

ONE
HORTON
HEATH



The Folds

Planning Statement

December 2025



THE FOLDS, ONE HORTON HEATH

Planning Statement

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

Document Control Sheet

Project Name: The Folds, One Horton Heath
Project Ref: 332612639
Document Ref: STA-17-ZZ-RP-P-00001
Report Title: Planning Statement

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For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
01	12/12/2025	Final 01	JT	PT	PT

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Contents

	Page No
1. INTRODUCTION AND OVERVIEW	1
2. PLANNING HISTORY AND BACKGROUND	9
3 PROPOSED DEVELOPMENT	11
4. PRE-APPLICATION CONSULTANTION	13
5 PLANNING POLICY	16
6 CASE FOR DEVELOPMENT	24
7 CONCLUSIONS	46

1 Introduction and Overview

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

The Applicant

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

Background and Context

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

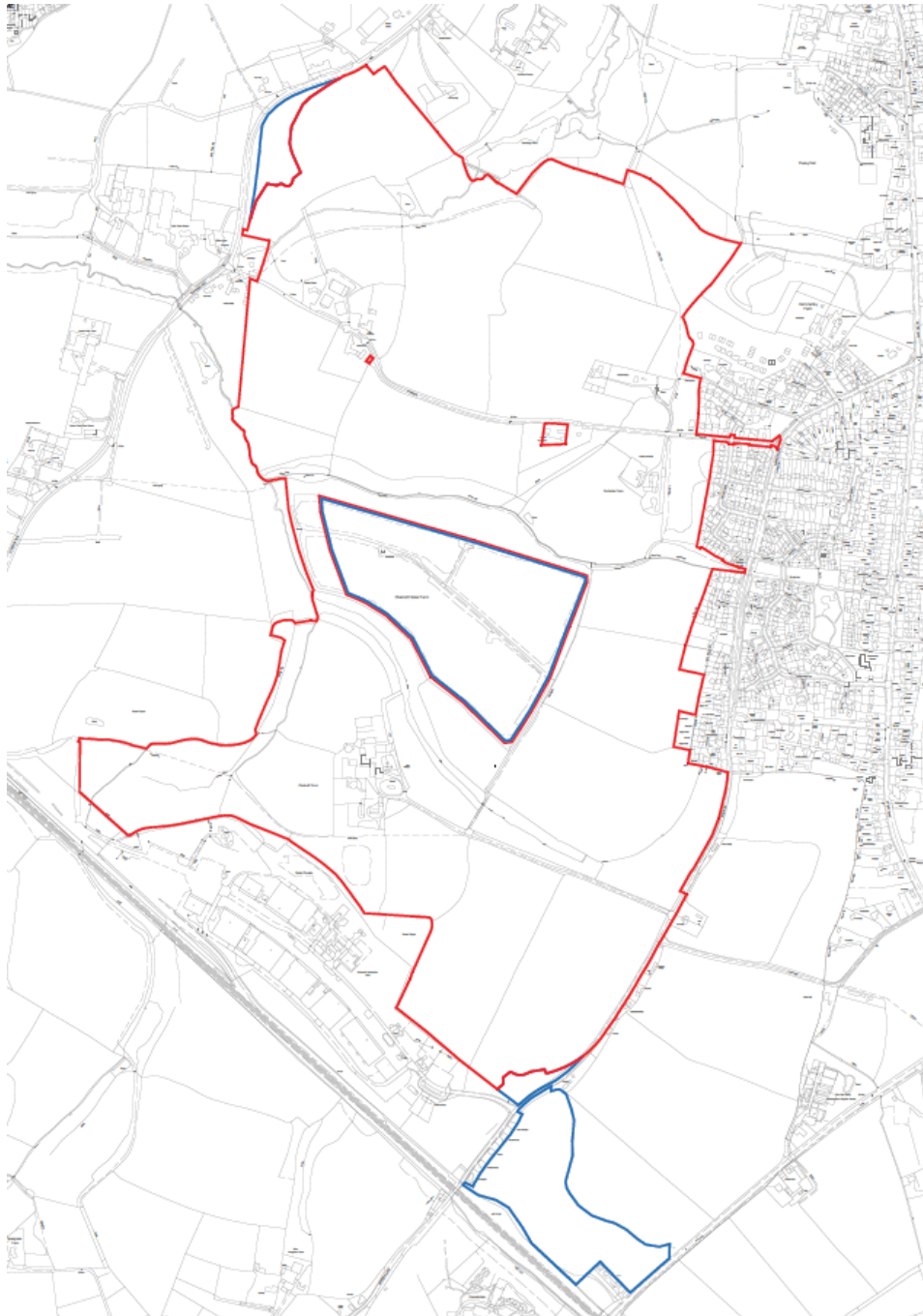


Figure 1 - Outline Planning Application Red-Line Plan

The Application Site (Phase 17 – The Folds)

- 1.8 The Folds is situated in the north-easternmost part of the site approved in the OPP (shown in **Figure 2** and referred to as RM1), adjacent to the edge of the Horton Heath settlement to the east, and Quobleigh Woods to the north. The Folds is shown as Phase 17 on the Indicative Phasing Plan (30454G/1000A) approved under the OPP (**Figure 3** contains an extract of the phasing plan), bordering Phases 13A (The Holme) to the south, 14 (The Homestal) to the west, and 15 (Northern Allotment and SUDS) to the south-east.

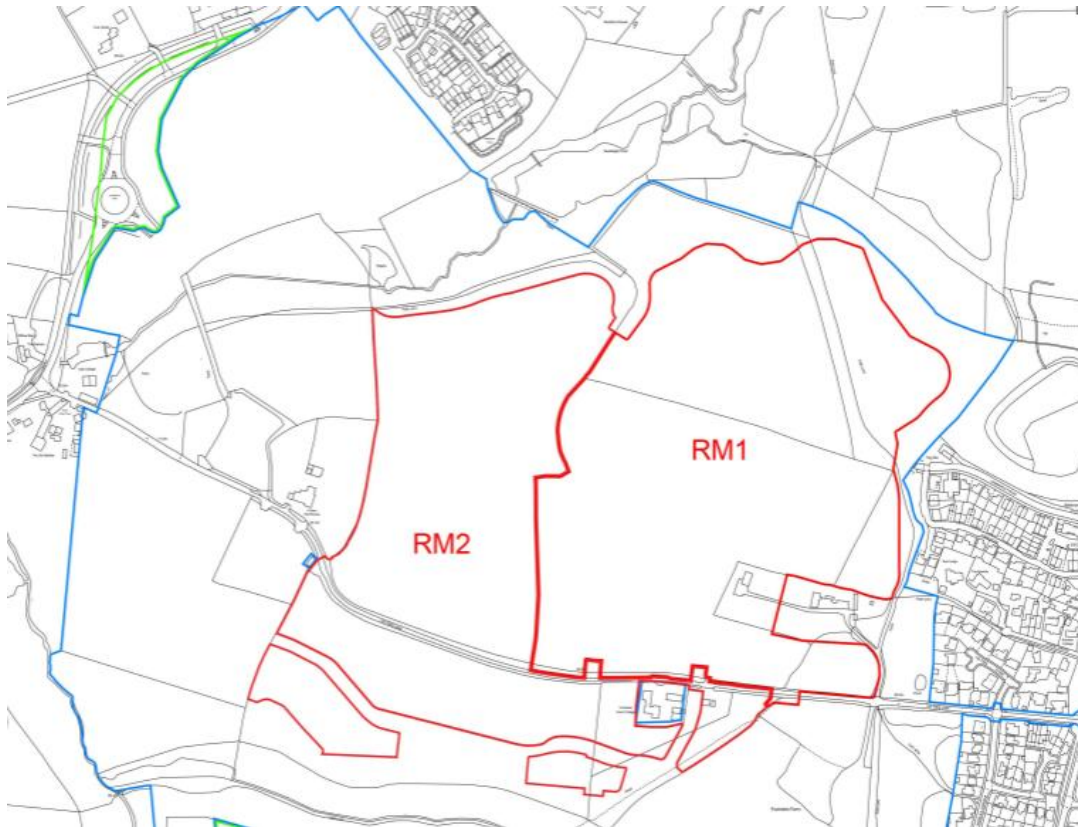


Figure 2 - The Folds (RM1) in Relation to OPP and The Holme and the Homestal (RM2)

