

ONE
HORTON
HEATH



The Folds

Covering Letter

December 2025

12th December 2025

Project/File: 332612639

Planning Portal Ref No. PP-14392826

Ms Rebecca Altman
Planning & Environment – Planning/Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Rebecca,

Reference: Reserved Matters Application - The Folds, One Horton Heath

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

Background

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

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

- ***Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestall, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);***
- ***A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);***
- ***Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);***
- ***A 3FE Primary School (Primary School Phase);***

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- ***Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);***
- ***Allotments, ecological, landscape and sustainable drainage works;***
- ***Key infrastructure and utilities provision including new roads, footpaths, bridleways and cyclepaths;***
- ***Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and***
- ***Site preparation and demolition works***

All Matters Reserved Except Access.”

This RMA relates to The Folds, shown as Phase 17 on the approved Indicative Phasing Plan (30454G/1000A).

Proposed Development

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

“Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 629 dwellings within Phase 17 (The Folds), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following Outline Planning Permission conditions:

- ***Condition 16 (Arb Assessment)***
- ***Condition 21 (Design Code Compliance)***
- ***Condition 25 (Refuse)***
- ***Condition 31 (Higher Access Standards)***
- ***Condition 32 (Internal Space Standards)***
- ***Condition 45 (Noise Assessments)***
- ***Condition 58 (Flood Mitigation)***
- ***Condition 59 (Foul Drainage)***
- ***Condition 61 (SUDs)***
- ***Condition 64 (EMMP)***
- ***Condition 67 (Landscaping)***
- ***Condition 71 (BNG)***
- ***Condition 72 (New Forest Protected Sites Mitigation)***
- ***Condition 76 (Nutrient Neutrality)***

RMA Application Submission

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

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

Reference: Reserved Matters Application: The Folds, One Horton Heath

The planning application fee of £140,901 (inclusive of £85 Planning Portal service charge) has been paid via Planning Portal.

In discussions with EBC Officers, the key application documents have been submitted via the Planning Portal, and a separate file transfer link of all RMA application documents will also be issued in order to review, validate and ultimately determine the submission.

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

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

Yours sincerely,

Stantec UK Limited

Pete Tanner
Planning Associate
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Attachment: Appendix A – Application Documents

Appendix B – Drawing List

Reference: Reserved Matters Application: The Folds, One Horton Heath

Appendix A – Application Documents

No.	Report	Author
01	Application Form	Stantec
02	Cover Letter	Stantec
03	Planning Statement	Stantec
04	Environmental Statement of Conformity	Stantec
05	Statement of Community Involvement	Eastleigh Borough Council
06	Site Location Plan	Stantec
07	RMA Red-Line Boundary	Stantec
08	Application Drawings, including - Layout - Scale - Appearance - Landscape	Re-Format
09	Design and Access Statement, including - Design Compliance Statement - Higher Access Standards / NDSS - Landscape Statement	Re-Format
10	Transport Assessment	Stantec
11	Residential Travel Plan	Stantec
12	Overarching Energy and Sustainability Strategy	Stantec
13	Energy and Sustainability Strategy Technical Addendum	Stantec
14	Noise Impact Assessment	Stantec
15	Flood Risk and Drainage Strategy	Stantec
16	Ecological Mitigation and Management Plan	Johns Associates
17	Biodiversity Net Gain Assessment	Johns Associates
18	Ecological Impact Assessment	Johns Associates
19	Arboricultural Impact Assessment and Method Statement	Tyler Grange
20	Nutrient Neutrality Study	Hilson Moran
21	Landscape and Visual Impact Assessment	Stantec
22	Mitigation to the New Forest Protected Sites	Eastleigh Borough Council
23	Public Art Statement	Eastleigh Borough Council
24	Archaeology Statement	Cotswold Archaeology
25	Preliminary Ground Investigation Report	Stantec

Reference: Reserved Matters Application: The Folds, One Horton Heath

Appendix B – Drawing List

Architectural Drawings

Site Location Plans

No.	Drawing	Rev	Author
01	Site Location Plan (ref. STA-XX-XX-DR-L-1002)	A	Stantec
02	RMA Red-Line Boundary (ref. STA-17-ZZ-DR-L-1004)	A	Stantec

