

An architectural rendering of a modern residential street. The scene shows a wide, paved road with a central green space filled with various plants and flowers. On the left, there are brick houses with gabled roofs. A woman is riding a bicycle on the left side of the road. On the right, there are more brick houses, and a woman is walking a dog. A car is parked on the right side of the road. The sky is blue with some clouds.

ONE
HORTON
HEATH

The Holme and The Homestall Covering Letter

December 2025

12th December 2025

Project/File: 332612639

Planning Portal Ref No. PP- 14432205

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 Holme and Homestall, 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 Holme and Homestall, 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 Holme and Homestal, Phases 13A and 14 of 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 357 dwellings within Phases 13A and 14 (The Holme and Homestal), 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 35 (Built Heritage)**
- **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 Holme and Homestall, One Horton Heath

The planning application fee of £89,493 (inclusive of £85 Planning Portal service charge) has been paid via Planning Portal.

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

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

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

Yours sincerely,

Stantec UK Limited

Pete Tanner
Planning Associate
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Attachment: Appendix A – Application Documents

Appendix B – Drawing List

Reference: Reserved Matters Application - The Holme and Homestall, One Horton Heath

Appendix A – Application Documents

No.	Report	Author
01	Application Form	Stantec
02	Cover Letter	Stantec
03	Planning Statement	Stantec
04	ES 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	APLB
09	Design and Access Statement, including • Design Compliance Statement • Higher Access Standards / NDSS • Landscape Statement	APLB
10	Transport Assessment	Stantec
11	Residential Travel Plan	Stantec
12	Overarching Energy and Sustainability Strategy	Stantec
13	Energy and Sustainability Technical Addendum	Stantec
14	Noise Assessment	Stantec
15	Flood Risk and Drainage Strategy	Stantec
16	Ecological Mitigation and Management Plan	Johns Associates
17	Biodiversity Net Gain Report and Statutory Metric	Johns Associates
18	Ecological Impact Assessment	Johns Associates
19	Arboricultural Impact Assessment and Method Statement	Tyler Grange
20	Nutrient Neutrality Study	Hilson Moran
21	Heritage Statement	Cotswold Archaeology
22	Landscape and Visual Impact Assessment	Stantec
23	Mitigation to the New Forest Protected Sites	Eastleigh Borough Council
24	Public Art Statement	Eastleigh Borough Council
25	Archaeology Statement	Cotswold Archaeology
26	Preliminary Ground Investigation Report	Stantec

Appendix B – Drawing List

Architectural Drawings

Proposed

No.	Drawing	Rev	Author
Site Wide Information			
01	Proposed Site Plan (PLB-ZZ-ZZ-DR-A-1020)	P07	APLB
02	Proposed Accommodation/House Types Plan (PLB-ZZ-ZZ-DR-A-1021)	P07	APLB
03	Parcel Plan (PLB-ZZ-ZZ-DR-A-1023)	P03	APLB
Zone Plans			
04	The Holme Zone 01 Plan (PLB-13-01-DR-A-2001)	P04	APLB
05	The Holme Zone 02 Plan (PLB-13-02-DR-A-2002)	P05	APLB
06	The Holme Zone 03 Plan (PLB-13-03-DR-A-2003)	P05	APLB
07	The Holme Zone 04 Plan (PLB-13-04-DR-A-2004)	P05	APLB
08	The Holme Zone 05 Plan (PLB-13-05-DR-A-2005)	P05	APLB
09	The Holme Zone 06 Plan (PLB-13-06-DR-A-2006)	P05	APLB
10	The Homestal Zone 01 Plan (PLB-14-01-DR-A-2011)	P05	APLB
11	The Homestal Zone 02 Plan (PLB-14-02-DR-A-2012)	P05	APLB
12	The Homestal Zone 03 Plan (PLB-14-03-DR-A-2013)	P05	APLB
13	The Homestal Zone 04 Plan (PLB-14-04-DR-A-2014)	P05	APLB
14	The Homestal Zone 05 Plan (PLB-14-05-DR-A-2015)	P05	APLB
15	The Homestal Zone 06 Plan (PLB-14-06-DR-A-2016)	P05	APLB
House Type and Ancillary Plans and Elevations			
16	House Type B 2B4P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2100)	P05	APLB
17	House Type C 2B4P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2101)	P05	APLB
18	House Type F 3B5P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2102)	P05	APLB
19	House Type JJ 4B6P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2103)	P05	APLB
20	House Type KK 4B6P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2104)	P05	APLB