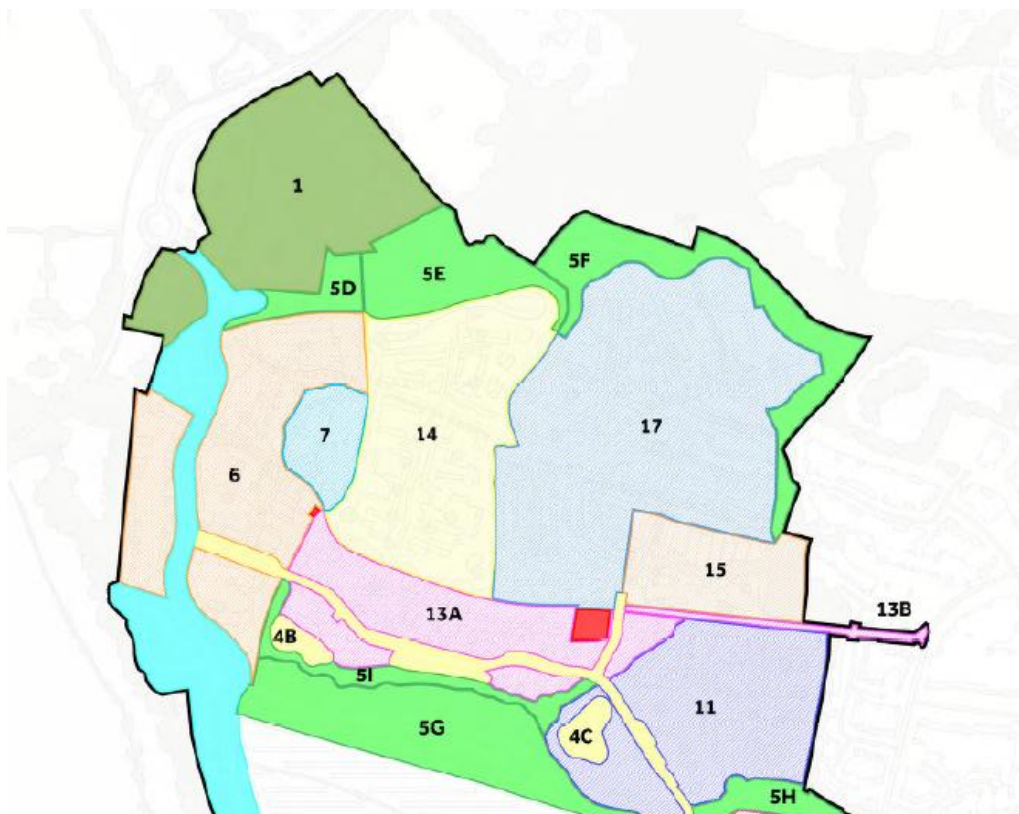


Figure 3 – Extract of Indicative Phasing Plan

- 1.9 The site (as shown in **Figure 4** below) is comprised predominantly of open agricultural land, though a small collection of temporary residential and ancillary buildings project into the centre of the site from the south-eastern corner.
- 1.10 To the north of the Site is the dense woodland of Quobleigh Woods which visually and physically separates the Site from the built form of the new residential development to the north-west along Allington Lane. There are existing public rights of way ('PRoW') that sit within open space adjacent to the northern and eastern boundaries, outside the red line boundary of the Site. These will be formalised and improved as part of the infrastructure delivery for the wider One Horton Heath and will come forward in a separate Reserved Matters Green Infrastructure application.
- 1.11 An established hedgerow runs along the entirety of the Site's western boundary, separating the Reserved Matters area of The Folds from The Homestal, leading from Quobleigh Woods in the north to Fir Tree Lane to the south. The eastern portion of The Folds is laid to grass, though the eastern boundary is similarly demarcated by dense soft landscaping separating the Site from the residential built form beyond.

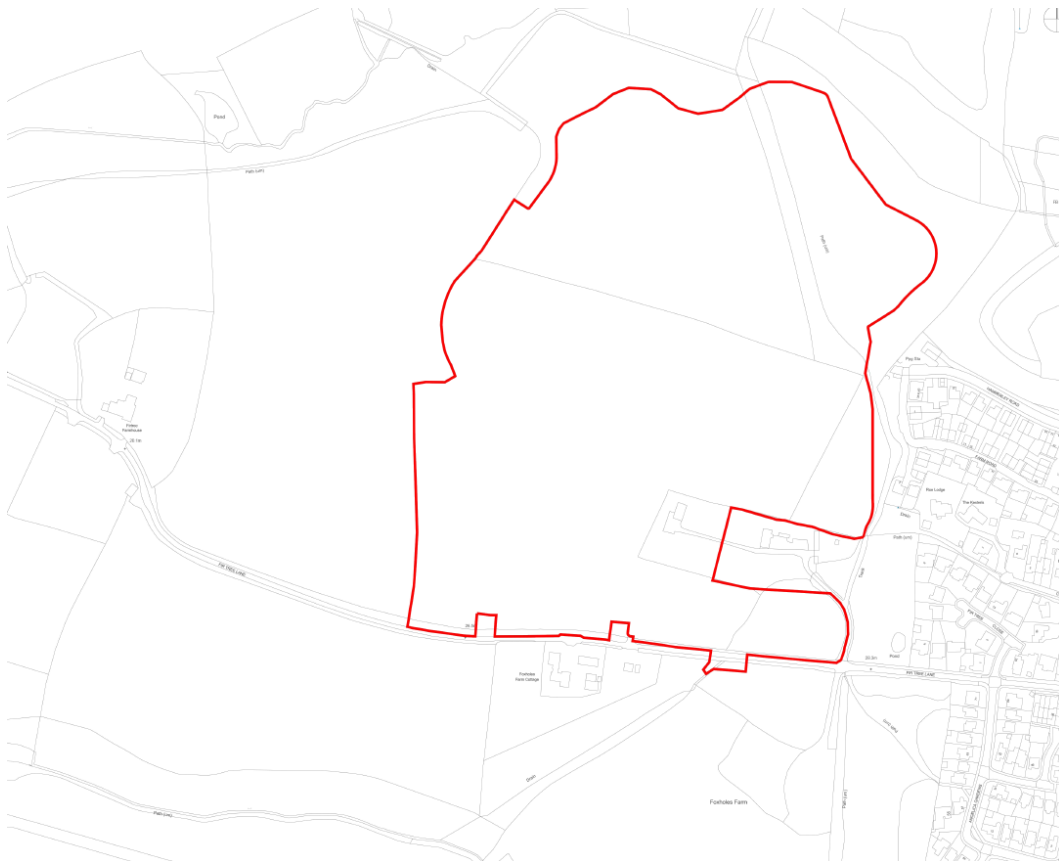


Figure 4 - Existing Site Plan with Site Boundary

Surrounding Area

- 1.12 As noted, dense woodland to the north of the Site offers separation between the Site and the residential built form beyond. The village of Horton Heath lies directly adjacent to the east, separated only by soft landscaping. Nonetheless, the wider context to the north and east of

the Site is that of suburban residential settlements of Horton Heath to the east and Fair Oak to the north/north-east.

- 1.13 The areas to the south, south-west, and west remain open countryside, however these areas form part of the OPP and are therefore to be developed subject to the grant of necessary consents.
- 1.14 Directly bordering the Site on its southern and western boundary are the parcels of land referred to as The Holme and The Homestal. These two areas are subject to a single separate RMA submission and seek to provide circa. 357 dwellings cumulatively across dwellinghouses and blocks of flats, with associated play areas, transitory routes, parking areas and public open spaces.
- 1.15 In addition to the allotments and PRoW, outside of the RM Area but bordering The Folds' southern boundary are existing buildings providing a single dwelling and ancillary structures which are to be retained and are outside the scope of the OPP, having not been included in the red line.
- 1.16 Whilst the RM Area illustrated in **Figure 4** safeguards the land for the allotments, consideration is being given to combined allotment provision, rather than the dual provision to the north and south as set out in the OPP S106 agreement, for ease of maintenance and management.

Description of Development and Scope of Application Submission

- 1.17 The principle of residential development at The Folds is established following approval of the OPP (LPA ref no. O/20/89498). This RMA submission is made pursuant to Condition 4 of the OPP, which states:

4. The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of residential development) shall be made no later than the expiration of 18 months beginning with the date of this permission:

- a) layout***
- b) scale***
- c) appearance***
- d) landscaping of the site***

The development shall accord with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail, encourage delivery and comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

1.18 The details of Reserved Matters therefore submitted for approval within this application are layout, scale, appearance, and landscaping for The Folds, Phase 17 as shown on the Indicative Phasing Plan (30454G/1000A).