Site Location Plans (*FOR INFORMATION ONLY – NOT FOR APPROVAL*)

No.	Drawing	Rev	Author
01	RM Boundaries Plan (STA-ZZ-ZZ-DR-L-1003)	I	Stantec
02	Overall Site Context Plan (STA-XX-XX-DR-L-1006)	-	

Proposed

No.	Drawing	Rev	Author
Site Wide Information			
01	Proposed Masterplan (RFT - 17 - XX - DR - A – 1000)	P01	Re-Format
02	Plot Type Index (RFT - 17 - XX - DR - A – 2000)	P01	Re-Format
General Arrangement Plans and Elevations - Houses			
03	House Grouping Type 01 (RFT - 17 - ZZ - DR - A – 2001 P01)	P01	Re-Format
04	House Grouping Type 02 (RFT - 17 - ZZ - DR - A – 2002 P01)	P01	Re-Format
05	House Grouping Type 03 (RFT - 17 - ZZ - DR - A – 2003 P01)	P01	Re-Format
06	House Grouping Type 04 (RFT - 17 - ZZ - DR - A – 2004 P01)	P01	Re-Format
07	House Grouping Type 05 (RFT - 17 - ZZ - DR - A – 2005 P01)	P01	Re-Format
08	House Grouping Type 06 (RFT - 17 - ZZ - DR - A – 2006 P01)	P01	Re-Format
09	House Grouping Type 07 (RFT - 17 - ZZ - DR - A – 2007 P01)	P01	Re-Format
10	House Grouping Type 08 (RFT - 17 - ZZ - DR - A – 2008 P01)	P01	Re-Format
11	House Grouping Type 09 (RFT - 17 - ZZ - DR - A – 2009 P01)	P01	Re-Format

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12	House Grouping Type 10 (RFT - 17 - ZZ - DR - A – 2010 P01)	P01	Re-Format
13	House Grouping Type 11 (RFT - 17 - ZZ - DR - A – 2011 P01)	P01	Re-Format
14	House Grouping Type 12 (RFT - 17 - ZZ - DR - A – 2012 P01)	P01	Re-Format
15	House Grouping Type 13 (RFT - 17 - ZZ - DR - A – 2013 P01)	P01	Re-Format
16	House Grouping Type 14 (RFT - 17 - ZZ - DR - A – 2014 P01)	P01	Re-Format
17	House Grouping Type 15 (RFT - 17 - ZZ - DR - A – 2015 P01)	P01	Re-Format
18	House Grouping Type 16 (RFT - 17 - ZZ - DR - A – 2016 P01)	P01	Re-Format
19	House Grouping Type 17 (RFT - 17 - ZZ - DR - A – 2017 P01)	P01	Re-Format
20	House Grouping Type 18 (RFT - 17 - ZZ - DR - A – 2018 P01)	P01	Re-Format
21	House Grouping Type 19 (RFT - 17 - ZZ - DR - A – 2019 P01)	P01	Re-Format
22	House Grouping Type 20 (RFT - 17 - ZZ - DR - A – 2020 P01)	P01	Re-Format
23	House Grouping Type 21 (RFT - 17 - ZZ - DR - A – 2021 P01)	P01	Re-Format
24	House Grouping Type 22 (RFT - 17 - ZZ - DR - A – 2022 P01)	P01	Re-Format
25	House Grouping Type 23 (RFT - 17 - ZZ - DR - A – 2023 P01)	P01	Re-Format
26	House Grouping Type 24 (RFT - 17 - ZZ - DR - A – 2024 P01)	P01	Re-Format
27	House Grouping Type 25 (RFT - 17 - ZZ - DR - A – 2025 P01)	P01	Re-Format
28	House Grouping Type 26 (RFT - 17 - ZZ - DR - A – 2026 P01)	P01	Re-Format
29	House Grouping Type 27 (RFT - 17 - ZZ - DR - A – 2027 P01)	P01	Re-Format
30	House Grouping Type 28 (RFT - 17 - ZZ - DR - A – 2028 P01)	P01	Re-Format
31	House Grouping Type 29 (RFT - 17 - ZZ - DR - A – 2029 P01)	P01	Re-Format
32	House Grouping Type 30 (RFT - 17 - ZZ - DR - A – 2030 P01)	P01	Re-Format
33	House Grouping Type 31 (RFT - 17 - ZZ - DR - A – 2031 P01)	P01	Re-Format
34	House Grouping Type 32 (RFT - 17 - ZZ - DR - A – 2032 P01)	P01	Re-Format
35	House Grouping Type 33 (RFT - 17 - ZZ - DR - A – 2033 P01)	P01	Re-Format
36	House Grouping Type 34 (RFT - 17 - ZZ - DR - A – 2034 P01)	P01	Re-Format
37	House Grouping Type 35 (RFT - 17 - ZZ - DR - A – 2035 P01)	P01	Re-Format
38	House Grouping Type 36 (RFT - 17 - ZZ - DR - A – 2036 P01)	P01	Re-Format

