the proposal and feature significant planting and the retention of existing boundary hedges and trees. All proposed homes are in excess of 20m, only one providing overlooking onto Burnetts Lane is closer though this is a side-side relationship where windows do not directly look into one another.
	Does the development respect the residential amenity of occupiers in proposed development?	Generally all new homes have a back-to-back relationship that is no less than 20m and garden depths are at least 7m. Where gardens are closer to each other this tends to be a back-to-side relationship where there is no overlooking.
	Do all new dwellings have adequate amount and quality of private amenity space?	All homes have gardens that are proportionate to their size, at least 60% of NDSS. Apartments each have balconies that are 1.8m x 3.0m (over 5m^2). In addition, most homes are within 100m of public open space.
	Does the communal space for flats provide an appropriately designed space for sitting and social interaction?	Apartments feature lobbies that can be furnished with seating to help coming and going from homes and chance social interaction.
	Is all access around the site overlooked by building occupants?	All access points to Upper Acre feature buildings, frontages and overlooking.

Key Design Principle	Checklist Question	Answer
12 Access within the Site	Is all access around the site safe and convenient to use?	The design has been subjected to a Road Safety Audit and is of such to ensure that it is safe for all modes of travel.
12 Access within the Site	Does the design and layout of the streets manage to avoid highway domination? (avoiding, excessive amounts of black top, hammerheads and excessive turning circles and sight lines)	The site has been designed in accordance with the principles contained within the Department for Transport document Manual for Streets, to allow a permeable highway network to be created along with the requirements of Hampshire County Councils Technical Guidance Notes
	Is the vehicular highway geometry designed for slow speeds?	The design speed for the estate roads is 20 miles per hour or lower.
13 Parking	Is all car parking safe, convenient and overlooked by active rooms in neighbouring buildings?	Most parking is directly overlooked by fronting homes, apart from where there is rear courtyards. Rear courtyards where possible feature homes too that front into the courtyard though this is not always the case. All rear courtyards are accessed between fronting homes. These measures ensure parking will feel safe. Parking is generally located adjacent to each plot and on exception a small distance away.
	Is all cycle parking safe, convenient and overlooked by active rooms in neighbouring buildings?	Cycle parking is found securely on plot for all homes. Apartments feature communal cycle stores that are accessed from their parking courts and overlooked by the apartments.
	Is all other vehicle parking (such as lorry parking) safe, secure and separated from the public realm?	The proposal is all residential. Large vehicles, such as for waste collection, deliveries and emergencies can be accommodated on street.
	Is the potential negative impact of large amounts (6 or more spaces) of car, van, bus or lorry parking mitigated by design? (e.g. tree planting, surface materials, smaller groups of spaces)?	Upper Acre is bisected by Foxwood Road that is a wide green street free of parking - to be of a high quality. Keeping this street free of parking has put pressure on the layout to concentrate parking elsewhere. Streets, routes and desire lines are free of parking dominance though there are some large courtyards to the rear of properties. These large courtyards keep cars 'hidden' and reduce the presence of cars on streets and public spaces. Significant parking does feature in front plot 378-413 - here every 6 spaces is broken by a street tree. Overall the street here is balanced by a strong continuous frontage of homes and parking on one side with opposing green to dilute the visual impact of cars.
14 Waste, Recycling and Cycle Storage	Is all waste and recycling storage in new development safe (away from traffic flows, well overlooked, well lit)?	All refuse storage is unobtrusive and securely located, found either in rear gardens or apartment bin stores.
	Is all cycle storage in new development safe (away from traffic flows, well overlooked, well lit)?	All cycle storage is unobtrusive and securely located, found either in rear gardens or apartment cycle stores.
	Is all waste and recycling storage in new development convenient (a minimum distance from expected users)?	All refuse collection points are located within 25m of a property boundary and collection points up to 15m away from the refuse collection route.
	Is all cycle storage in new development convenient (a minimum distance from expected users and appropriately dimensioned space for ease of access)?	Cycle storage is located privately and can be exited onto a street where it is easy to mount and ride.
15 Design of Buildings and Materials	Has the local character been identified (both positive and negative aspects)?	Character has been further assessed for the purpose of informing the appearance of new homes at Upper Acre, see Character Appraisal within the Design & Access Statement.
	Does the design (and choice of materials) respond well to the positive local character or (if absent) does it create a strong positive character of its own?	The design and material palette is informed by the character appraisal positively reinforcing a sense of place and its identity. See Design Vision within this Design & Access Statement.

Key Design Principle	*Checklist Question*	*Answer*
16 Continuity and Enclosure of Space	Does the building layout create good levels of enclosure and/or create strong building lines along the street?	Buildings prioritise fronting higher order streets and public spaces. In this way they front the most trafficked and active spaces. Building lines are generally continuous creating a strong sense of street enclosure and frontage on public spaces.
	Do all street side (and other public realm) elevations create active frontages? (with windows from active rooms and (where appropriate) balconies, roof terraces, etc)	Homes and apartments are configured to always have habitable rooms overlook the street. In addition, apartments each feature a balcony.
	Are entrances concentrated on the public sides of development?	All entrances are found street side and visible from public spaces. Rear access (often to gardens) is often partially concealed.
	Are corner plots designed to address both sides of the public realm or street?	Where a building is on the corner and there is a public facing 'side' additional windows from habitable rooms also overlook the street.
	In low density schemes does the landscape design help to create enclosure and continuity?	Not applicable.
17 Flexible Internal Space	Do the internal divisions of the buildings allow for easy and cost effective future changes to room configuration (i.e. non-load bearing walls)?	Homes are generally split with stud walls and free of internal structure allowing them to adapted in the future. Apartments follow a structural grid where internal layout of each unit could be adapted with relative ease whereas adapting and merging units would be more constrained.
	Does the residential roof design allow for easy and cost effective future habitable use?	Roof forms are simple, most homes have a gable and apartments have a flat roof. Most ridge heights generally preclude easy conversion of loft spaces into habitable space (where not proposed to be habitable). Some house types, such as House Type L do have larger loft voids. Roofs are to be built with cold roof meaning bringing the loft void into use will require re providing insulation around the converted space.
	Are residential buildings Lifetime Homes compliant?	Lifetime Homes has been superseded by Building Regulations Part M. The proposal meets the Local Plan policy for provision of Part M4(1),(2) and (3) homes. See Accessible Homes within the Design & Access Statement.
	Are spaces able to be adapted to changing needs? (e.g. wheelchair accessible)	The proposal meets the Local Plan policy for provision of Part M4(2) Accessible & Adaptable dwellings as well as Part M4(3) Wheelchair Accessible homes.
	Do buildings and spaces use materials that can be re-used or recycled?	
	Are internal residential space standards generous enough for comfortable living requirements for the number of inhabitants intended (including sufficient storage)?	All homes meet the National Described Space Standards (NDSS).

Boyle &
Summers