1.19 Accordingly, the description of development for this RMA is as follows:

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 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)**

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

Condition	Location of Information
Condition 4 – RM Requirements	This RMA
Condition 16 – Arb Assessment	Arboricultural Impact Assessment and Method Statement, Tyler Grange
Condition 21 – Design Code Compliance	Design and Access Statement, Re-Format Planning Statement, Stantec
Condition 25 – Refuse Strategy	Transport Assessment, Stantec Design and Access Statement, Re-Format
Condition 31 – Higher Access Standards	Design and Access Statement, Re-Format
Condition 32 – Internal Access Standards	Design and Access Statement, Re-Format
Condition 45 – Noise Assessments	Noise Impact Assessment, Stantec
Condition 58 – Flood Mitigation	Flood Risk and Drainage Strategy, Stantec

Condition 59 – Foul Drainage	Flood Risk and Drainage Strategy, Stantec
Condition 61 – SuDS	Flood Risk and Drainage Strategy, Stantec
Condition 64 - EMMPs	EMMP Report, Johns Associates
Condition 67 – Landscaping	Design and Access Statement, Re-Format
Condition 71 – BNG	Biodiversity Net Gain (BNG) Report, Johns Associates
Condition 72 – New Forest Protected Sites Mitigation	Mitigation to the New Forest Protected Sites, Eastleigh Borough Council
Condition 76 – Nutrient Neutrality	Nutrient Neutrality Study One Horton Heath: The Folds, Hilson Moran

Table 1 - Condition Discharges as part of RMA

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

No.	Report	Author
01	Application Form	Stantec
02	Cover Letter	Stantec
03	Planning Statement	Stantec
04	Environmental Statement of Conformity	Stantec
05	Statement of Community Involvement	Eastleigh Borough Council
06	Site Location Plan	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

Table 2 - RMA Deliverables

1.26 The remaining elements of this Planning Statement is structured as follows:

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

2 Planning History and Background

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

Outline Planning Permission – One Horton Heath

- 2.2 One Horton Heath is an allocated Strategic Development Site under Policy HH1 of the Eastleigh Borough Council Local Plan. The allocation is for approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane.
- 2.3 As detailed above, Outline Planning Permission (Ref. O/20/89498) was granted on 27th October 2025 for the following:

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

- ***Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestal, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);***
- ***A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);***
- ***Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);***
- ***A 3FE Primary School (Primary School Phase);***
- ***Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);***
- ***Allotments, ecological, landscape and sustainable drainage works.***
- ***Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;***
- ***Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and***
- ***Site preparation and demolition work***

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

Other Planning Applications

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

Lower Acre

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

The Avenue

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

Secondary Inner Distributor "SID" Road

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

3 Proposed Development

- 3.1 As detailed above, this RMA relates to the residential development of The Folds, comprising 629 dwellings and associated landscaping, car parking, highways work, drainage and associated infrastructure.
- 3.2 Condition 4 of the OPP states that any Reserved Matters applications are to provide the detail for matters inclusive of layout, scale, appearance and landscaping.
- 3.3 The description of development for this RMA is proposed as follows:

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- ***Condition 67 (Landscaping)***
- ***Condition 71 (BNG)***
- ***Condition 72 (New Forest Protected Sites Mitigation)***
- ***Condition 76 (Nutrient Neutrality)***

- 3.4 The detail of the proposal is as follows:

- Residential development comprising 629 dwellings across apartments, maisonettes, flats over garages (FoG), and houses (proposed mix in **Table 3** below)
- Proposed Development includes 257no. houses and 372no. apartments
- Provision of 928 parking spaces and 629 EV chargers (1 per dwelling), including
 - 767 allocated spaces
 - 154 unallocated visitor spaces
 - 7 Car club parking spaces
- 1,100 cycle parking spaces

- All homes meet Building Regulations requirements for energy efficiency and sustainability
- All homes meet internal space standards as per the Nationally Described Space Standards
- All homes will at least comply with the M4(1) Building Regulations requirement for future adaption
 - All dwellings will be built to M4(2) Building Regulations requirement for wheelchair adaptability
 - 14 dwellings (7no 1B, and 7no 2B) will be built to M4(3) Building Regulations requirement wheelchair accessible
- Drainage infrastructure
- Public open space
- Tree retention and new planting; and
- Biodiversity enhancements

Unit Type	Number of Units	Total by Bed
1B Apartment	142	163
1B Apartment (Older Persons)	10	
1B Maisonette	11	
2B Apartment	162	314
2B Apartment (Older Persons)	25	
2B Maisonette	11	
2B Flat over Garage	11	
2B House	105	
3B House	122	122
4B House	30	30
TOTAL		629

Table 3 - Proposed Dwelling Mix

4 Pre-Application Consultation

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

Eastleigh Borough Council

- 4.2 Formal iterative pre-application discussions have taken place with EBC Officers since June 2025, facilitated through a Planning Performance Agreement, covering the design development of the scheme for the RM Area of The Folds, though also related to the Holme and Homestal RM Areas. Key comments have been summarised below in relation solely to The Folds proposals.

Pre-Application 1 – 18 June 2025

- 4.3 The aim of the first pre-application submission was intended to provide an opportunity to Re-Format to present their initial layout for the Folds, based on the preliminary Design Code, and to ask Officers for feedback on the general direction of travel for the scheme's development. A few points of feedback were provided, including:

- Consideration of parking strategy, and balancing parking with landscaping
- Designing passive surveillance of parking courts
- Potential arrangement of allotments
- No heritage impact expected, and therefore no expectation for a Heritage Statement in relation to The Folds.

Pre-Application 2 – 10 July 2025

- 4.4 The aim of this second pre-application meeting was for Re-Format to present their refined layouts for the Folds, and for discussions on the potential level of parking provision within the Site, with regard to adopted and emerging policy documents.
- 4.5 Specific detailed matters were discussed, which aided in establishing a baseline for the proposals to develop from, including building heights and the location of apartment blocks, SuDS strategy, and the focus for density in the southern portion of the Site.

Pre-Application 3 – 14 August 2025

- 4.6 A refined layout for The Folds taking into account previous pre-application advice was presented to EBC.
- 4.7 Proposed car parking provision was presented to EBC Officers, which included provision of one allocated car parking space per dwelling. The proposed level of car parking was understood to be acceptable given the sustainable transport provision proposed for the parcel.
- 4.8 Potential concerns were raised in regard to the size of apartment blocks and their associated parking courts and requested further information in elevations and street scenes in order to

provide detailed comments. Further consideration was to be given to the detailed design of parking courts, especially regarding surface treatments and landscaping.

- 4.9 Emphasis was placed on landscaping, notably for transitions between surface treatments at road junctions and sufficient landscaping to balance the denser layout with the ability to create attractive spaces.
- 4.10 Location of bin-stores, substations, and other ancillary elements were to be moved away from dwellings.

Pre-Application 4 – 25 September 2025

- 4.11 Officers considered the presented designs to be high-quality and that they would work towards establishing a strong sense of place.
- 4.12 Questions were raised as to whether The Mews Character Area could form a rat-run, and whether mitigations such as signage could be made to prevent this scenario. It was confirmed that such areas could be managed with signage in the future, with the potential for different surface colouring to indicate a parking court rather than main access road.
- 4.13 The scale and massing of apartment blocks was received positively, with the proposed balconies and cantilevered design working well to break up massing, with the red-brick features providing a positive framing of the apartments.
- 4.14 EBC were generally supportive of the scheme and the designs.

Hampshire County Council

- 4.15 In addition to meeting EBC Officers, it was essential to engage with other key stakeholders, including Hampshire County Council (HCC) in their capacity as Highway Authority and Lead Local Flood Authority.

Highways – 31 July 2025

- 4.16 The pre-app meeting provided the Local Highways Authority key early oversight of development proposals which were to be considered as the scheme progressed. The following elements were discussed and have been considered as part of the scheme development;
- 20mph speed restrictions desired within RM parcels. The straight roads within The Folds could encourage drivers to exceed the 20mph limit.
 - Concerns that areas with lower parking provision could lead to people finding alternative parking over footways, converting front gardens etc. Additional queries on whether underutilisation of parking courts could result in indiscriminate on-street parking.
 - Noted that whilst not all dwellings within The Folds would be within 400m of bus-stops, there would be high quality and direct paths for pedestrians and cyclist to use. Further, accepted that a bus-route through The Folds is unlikely to be attractive to potential

operators, and that internal roads within the Site would not need to be designed to accommodate buses.