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39	House Grouping Type 37 (RFT - 17 - ZZ - DR - A – 2037 P01)	P01	Re-Format
40	House Grouping Type 38 (RFT - 17 - ZZ - DR - A – 2038 P01)	P01	Re-Format
41	House Grouping Type 39 (RFT - 17 - ZZ - DR - A – 2039 P01)	P01	Re-Format
42	House Grouping Type 40 (RFT - 17 - ZZ - DR - A – 2040 P01)	P01	Re-Format
43	House Grouping Type 41 (RFT - 17 - ZZ - DR - A – 2041 P01)	P01	Re-Format
44	House Grouping Type 42 (RFT - 17 - ZZ - DR - A – 2042 P01)	P01	Re-Format
45	House Grouping Type 43 (RFT - 17 - ZZ - DR - A – 2043 P01)	P01	Re-Format
46	House Grouping Type 44 (RFT - 17 - ZZ - DR - A – 2044 P01)	P01	Re-Format
47	House Grouping Type 45 (RFT - 17 - ZZ - DR - A – 2045 P01)	P01	Re-Format
48	House Grouping Type 46 (RFT - 17 - ZZ - DR - A – 2046 P01)	P01	Re-Format
49	House Grouping Type 47 (RFT - 17 - ZZ - DR - A – 2047 P01)	P01	Re-Format
50	House Grouping Type 49 (RFT - 17 - ZZ - DR - A – 2049 P01)	P01	Re-Format
51	House Grouping Type 50 (RFT - 17 - ZZ - DR - A – 2050 P01)	P01	Re-Format
52	House Grouping Type 51 (RFT - 17 - ZZ - DR - A – 2051 P01)	P01	Re-Format
53	House Grouping Type 53 (RFT - 17 - ZZ - DR - A – 2053 P01)	P01	Re-Format
54	House Grouping Type 54 (RFT - 17 - ZZ - DR - A – 2054 P01)	P01	Re-Format
55	House Grouping Type 55 (RFT - 17 - ZZ - DR - A – 2055 P01)	P01	Re-Format
56	House Grouping Type 56 (RFT - 17 - ZZ - DR - A – 2056 P01)	P01	Re-Format
57	House Grouping Type 57 (RFT - 17 - ZZ - DR - A – 2057 P01)	P01	Re-Format
58	House Grouping Type 58 (RFT - 17 - ZZ - DR - A – 2058 P01)	P01	Re-Format
59	House Grouping Type 60 (RFT - 17 - ZZ - DR - A – 2060 P01)	P01	Re-Format
60	House Grouping Type 61 (RFT - 17 - ZZ - DR - A – 2061 P01)	P01	Re-Format
61	House Grouping Type 62 (RFT - 17 - ZZ - DR - A – 2062 P01)	P01	Re-Format
62	House Grouping Type 63 (RFT - 17 - ZZ - DR - A – 2063 P01)	P01	Re-Format
63	House Grouping Type 64 (RFT - 17 - ZZ - DR - A – 2064 P01)	P01	Re-Format
64	House Grouping Type 65 (RFT - 17 - ZZ - DR - A – 2065 P01)	P01	Re-Format
65	House Grouping Type 66 (RFT - 17 - ZZ - DR - A – 2066 P01)	P01	Re-Format