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21	House Type LL 1-2 4B7P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2105)	P05	APLB
22	House Type LL 3-4 4B7P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2106)	P05	APLB
23	House Type M 1B2P & N 2B4P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2107)	P05	APLB
24	House Types NN 1-5 3B6P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2108)	P05	APLB
25	House Types NN 6-7 3B6P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2109)	P05	APLB
26	House Type O 2B4P Plans & Elevations (PLB-ZZ-ZZ-DR-A-2110)	P05	APLB
27	Garages and Bin Store Plans & Elevations (PLB-ZZ-ZZ-DR-A-2111)	P03	APLB
28	House Type B4-B5 2B4P Plans & Elevation (PLB-ZZ-ZZ-DR-A-2112)	P02	APLB
Apartment Block Plans and Elevations			
29	Apartment 01&06 Plans (PLB-ZZ-ZZ-DR-A-2120)	P07	APLB
30	Apartment 01&06 Elevations (PLB-ZZ-ZZ-DR-A-2121)	P07	APLB
31	Apartment 02 Plans (PLB-14-ZZ-DR-A-2122)	P07	APLB
32	Apartment 02 Elevations (PLB-14-ZZ-DR-A-2123)	P07	APLB
33	Apartment 03 Plans (PLB-13-ZZ-DR-A-2124)	P07	APLB
34	Apartment 03 Elevations (PLB-13-ZZ-DR-A-2125)	P07	APLB
35	Apartment 04 Plans (PLB-13-ZZ-DR-A-2126)	P07	APLB
36	Apartment 04 Elevations (PLB-13-ZZ-DR-A-2127)	P07	APLB
37	Apartment 05 Ground Floor Plans (PLB-13-ZZ-DR-A-2128)	P07	APLB
38	Apartment 05 Typical Upper Floor Plans (PLB-13-ZZ-DR-A-2129)	P07	APLB
39	Apartment 05 Roof Plan (PLB-13-ZZ-DR-A-2130)	P07	APLB
40	Apartment 05 Elevations (PLB-13-ZZ-DR-A-2131)	P07	APLB
41	Apartment 05 Elevations (PLB-13-ZZ-DR-A-2132)	P07	APLB
The Holme Street Elevations			
42	Street Elevations_ The Holme_ Foxwood Road (PLB-13-ZZ-DR-A-3000)	P07	APLB
43	Street Elevations_ The Holme_ Spine Road (PLB-13-ZZ-DR-A-3001)	P07	APLB
44	Street Elevations_ The Holme_ Tertiary Road (PLB-13-ZZ-DR-A-3002)	P07	APLB
45	Street Elevations_ The Holme_ Gateway Road (PLB-13-ZZ-DR-A-3003)	P07	APLB

Reference: Reserved Matters Application - The Holme and Homestal, One Horton Heath

The Homestal Street Elevations			
46	Street Elevations_ The Homestal_ Green Spine East (PLB-14-ZZ-DR-A-3010)	P07	APLB
47	Street Elevations_ The Homestal_ Green Spine West (PLB-14-ZZ-DR-A-3011)	P07	APLB
48	Street Elevations_ The Homestal_ Greenway (PLB-14-ZZ-DR-A-3012)	P07	APLB
49	Street Elevations_ The Homestal_ Tertiary Road (PLB-14-ZZ-DR-A-3013)	P07	APLB
50	Street Elevations_ The Homestal_ Southern Edge (PLB-14-ZZ-DR-A-3014)	P07	APLB
51	Street Elevations_ The Homestal_ Western Edge (PLB-14-ZZ-DR-A-3015)	P07	APLB
52	Street Elevations_ The Homestal_ Northern Edge (PLB-14-ZZ-DR-A-3016)	P07	APLB
53	Street Elevations_ The Homestal_ Eastern Edge (PLB-14-ZZ-DR-A-3017)	P07	APLB
54	Street Elevations_ The Homestal_ Northern Edge 2 (PLB-14-ZZ-DR-A-3018)	P02	APLB

Landscape

No.	Drawing	Rev	Author
The Holme			
01	Landscape General Arrangement: The Holme (STA-13-ZZ-DR-L-2003)	A	Stantec
02	Hard Landscape: The Holme (STA-13-ZZ-DR-L-2103)	A	Stantec
03	Landscape Boundary Treatments: Holme (STA-13-ZZ-DR-L-2203)	A	Stantec
04	Tree Planting Plan: The Holme (STA-13-ZZ-DR-L-2303)	-	Stantec
05	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2600)	B	Stantec
06	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2601)	B	Stantec
07	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2602)	B	Stantec
08	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2603)	B	Stantec
09	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2604)	B	Stantec
10	Planting Plan Overview Plan: The Holme (STA-13-ZZ-DR-L-2610)	B	Stantec
11	Planting Plan Sheet 1: The Holme (STA-13-ZZ-DR-L-2611)	B	Stantec
12	Planting Plan Sheet 2: The Holme (STA-13-ZZ-DR-L-2612)	B	Stantec

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13	Planting Plan Sheet 3: The Holme (STA-13-ZZ-DR-L-2613)	B	Stantec
14	Planting Plan Sheet 4: The Holme (STA-13-ZZ-DR-L-2614)	B	Stantec
The Homestal			
15	Landscape General Arrangement: Homestal (STA-14-ZZ-DR-L-2002)	B	Stantec
16	Hard Landscape: Homestal (STA-14-ZZ-DR-L-2102)	A	Stantec
17	Landscape Boundary Treatments: Homestal (STA-14-ZZ-DR-L-2202)	A	Stantec
18	Tree Planting Plan: Homestal (STA-14-ZZ-DR-L-2303)	-	Stantec
19	Planting Plan Overview Plan Homestal (STA-14-ZZ-DR-L-2501)	B	Stantec
20	Planting Plan Overview Plan Character Area 1, Homestal (STA-14-ZZ-DR-L-2501)	B	Stantec
21	Planting Plan Overview Plan Character Area 2, Homestal (STA-14-ZZ-DR-L-2502)	B	Stantec
22	Planting Plan Overview Plan Character Area 3, Homestal (STA-14-ZZ-DR-L-2503)	B	Stantec
23	Planting Plan Overview Plan Character Area 6, Homestal (STA-14-ZZ-DR-L-2504)	B	Stantec
24	Planting Plan Overview Plan Homestal (STA-14-ZZ-DR-L-2510)	B	Stantec
25	Planting Plan Sheet 1 Homestal (STA-14-ZZ-DR-L-2511)	B	Stantec
26	Planting Plan Sheet 2 Homestal (STA-14-ZZ-DR-L-2512)	B	Stantec
27	Planting Plan Sheet 3 Homestal (STA-14-ZZ-DR-L-2513)	B	Stantec
28	Planting Plan Sheet 4 Homestal (STA-14-ZZ-DR-L-2514)	B	Stantec
Application Area			
29	Tree Planting Plan: Homestal and Holme Plant Schedule (STA-14-ZZ-DR-L-2304)	-	Stantec