- Encouraged the provision of priority crossing points for pedestrians and cyclists.
- An idea to include bicycles on the footpath to the north-east of The Folds introduced.

Lead Local Flood Authority – 14 August 2025

4.17 Initial drainage proposals for The Folds was presented to the LLFA, with the feedback given below subsequently integrated into the proposal as it developed;

- Potential for infiltration drainage methods to be adopted through permeable paving given high-water levels.
- Incorporation of natural drainage through landscaping where possible.
- Minor deviations from OPP for use of piped drainage rather than swales as a result of the topography of the Site supported.
- Water quality considerations.
- HCC 6-month transition period for updated National Drainage Standards. Core principles of OPP in-line with new standards.
- Requirement of a maintenance schedule in-line with SuDS manual.

Public and Stakeholder Consultations

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

Public Consultation Event – 9 October 2025

4.19 Public consultation for The Folds began on the 9th October 2025, when both a three-week digital consultation was launched, and an in-person public exhibition was held with local residents.

4.20 Whilst well-advertised, the event itself had a low turnout of interested parties, and a very limited number (5) of responses were garnered from online engagement. The proposals have received minimal public feedback in advance of the submission. For further specific details relating to the public consultation event, please see the accompanying Statement of Community Involvement (SCI) that has been prepared and submitted as part of this RMA.

4.21 All feedback that has been provided has been reviewed and incorporated into the final design where possible.

4.22 The Applicant is confident that the extensive pre-application discussions with the LPA, Highways Authority and LLFA have ensured a high-quality designed scheme has come forward, and the invaluable comments from these consultees and stakeholders has helped to shape and evolve the scheme.

5 Planning Policy

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

Adopted Planning Policy

- 5.6 The Eastleigh Borough Local Plan was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the ‘saved’ policies in the Adopted Local Plan 2001-2011.
- 5.7 The Site of One Horton Heath is allocated in the EBLP to provide approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane under Policy HH1. The Policy requires several provisions to be made across the whole allocation, including (as relevant to The Folds):
- the provision of public open space and green infrastructure on site to provide a setting for the development
 - layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement of Horton Heath
 - the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road

- A comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation. That proposal retain as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provide a linked network of open spaces and green routes
- Sustainable Urban Drainage systems provided in accordance with EBLP Policy DM6

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

Strategic Policy S1: Delivering Sustainable Development

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

Strategic Policy S11: Transport Infrastructure

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

Policy DM1: General Criteria for New Development

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

Policy DM2: Environmentally Sustainable Development

Criterion (1) requires new build residential development to achieve a 19% improvement on predicted carbon emissions compared with standard building regulations, a mains water consumption of no more than 110 l/p/d, and BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'Passivhaus' certification including a 15% improvement in predicted carbon emissions. Criterion (2) similarly necessitates the incorporation of energy efficient passive design principles, connection to existing low carbon energy networks (where viable), the use of recycled or low carbon materials.

Policy DM3 – Adaption to Climate Change

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

Policy DM6 – Sustainable Surface Water Management and Watercourse Management

New development would only be permitted where SuDS are incorporated with, where possible, naturalised filtration. Requires SuDS schemes to be designed and monitored accordance with the CIRIA C753 SuDS Manual or equivalent national or local guidance,

manage surface water run-off as close to the source as possible, ensure discharge rates on greenfield sites mirror that of greenfield sites before development.

Policy DM8 – Pollution

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

Policy DM11 – Nature Conservation

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

Policy DM13 – General Development Criteria (Transport)

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

Policy DM14 – Parking

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

Policy DM23 – Residential Development in Urban Areas

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

Policy DM24 – Creating a Mix of Housing

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

DM28 – Delivering Affordable Housing

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

Policy DM29 – Dwellings with Higher Access Standards

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

Policy DM30 – Internal Space Standards for New Residential Development

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

Policy DM33 – Provision of Recreation and Open Space Facilities

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

Material Considerations

National Planning Policy Framework

- 5.9 The National Planning Policy Framework ('NPPF') was last revised on 7th February 2025 and replaces the previous NPPF published on the 12th December 2024.
- 5.10 The overarching objective of the NPPF is towards achieving sustainable development. To achieve this, Paragraph 8 sets out three interdependent objectives that proposals must seek to demonstrate compliance with:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.11 The principle for the provision of housing on the Site is established under the extant OPP. Nonetheless, Chapter 5, Delivering a Sufficient Supply of Homes, requires sites with permission are developed without delay, with the overall aim to address an area's identified housing need.

- 5.12 Chapter 8 of the NPPF, Promoting Healthy and Safe Communities, requires planning decisions to aim to achieve healthy, safe and inclusive places which promote social interaction, are safe and accessible, and enable and support healthy lives. Access to networks of high-quality open spaces that deliver benefits for well-being and nature is also encouraged.
- 5.13 Chapter 9, Promoting Sustainable Transport, highlights how sustainable transport options should be considered at the earliest stages when creating development proposals, ensuring that patterns of movement, streets, parking, and transport considerations are integral to the design of schemes whilst encouraging modes of active travel. Proposals are also required to follow the transport hierarchy set out in Paragraph 117 to create places that are safe, secure, and attractive.
- 5.14 Chapter 11, Making Effective Use of Land, highlights the need to promote an effective use of land to meet housing needs, as well as those of other uses. This includes measures such as the use of appropriate densities, accounting for area-based character assessments, design codes and masterplans to ensure land is used efficiently, whilst also ensuring the density can be balanced with creating beautiful and sustainable places.
- 5.15 Chapter 12, Achieving Well-Designed Places, highlights that achieving well-designed places is a key aspect of sustainable development.
- 5.16 Chapter 14, Meeting the Challenge of Climate Change, Flooding and Coastal Change, highlights the need for the planning statement to support the national transition to Net Zero by 2050 by taking full account of climate impacts, including overheating, water scarcity, and storm and flood risks.
- 5.17 Chapter 15, Conserving and Enhancing the Natural Environment, requires decision-makers to apply the mitigation hierarchy set out in Paragraph 193 when considering the potential impact of developments on biodiversity.

National Planning Practice Guidance

- 5.18 The Planning Practice Guidance ('PPG') provides additional guidance for NPPF policies and holds the same status as the NPPF in decision making.

Supplementary Planning Documents

Quality Places SPD (2011)

- 5.19 The Quality Spaces SPD provides guidance for those involved in creating new spaces and buildings in Eastleigh. This, in summary, requires that new developments are designed as to meet the practical and everyday needs of residents, visitors and employees. The SPD highlights how this can be achieved through several chapters which detail how aspects of accessibility, layout and massing, site context, residential amenity, and architectural details should be considered and implemented into schemes.

Quality Places SPD (emerging)

- 5.20 This is an emerging SPD aimed at updating and replacing the existing 2011 Quality Places SPD to bring the SPD in line with local and national policy to implement a change in strategy for accommodating denser development within Eastleigh, and to recognise the rise of new pressing issues that the design of residential development needs to address, for example the climate and biodiversity emergencies.
- 5.21 Further consultation on the emerging Quality Places SPD is likely to begin in December 2025 and will therefore likely be a consideration at the determination stage of this RMA submission.

Biodiversity SPD (2009)

- 5.22 The Biodiversity SPD is largely outdated due to its age and general compliance with national biodiversity and protected species policies. However, several policies have been saved that provide additional guidance as to the approaches taken to International and European Sites (Ramsar sites, SPAs, SACs), SSSIs, *inter alia*.

Environmentally Sustainable Development SPD (2009, as amended 2015)

- 5.23 Provides guidance for ways in which sustainable development can be achieved, including specifying where rainwater harvesting and greywater recycling methods should be adopted for both internal and external uses, and integration of methods for passive solar heat gain into developments, for example.

Trees and Development (2022)

- 5.24 The Trees and Development SPD aims to ensure that developments are designed demonstrating full consideration of trees as part of the planning process, highlighting a presumption in favour of retaining existing trees, and a requirement that applicants demonstrate how tree retention has been fully considered as part of the planning process. The SPD also highlights EBCs requirement for the root protection areas (RPAs) of ancient and veteran trees are provided and potentially extended beyond the requirements of Government standing advice.

Accommodation for Elderly People and Those in Need of Care (2011)

- 5.25 Provides the expectations associated with developments providing housing for the elderly in Use Classes C2 and C3. Includes planning principles which provide a presumption in favour of C2 and C3 accommodation for the elderly on urban edges of settlements, a requirement for strong connections to existing community facilities and public transport, car parking requirements, and on-site open-spaces and private amenity space provision.