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66	House Grouping Type 67 (RFT - 17 - ZZ - DR - A – 2067 P01)	P01	Re-Format
67	House Grouping Type 68 (RFT - 17 - ZZ - DR - A – 2068 P01)	P01	Re-Format
68	House Grouping Type 69 (RFT - 17 - ZZ - DR - A – 2069 P01)	P01	Re-Format
69	House Grouping Type 70 (RFT - 17 - ZZ - DR - A – 2070 P01)	P01	Re-Format
70	House Grouping Type 71 (RFT - 17 - ZZ - DR - A – 2071 P01)	P01	Re-Format
71	House Grouping Type 72 (RFT - 17 - ZZ - DR - A – 2072 P01)	P01	Re-Format
72	House Grouping Type 73 (RFT - 17 - ZZ - DR - A – 2073 P01)	P01	Re-Format
73	House Grouping Type 74 (RFT - 17 - ZZ - DR - A – 2074 P01)	P01	Re-Format
74	House Grouping Type 76 (RFT - 17 - ZZ - DR - A – 2076 P01)	P01	Re-Format
75	House Grouping Type 77 (RFT - 17 - ZZ - DR - A – 2077 P01)	P01	Re-Format
76	House Grouping Type 78 (RFT - 17 - ZZ - DR - A – 2078 P01)	P01	Re-Format
77	House Grouping Type 81 (RFT - 17 - ZZ - DR - A – 2081 P01)	P01	Re-Format
78	House Grouping Type 82 (RFT - 17 - ZZ - DR - A – 2082 P01)	P01	Re-Format
79	House Grouping Type 83 (RFT - 17 - ZZ - DR - A – 2083 P01)	P01	Re-Format
80	House Grouping Type 84 (RFT - 17 - ZZ - DR - A – 2084 P01)	P01	Re-Format
81	House Grouping Type 86 (RFT - 17 - ZZ - DR - A – 2086 P01)	P01	Re-Format
82	House Grouping Type 87 (RFT - 17 - ZZ - DR - A – 2087 P01)	P01	Re-Format
83	House Grouping Type 89 (RFT - 17 - ZZ - DR - A – 2089 P01)	P01	Re-Format
84	House Grouping Type 90 RFT - 17 - ZZ - DR - A – 2090 P01)	P01	Re-Format
85	House Grouping Type 91 (RFT - 17 - ZZ - DR - A – 2091 P01)	P01	Re-Format
General Arrangement Plans and Elevations - Apartments			
86	Apartment Block A - Proposed Floor Plans (RFT - 17 - 01 - DR - A – 2101)	P01	Re-Format
87	Apartment Block A - Proposed Elevations (RFT - 17 - 01 - DR - A – 3101)	P01	Re-Format
88	Apartment Block B - Proposed Floor Plans (RFT - 17 - 02 - DR - A – 2102)	P01	Re-Format
89	Apartment Block B - Proposed Elevations (RFT - 17 - 02 - DR - A – 3102)	P01	Re-Format
90	Apartment Block C - Proposed Floor Plans (RFT - 17 - 03 - DR - A – 2103)	P01	Re-Format

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91	Apartment Block C - Proposed Elevations (RFT - 17 - 03 - DR - A – 3103)	P01	Re-Format
92	Apartment Block D - Proposed Floor Plans (RFT - 17 - 04 - DR - A – 2104)	P01	Re-Format
93	Apartment Block D - Proposed Elevations (RFT - 17 - 04 - DR - A – 3104)	P01	Re-Format
94	Apartment Block E - Proposed Floor Plans (RFT - 17 - 03 - DR - A – 2105)	P01	Re-Format
95	Apartment Block E - Proposed Elevations (RFT - 17 - 03 - DR - A – 3105)	P01	Re-Format
96	Apartment Block F - Proposed Floor Plans (RFT - 17 - 06 - DR - A – 2106)	P01	Re-Format
97	Apartment Block F - Proposed Elevations (RFT - 17 - 06 - DR - A – 3106)	P01	Re-Format
98	Apartment Block G - Proposed Floor Plans (RFT - 17 - 07 - DR - A – 2107)	P01	Re-Format
99	Apartment Block G - Proposed Elevations (RFT - 17 - 07 - DR - A – 3107)	P01	Re-Format
100	Apartment Block H - Proposed Floor Plans (RFT - 17 - 07 - DR - A – 2108)	P01	Re-Format
101	Apartment Block H - Proposed Elevations (RFT - 17 - 07 - DR - A – 3108)	P01	Re-Format
102	Apartment Block I - Proposed Floor Plans (RFT - 17 - 08 - DR - A – 2109)	P01	Re-Format
103	Apartment Block I - Proposed Elevations (RFT - 17 - 07 - DR - A – 3109)	P01	Re-Format
104	Apartment Block J - Proposed Floor Plans (RFT - 17 - 08 - DR - A – 2110)	P01	Re-Format
105	Apartment Block J - Proposed Elevations (RFT - 17 - 07 - DR - A – 3110)	P01	Re-Format
106	Apartment Block K - Proposed Floor Plans (RFT - 17 - 16 - DR - A – 2111)	P01	Re-Format
107	Apartment Block K - Proposed Elevations (RFT - 17 - 07 - DR - A – 3111)	P01	Re-Format
General Arrangement Plans and Elevations - Ancillary Buildings			
108	Bin Store Plans and Elevations (RFT - 17 - ZZ - DR - A – 2201 P01)	P01	Re-Format
109	Sub Station Plans and Elevations (RFT - 17 - ZZ - DR - A – 2202 P01)	P01	Re-Format

Note: House Grouping Types 48, 52, 59, 75, 79, 80, 85 and 88 are intentionally omitted

Reference: Reserved Matters Application: The Folds, One Horton Heath

Landscape Drawings

No.	Drawing	Revision	Author
01	Landscape General Arrangement: The Folds (STA-17-ZZ-DR-L-2001)	A	Stantec
02	Hard Landscape: The Folds (STA-17-ZZ-DR-L-2101)	A	Stantec
03	Landscape Boundary Treatments: The Folds (STA-17-ZZ-DR-L-2201)	A	Stantec
04	Tree Planting Plan: The Folds (STA-17-ZZ-DR-L-2300)	A	Stantec
05	Tree Planting Plan: The Folds Plant Schedule (STA-17-ZZ-DR-L-2301)	A	Stantec
06	Planting Plan: The Folds Overview Plan (STA-17-ZZ-DR-L-2400)	A	Stantec
07	Planting Plan: Overview Plan Character Area 1 (STA-17-ZZ-DR-L-2401)	A	Stantec
08	Planting Plan: Overview Plan Character Area 2 (STA-17-ZZ-DR-L-2402)	A	Stantec
09	Planting Plan: Overview Plan Character Area 3 (STA-17-ZZ-DR-L-2403)	A	Stantec
10	Planting Plan: Overview Plan Character Area 6 (STA-17-ZZ-DR-L-2404)	A	Stantec
11	Planting Plan: The Folds Plant Schedule (STA-17-ZZ-DR-L-2410)	A	Stantec
12	Planting Plan: The Folds Detail Area Sheet 1 (STA-17-ZZ-DR-L-2411)	A	Stantec
13	Planting Plan: The Folds Detail Area Sheet 2 (STA-17-ZZ-DR-L-2412)	A	Stantec
14	Planting Plan: The Folds Detail Area Sheet 3 (STA-17-ZZ-DR-L-2413)	A	Stantec
15	Planting Plan: The Folds Detail Area Sheet 4 (STA-17-ZZ-DR-L-2414)	A	Stantec
16	Planting Plan: The Folds Detail Area Sheet 5 (STA-17-ZZ-DR-L-2415)	A	Stantec
17	Planting Plan: The Folds Detail Area Sheet 6 (STA-17-ZZ-DR-L-2416)	A	Stantec