Parking Standards SPD (2025)

- 5.26 The Parking Standards SPD sets the expected parking provision for new developments. Relevant to The Folds are the residential parking standards, which differ between dwellinghouses, and flats and apartments.
- 5.27 Expected provision and relevant guidance is detailed below, in **Table 4** and **Table 5**.

Property Size	Car Parking Standard				Cycle Storage	
	Allocated Parking	Unallocated Parking	Individual / 'On-Plot' Allocation	+ Visitor Parking	Long Terms Secure Storage	Short Term Storage
	Parking Spaces per Dwelling					
General Residential (Houses)						
1 Bed	0.75	1.00	1	+ 0.2	1	1
2/3 Bed	1.50	1.75	2	+ 0.2	2	2
4+ Bed	2.25	2.50	3	+ 0.2	3	2

Table 4 - Residential Parking Standards

5.28 1no. active EV charging point is expected to be provided per dwelling.

Property Size	Car Parking Standard per Flat / Apartment			Long Term Cycle Storage	
	Allocated Parking	Unallocated Parking	+ Visitor Parking	Individual Storage	Communal Storage
Parking Spaces per Dwelling					
1 Bed	1.00	0.75	+ 0.2	1	1
2 Bed	1.25	1.00	+ 0.2	2	1

Table 5 - Residential Parking Standards (Flats / Apartments)

5.29 Apartment blocks with 10no. or more associated parking spaces are expected to provide 1no. active charging point per dwelling.

5.30 The SPD notes how parking provision below these expected standards may be supported in town and local centres with available alternative modes of public transport.

5.31 1no. car club space should be provided per 100no. dwellings.

One Horton Heath Design Code

5.32 Condition 21 of the OPP requires all developments comply with a final Design Code which is to be submitted to the LPA on or before the submission of any applications for Reserved Matters.

5.33 This sets the overarching approach to design for developments within One Horton Heath, including guidance relating to movement, nature, identity, built form, uses, and houses and buildings.

Emerging Planning Policy

- 5.34 The Council has recently consulted on the first stage of the Local Plan Review. The Issues and Options consultation was held between Wednesday 4th December 2024 – 29th January 2025. EBC are considering all the comments received and working out the next steps for the Local Plan Review.
- 5.35 EBCs Local Plan Local Development Scheme (LDS) was published in 2023 (revised February 2025) and provides a timeline towards adoption of a new local Plan. Additional technical reports are to be produced through 2026 to support the Local Plan's evidence base, and the approval of preferred options for sites to test in more detail before proceeding to Regulation 19 Stage in 2027. Formal adoption of the new Local Plan is anticipated in May 2029.
- 5.36 Given the timescales set out within the LDS, and the timing of the submission of this RMA, the emerging planning policy position carries very limited in the determination process, however consideration will need to be given should anything change prior to the RMA determination.

6 Case For Development

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

Consistency with Approved Parameters

- 6.2 Condition 1 of the OPP requires that the development is carried out in accordance with the approved Parameter Plans, which comprise:
- Amended Access Parameter Plan (EAST 200403_PP 01 P34)
 - Land Use Parameter Plan (EAST 200403_PP 02 P36)
 - Green Infrastructure Parameter Plan (EAST 200403_PP 03 P36)
 - Amended Building Heights Parameter Plan (EAST 200403_PP 04 P31)
- 6.3 The Land Use Parameter Plan identifies The Folds as a residential area within Use Classes C2 and C3, though other elements such as streets, cycle and footpaths, open and play spaces, and SuDS features are included within the parameters.
- 6.4 Building heights within the Site are to be “in accordance with” the Building Heights Parameter Plan, which permits structures up to 4 storeys, or 15m (+/-2) at the ridge from existing ground levels.
- 6.5 The Green Infrastructure Parameter Plan identifies an existing hedge which runs horizontally through the centre of the Site, then leading south from the point attaching to the Site’s eastern boundary. The hedge is shown as “could be lost” in the approved Parameter Plan.
- 6.6 Access around the Site is shown on the approved Access Parameter Plan (01 34), which identifies an Internal Distributor Road leading into the OPP Site from the east at The Folds south-eastern extent. The Internal Distributor Road adjoins an existing road with vehicular rights restricted around mid-way the length of the Sites southern boundary. An existing Public Right of Way (‘PRoW’) partially encircles the Site, leading around its northern and eastern boundaries. The formalisation and improvement of these PRoW will come forward in a separate Reserved Matters application for Green Infrastructure.
- 6.7 The proposed development for which Reserved Matters approval is sought would provide 629 dwellings alongside associated infrastructure including public open space, landscaping, and cycle and vehicular parking in accordance with the approved Land Use Parameter Plan.
- 6.8 The tallest buildings within the Site are 4 storey apartment blocks, which measure approximately 13 metres in height. When taken with any necessary plant on the roof of the buildings, and the rise and fall of ground levels of approximately 1m, the maximum height reaches approximately 14.5m above ground level, in compliance with the 4 storeys, or 15m heights specified in the approved Building Heights Parameter Plan.

- 6.9 The existing hedge would also be removed to facilitate the development, though the route it takes through the centre of the site is to be replaced with a green pedestrian route and a Mews Square, retaining the character of the original field layout. Nonetheless, the removal of the hedge is otherwise consistent with the approved Green Infrastructure Parameter Plan.
- 6.10 The approved Movement and Access Parameter Plan illustrates the Internal Distributor Road and an existing vehicular road with vehicular rights to be restricted both leading across the southern boundary of the Site, both outside of the Site's defined extent.
- 6.11 The development is otherwise contained entirely within the defined extent of Land Use, as set out within the Parameter Plans.
- 6.12 Therefore, the Proposed Development accord with the approved parameters in compliance with Condition 1 and as assessed through the ES.
- 6.13 A separate RMA submission document has been prepared and included with this application, confirming that based on the review of the Proposed Development, it does not lead to new or different likely significant effects when considered against the ES submitted with the OPP, and updated ES documents.

Matters of Detail

- 6.14 The proposed works include the detailed layout and design for 629 residential dwellings, internal access roads, parking, drainage, landscaping, access and ancillary works. The matters of detail in this regard are:
- Housing: Mix, Quality and Accessibility
 - Design
 - Landscape
 - Highways and Parking
 - Energy and Sustainability
 - Drainage – Surface Water and Foul
 - Trees
 - Ecology
 - Noise
 - Nutrient Neutrality

Housing: Mix, Quality and Accessibility

- 6.15 Policy DM24 of the EBC Local Plan requires Applicants to demonstrate how a proposal contributes to the overall mix of housing in the housing market area, and the mix is designed to avoid excessive concentrations of the same size or types of homes.
- 6.16 The NPPF (para 63) advises that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 6.17 The OPP was approved subject to a S106 Agreement. Schedule 5 relates to housing and sets out the expected housing mix to which the development across the OPP is expected to demonstrate broad accordance. The mix set out in the S106 is as follows:
- 17% 1-bedroom dwellings
 - 47% 2-bedroom dwellings
 - 28% 3-bedroom dwellings
 - 8% 4-bedroom dwellings
- 6.18 The Reserved Matters area of The Folds provides the overall mix set out below.

Unit Type	Number	S.106 %	% Proposed	% Difference
1B	163	17	25.91	+ 8.91
2B	314	47	49.92	+ 2.92
3B	122	28	19.40	- 8.60
4B	30	8	4.77	- 3.23

Table 6 - Proposed Housing Mix against S106 Housing Mix

- 6.19 It should be noted that the housing mix will be applied across the OPP as a whole and will not be reinforced on individual phases where the whole OPP demonstrates broad accordance with this mix. The proposed mix nonetheless demonstrates broad accordance with the S106 housing mix.
- 6.20 The mix across The Folds is proposed to provide the following units:

Unit Type	Number of Units	Total by Bed
1B Apartment	142	163
1B Apartment (Older Persons)	10	
1B Maisonette	11	
2B Apartment	162	314
2B Apartment (Older Persons)	25	
2B Maisonette	11	

2B Flat over Garage	11	
2B House	105	
3B House	122	122
4B House	30	30
TOTAL		629

Table 7 - Proposed Dwelling Type Mix

- 6.21 The proposed mix reflects the Sites location to the Local Centre by focusing on smaller units in its dwelling mix to optimise density. This increased density, in turn, allows for greater support for local businesses and community facilities by providing a greater population base within a short distance of the Local Centre.
- 6.22 The housing mix proposed for The Folds consists of smaller units in a denser layout across a range of formats including apartments, flats-over-garages, townhouses and semi-detached and detached dwellings to make the most effective use of the Phase given its proximity to community hubs and transport options. It is expected that the whole of the OPP will demonstrate compliance with the S106 mix.
- 6.23 The layout of The Folds avoids an excessive concentration of the same units and delivers a mixed and equal community in compliance with Policy DM24, the NPPF and also broadly accords with the requirements set out within the S106.

Accessibility

- 6.24 EBC require developments meet higher national accessibility standards, with the requirements set out in Policy DM29. 100% of dwellings are required to meet at least M4(1) standard of Part M of the Building Regulations, and at least 80% to M4(2) standard. In major developments of >40 dwellings, the M4(2) dwellings should include at least 7% of all market dwellings to M4(3)(2)(a) standard, 8% of all affordable dwellings to M4(3)(2)(b).
- 6.25 Condition 31 of the OPP reinforces this requirement.
- 6.26 All dwellings are designed to M4(2) standard. 14no. M4(3) standard dwellings are provided through a mix of 7no. 1B2P and 7no. 2B3P apartments across the development.

Affordable Housing

- 6.27 A Viability Assessment submitted as part of the OPP and First Residential Parcel applications concluded that the cost of delivering the infrastructure and S106 requirements of the site made the delivery of affordable housing unviable. There is no requirement for the provision of affordable housing on the Site accordingly.
- 6.28 The applicant is however keeping this matter under review and is looking into opportunities, such as Homes England funding, that will facilitate the delivery of affordable housing provision in line with policy requirements.
- 6.29 This process will be undertaken separate to this current RMA submission.

Design

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

Heights

- 6.35 The proposal reflects the aim for increased density in areas closer to the Local Centre, which is situated to the south-east of The Folds, shown as Phase 11 of the approved Indicative Phasing Plan, separated only by the allotments and SuDS of Phase 15. The arrangement of density aids in facilitating a transition in character from the south of the Site, which is more formal, to the north to Quobleigh Woods and the public open space separating the Folds from it, which appears more informal.
- 6.36 Apartment blocks are sited further to the south of the Site, allowing the highest number of residents benefit from the closest proximity to goods and services and providing active frontages and passive surveillance on principal public spaces. This approach also contains the tallest buildings closest to the centre of the OPP, allowing a gradual reduction in heights as development reaches the Sites edge, providing a natural transition to green spaces.

Character Areas

- 6.37 The Folds comprises four distinct character areas to establish a cohesive local identity. Character Area 1 seeks to deliver a formal entrance to The Folds, through tall buildings and active frontages, intercepted with a wide road and on-street landscaped parking areas. Character Area 2 is defined by a mews style layout, removing vehicular traffic from transitory routes, and containing parking to mews parking courts, which are multifunctional aimed at

providing well-landscaped communal spaces and, visually reinforced with shared surface treatments.

- 6.38 Character Area 3 demarks the north-eastern extent of the Site with a woodland edge which provides generous public open space, planting and mature trees softening the built extent of the Site.
- 6.39 Character Area 6 provides the active transport connection between The Folds and adjacent RM Parcels of to encourage the use of active transport methods. Parking courts serving apartment blocks within this Area are intended to also function as landscaped communal areas.

Architecture and Materiality

- 6.40 Materials forming the base of The Folds consist of grey-buff and red-brick, which allow for both a degree of uniformity and cohesiveness, and contrast and colour across the Site. Dark stained vertical boarding and grey-green metalwork are to be adopted to provide an accent, used to highlight key architectural features.
- 6.41 The roofscape across The Folds is varied in a way that reflects the street hierarchy, adopting dark grey and plain clay tiles, and parapeted flat roofs where appropriate. Further variations are provided by differing roof pitches, which further reinforce the distinction between character areas.
- 6.42 The material palette seeks to reflect the semi-rural context of the Site, while adopting a contemporary approach to architecture.

Design Code

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

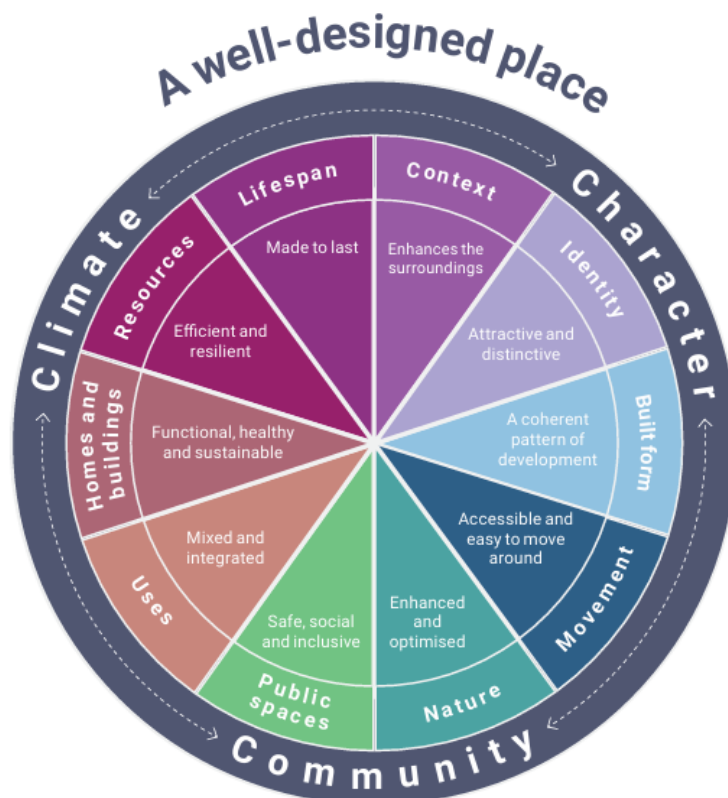


Figure 5 - National Design Guide Characteristics for Well-Designed Places

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

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

- Delivering a vibrant Local Centre with a strong sense of place with a range of community and commercial uses as the heart of the community.

- 6.47 The design of The Folds seeks to retain the current format of natural features as much as possible. Existing hedgerows define the extent of the Site, and SuDS features are placed to make as effective use of the existing topography as possible. East-west connectivity is improved by the Greenway and Green Gateway.
- 6.48 The Greenway and Green Gateway reinforce the developments aim of prioritising walking and cycling as primary means of travel across the Site and the wider area, facilitated by a site-wide green infrastructure strategy.
- 6.49 The existing natural green edge of the development to the north-east has been retained and enhanced with expansive landscaping and amenity offerings. Further green spaces are provided within the Site, acting as a central feature both aesthetically and geographically. The proposal demonstrates a clear integrated approach to balancing the addition of housing with the retention and enhancement of green spaces allowing residents to connect with the environment while linking separated areas through continuous habitats in support of wildlife.
- 6.50 Extensive public spaces are provided across the Site, both within defined public open spaces, but also informal spaces within transitory route such as the greenway. The approach seeks to maximise opportunities for social interaction to help create a vibrant and inclusive community.
- 6.51 The architecture of The Folds is delivered principally to foster a coherent and consistent appearance within as part of a site-wide character, with smaller details selected to offer visual interest and define smaller character areas within the Site.
- 6.52 Overall, the design of the Proposed Development at The Folds clearly demonstrates consideration of context and location in relation to the wider OPP, and the existing settlement of Horton Heath. The siting of buildings within the Site aims to make most effective use of neighbouring amenities, while offering visible active frontages. The proposal aligns with the Design Strategy of the submitted Design Code, and complies with Condition 21 of the OPP.

Landscape

- 6.53 Strategic Policy S9 highlights how EBC seeks to achieve the provision and enhancement of multi-functional green spaces including interlinked publicly accessible open space, green infrastructure integration, and connected habitats. Policy DM1 highlights the need for new developments to include a landscape scheme covering the design and layout of external spaces, and, in turn, provide fully integrated green infrastructure that interlaces the development, connecting to a wider network where possible. Management schemes for all landscape and green infrastructure should also be provided.
- 6.54 Applications for Reserved Matters must be accompanied by full landscape details, including hard and soft landscaping works with ground levels or contours, and planting plans with specifications to comply with Condition 67 of the OPP.

- 6.55 Chapter 12 of the NPPF aims to deliver well-designed places through effective landscaping schemes which demonstrate clear regard to site characters, settings, and surrounding built environments.
- 6.56 The design of The Folds is centred around six key landscape spaces which create a network of green features integrating options for movement across the Site and opportunities for recreation. The locations of these are illustrated in **Figure 6** below.



Figure 6 - Landscape General Arrangement Plan

- 6.57 Two play areas are provided within the centre of the RM Area, and beyond the northern extent of built development, between the north-facing dwellings and Quobleigh Woods. These Level 3 play areas provide natural and informal public amenity spaces, featuring boulders, stepping logs and stones. The northern play area integrates a low-water swale.
- 6.58 A gateway along the western boundary of the Site, named the Greenway Gateway Plaza offers a natural transition between The Folds and the adjacent RM Area of The Homstal,

ensuring effective permeation between the parcels is possible, while maintaining a semi-rural setting, as is the Sites context. The route will be facilitated through the removal of a small section of hedgerow, which is to be replaced by extensive planting to provide a tree canopy, thereby retaining connectivity for wildlife.

- 6.59 The “Greenway” continues the full width through the Site from the western gateway. It provides a segregated and accessible transport route to encourage a modal shift to walking and cycling, whilst offering additional opportunities for informal recreation.
- 6.60 Proposed planting palettes seek to offer a landscaping method to reinforce distinction between character areas. Tree species have been selected with regard to the environment in which they would be planted, varied between the various open spaces, and the residential areas.
- 6.61 The Proposed Development provides a high-quality landscaping scheme that compliments the dwellings proposed, with landscaping and placemaking having been a key driver from the early outset of scheme design. The information provided as part of this RMA demonstrates the high-quality nature of the landscaping proposed, aligning with the requirements of Condition 67 of the OPP, and also in accordance with relevant local planning policy and national guidance in terms of high-quality design.

Highways and Parking

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

Highways

- 6.67 Highway access into The Folds is provided by two junctions at the south of the Site. The roads are proposed to lead from the secondary internal distributor ('SID') road to the south, currently subject of an application for full planning permission under application ref. F/23/96631, across Fir Tree Lane and into The Folds.
- 6.68 The internal layouts and access arrangements have been designed to accord with the approved Movement and Access Parameters of the OPP and have evolved through meaningful and active engagement with the Highways Authority and Local Planning Authority, and in response to urban design, landscape, and ecological and arboricultural considerations.
- 6.69 A road hierarchy within the Site has been developed to separate primary, secondary, mews and parking courtyards, and tertiary streets, which would be visually distinct from each other by design.

Road Type	Design Feature
Primary	Road width of 6.0 – 6.5 m
	Designed to 20mph speed limit standards
	No on-street parking
Secondary	Road width of 5.5m and increased to effective width of 6.0m when on-street parking present
	On-street perpendicular parking with integrated landscaping
	Designed to 20mph speed limit standards
Tertiary/ Mews/ Parking Courtyards	Road width of 5.0m (short sections reduced to 4.2m)
	Accessed to / from Secondary streets
	Shared use of these areas for vehicles, pedestrians and cyclists
	Designed to 15 mph speed limit standards

Table 8 - Road Hierarchy Design Features

- 6.70 Primary streets provide the main two access roads into the Site from the south from Fir Tree Lane, which reduce to secondary streets provide the two main north/south trunk roads which run parallel through the length of the Site, branching off intermittently to tertiary roads / mews streets and parking courtyards, shown in **Figure 7**.



Figure 7 - Road Hierarchy Layout

Car Parking

- 6.71 The design and layout of highways within The Folds and the wider Parkside character area have been designed so as to incorporate high-quality pedestrian and cycle routes to facilitate and encourage sustainable travel.
- 6.72 Car parking provision within the Site has been designed with the highly sustainable location of the Site in mind. The local centre and primary school of One Horton Heath is planned near The Folds, illustrated on the Approved Indicative Phasing Plan. Dwellings within the Site, therefore, would benefit from easy access to goods and services nearby with very limited reliance on private motorised transport. Parking provision on the Site is therefore proposed to be subject to a bespoke parking standard slightly below that set out within the EBC Parking Standards SPD (2025).
- 6.73 **Table 9** demonstrates the parking standards that have been applied to the Site, which results in the parking provision in **Table 10**.

Unit Type	Size	Allocated Space (per dwelling)	Visitor / Unallocated Space (per dwelling)	Total Formal Spaces
Houses / Flats	1-2 Bed	1	0.2	1.2
	3-4 Bed	2	0.4	2.4
Older Person Housing	1-2 Bed	0.6	0.2	0.8

Table 9 - Proposed Parking Standards

Unit Type	Size	The Folds			
		Allocated On-Plot	Allocated Off-Plot	Visitor	Total
Houses	1B2P	0	0	0	0
	2B4P	0	105	21	126
	3B6P	46	198	49	293
	4B7P & 4B8P	54	6	12	72
Older Person Housing	1B2P	0	6	5	26*
	2B4P	0	15		
Flats	1B2P	0	153	30	183
	2B4P	0	184	37	221
TOTAL		100	667	154	921

Table 10 - Proposed Parking Provision

- 6.74 These car parking spaces will be delivered through a range of methods including on-plot, on-street, and courtyard parking, and every dwelling would have at least one allocated parking space, all with an allocated active electric vehicle charger in accordance with the SPD, supplemented by additional unallocated parking spaces above standards.
- 6.75 As noted, whilst this is below the parking standards set out in EBC Parking Standards SPD, note 1 of Tables 3 (Residential Parking Standards) and 4 (Residential Parking Standards 2025 (Flats or Apartments)) of the SPD states that parking provision below the minimum standards may be supported within town, district, and local centres which have alternative modes of transport available. The development has been laid out such that the southern portion of the RM Area is of higher density than the northern, thereby placing the apartment blocks and denser forms of development closer to Fir Tree Lane, ensuring that as many residential units are within 400 metres of the bus stops along the road as possible.
- 6.76 Furthermore, the Site can be seen to support the use of active travel methods such as cycling and walking by offering substantial provision of defensible spaces and segregated routeways to further facilitate a modal shift.

- 6.77 Locationally, the RM Area is situated close to the Local Centre and will have good access to the goods and services that it would provide, thereby helping to reduce car dependency.
- 6.78 7no. car club spaces would be situated across The Folds, which provides an uplift against the 1no. per 100 dwelling requirements set out in the EBC Parking Standards SPD.
- 6.79 Cycle parking will be provided in line with the SPD, set out in **Table 11** below;

Dwelling Type	Minimum Requirement (spaces per dwelling)	Proposed Provision
	Long Term (Resident Parking)	The Folds
1 Bed House	1	0
2/3 Bed House	2	454
4+ Bed House	3	90
1 & 2 Bed Flats	1	556
Total	-	1100

Table 11 - EBC Minimum Cycle Parking Requirements and Proposed Quantum

- 6.80 Overall, the proposed parking strategy aligns with the EBC Parking Standards SPD, which allows for below standard provision where sites are situated in sustainable locations with good access to public transport. The proposed strategy provides a balance between meeting demand and promoting long-term sustainable transport methods.

Travel Plan

- 6.81 Further encouragement for a modal shift to more sustainable transport options is facilitated by the measures detailed in the Residential Travel Plan. The OPP S.106 requires the approval of a Travel Plan by the LPA prior to the occupation of any dwellings within a respective Phase.
- 6.82 The submitted Travel Plan develops from the Framework Travel Plan, by Paul Basham Associates, submitted as part of the OPP. The proposed travel plan aligns with the wider strategy for OHH, including those set out in the applications for The Avenue (ref. F/21/91185) and SID road (ref. F/23/96631).
- 6.83 The travel plan seeks to manage parking demand across the parcel, reduce single occupancy car trips and the impacts of car-based travel on the highway network, promote healthy lifestyles and sustainable communities by integrating permeability to active transport options through the Site, while increasing awareness of those active travel options, and promote car-sharing, cycling, and public transport.
- 6.84 Cycle parking will be provided in accordance with the EBC parking standards, resulting in 1,100 long-term spaces across the Site. Car parking provision is subject to a bespoke standard, which accounts for the sustainable location of The Folds in relation to the wider OPP and proximity to public transport.

- 6.85 The Folds would bed into the wider network of high-quality active travel links across the OPP area, including along the SID road, Fir Tree Lane, an east-west active travel connection across The Folds, and the Holme and Homestall, upgrades to surrounding PRowWs, and pedestrian and cycle integration within internal streets.
- 6.86 S.M.A.R.T targets have been identified within the travel plan to ensure progress towards these objectives is measurable and monitorable. A Travel Plan Coordinator to cover all residential development within the OPP will be appointed for at least 3 months prior to the first occupation to implement, promote, and monitor the effectiveness of the travel plan. In the event these targets are not being met, remedial measures are set out in the travel plan.

Summary

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

Energy and Sustainability

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

Energy Use

- 6.91 Policy DM2 requires all residential developments demonstrate a 19% improvement on predicted carbon emissions compared to active Building Regulation standards through an increased efficiency in building fabric. ESD5 of the Environmentally Sustainable Development SPD encourages the facilitation of passive solar heat gain through orientation and building design, while avoiding excessive summer heat gain and glare.

- 6.92 The submitted **Overarching Energy and Sustainability Strategy** provides the strategy to energy consumption across OHH.
- 6.93 The strategy proposes a ‘fabric first’ approach to be adopted to the design of the proposed dwellings, which utilises buildings’ forms, orientation, massing and glazing ratios to reduce energy demand. Further measures for building services, including the use of heat pumps for heating and hot water, and mechanical ventilation with heat recovery for ventilation where natural ventilation may not be sufficient, such as in apartments, for example. Solar photovoltaics are also provided as an option for low-carbon heating. Residential elements of OHH will target a carbon reduction of 19% beyond existing building regulation standards (Part L 2021).
- 6.94 In addition, an **Energy and Sustainability Technical Addendum** has been prepared, specific to this RMA at The Folds, and has been written to provide additional information from the Overarching Energy and Sustainability Strategy. The Technical Addendum contains further information regarding parcel-wide carbon reduction and mitigation to overheating for the Proposed Development.
- 6.95 In relation to carbon reduction, as detailed above, Policy DM2 of the EBC Local Plan requires that all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted a) 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to ‘zero carbon homes’. This Technical Addendum provides calculations to show that the Proposed Development is achieving a 54% reduction in carbon emissions from a Part L 2021 baseline.
- 6.96 In relation to overheating, Local Plan Policy DM3 focuses on adaptation to climate change. It encourages that developments are designed to reduce the risks of overheating, through building design and orientation. The Environmentally Sustainable Development SPD also contains a policy regarding the minimisation of overheating risks in new developments. An overheating assessment was requested to demonstrate a balance between daylighting levels, overheating protection, purge ventilation requirements, cost and aesthetics alongside security and safety considerations. The submitted Technical Addendum provides a high-level overheating assessment, undertaken in line with Part O compliance, for a sample of dwelling typologies.
- 6.97 The Proposed Development therefore accords with Policies DM2 and DM3 of the EBC Local Plan and is acceptable in this regard.

Water Use

- 6.98 Policy DM2 also requires that all residential dwellings demonstrate a predicted water consumption of < 110 Liters per Person per Day. However, as the Applicant aims to provide an exemplar scheme, Condition 74 of the OPP requires new dwellings across One Horton Heath to achieve < 95 LpPpD water consumption, in accordance with the Energy and Sustainability Statement submitted within the OPP. This target has been maintained within the RMA of The Folds, which is predicted to achieve 91.1 LpPpD water consumption through the adoption of low-flow fittings.

- 6.99 Water butts may be provided for dwellinghouses to facilitate effective water recycling, to be used for irrigation purposes either for private or community spaces.

Surface Water and Foul Drainage

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

Surface Water Flooding

- 6.104 Per the Environment Agency flood risk maps, the Site is in Flood Zone 1, with the lowest probability of flooding from rivers and sea (less than 1 in 1,000 annual probability).
- 6.105 A limited area of the Site in the north-western corner is at risk of Surface Water Flooding, however this is limited to a low-lying channel, and would be mitigated by the implementation of the earthworks strategy. A detailed Surface Water Drainage Strategy has nonetheless been development to demonstrate accordance with Condition 61 of the OPP.
- 6.106 The proposed strategy has been designed in accordance with the Defra Non-Statutory Technical Standards for Sustainable Drainage Systems, 2015. Whilst these have since been superseded by the National Standards for Sustainable Drainage Systems (June 2025), it is the 2015 standards upon which the OPP strategy was based. Therefore, to align with the OPP strategy, the earlier standards have been adopted. This approach was agreed with the LLFA, who advised a transitional period was in effect.
- 6.107 Geotechnical investigations indicate high groundwater levels within the Site which precludes the adoption of infiltration drainage methods, as a 1m unsaturated zone beneath the base of infiltration devices cannot be achieved. Therefore, in accordance with the drainage options hierarchy contained within Paragraph: 056 (Reference ID: 7-056-20220825) of the PPG, rainwater run-off will be directed to existing watercourses around the Sites perimeter.

- 6.108 Water quality is proposed to be managed through a range of SuDS measures, including prevention, source control, site control, and regional control measures. The adoption of these measures will aid to ensure water management occurs as close to source as possible to maximise efficiency.
- 6.109 A maintenance schedule designed in accordance with the SuDS Manual C753, CIRIA 2015 is provided within the submitted strategy.

Foul Drainage

- 6.110 The proposed foul water drainage layout for the Folds development follows the strategy set out in the Utilities and Foul Water Statement (report ref: 26114-RP-IE-002) from the OPP. The Flood Risk Assessment and Surface Water Drainage Strategy foul sewer layouts are designed to adoptable standards and discharge off the site by gravity in two locations. The larger northern drainage catchment discharges to the northwest into the adjacent RM area of The Homestal, and the southern drainage catchment discharges to the south into the RM area of The Holme. The drainage layouts are provided in plan form in Appendix B of the Flood Risk Assessment and Surface Water Drainage Strategy. The foul water drainage networks continue by gravity flowing to the west and discharge to the new pumping station being constructed off the western end of Fir Tree Lane. From this pumping station flows are pumped to the Chrickenhall Farm Sewage Treatment works (STW) 2.1km of the site.

Arboriculture

- 6.111 Policy DM1 of the EBC Local Plan highlights how all development should avoid the loss or damage to trees or woodlands, priority habitats or other landscape features unless they can be replaced by other features of equivalent or enhanced value. Strategic Policy HH1, specific to OHH, requires the OHH development to retain as many existing mature trees and hedgerows within the Site as possible.
- 6.112 The NPPF includes improving biodiversity as part of the environmental objective to achieve sustainable development. Section 15 sets out the overall approach to conserving and enhancing the natural environment and how planning policies and decisions should contribute to this. The NPPF (para 136) specifically states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 6.113 The approach to arboriculture within The Folds is detailed in the submitted **Arboricultural Impact Assessment and Method Statement**.
- 6.114 The survey details that a significant proportion of the Sites tree stock is situated on the periphery, along field boundaries with few internal arboricultural features. High (Category A) and moderate (Category B) quality trees and groups are well represented across the site, comprising mature specimens, structured woodland areas, and groups of trees typical of the Horton Heath landscape.
- 6.115 To facilitate the development proposed some trees are required to be removed, however care has been taken at the design stage to ensure that the quantum of tree removal is minimised and targeting only the poorest quality of trees for removal. As such, only Category C trees are

to be removed (see submitted Tree Retention and Removal Plan) which would be replaced by new tree planting along the boundaries of the Site, within Green Spaces, and along the internal streets. In total, two individual trees, six tree groups, and four hedgerows are to be removed. 557 new trees are proposed within the plots, open spaces, and internally along streets which would offset the loss of vegetation and enhance the landscaped appearance of the Site. This proposed landscaping scheme is demonstrated in the accompanying Design and Access Statement and supporting landscaping material.

- 6.116 All existing high and moderate quality trees are to be retained and will be secured long-term through the Tree Protection Plan. Development buffers have been adopted to further aid in the long-term retention of site trees reducing overshadowing and potential pressures to prune or remove.
- 6.117 Minor pruning works are required to T33 (Category B) to lift the crown to 5.5 metres from existing ground level to accommodate construction traffic. These works would not harm the long-term health of the tree and constitute good arboricultural practice.
- 6.118 The removal of the hedgerow through the centre of the Site (H9) is shown on the approved Green Infrastructure Parameter Plan. Therefore, this element of works fully accords with the approved parameters of the OPP.
- 6.119 The proposed scheme would retain the significant proportion of trees within the Site, including veteran trees and those subject to a group Tree Preservation Order on the Sites eastern boundary. Only a limited number of low-quality trees are to be removed to facilitate the development, which would be replaced and enhanced with a detailed landscaping scheme

Heritage

- 6.120 Policy DM12 of the ECB Local Plan, relating to the protection of heritage assets, applies to developments affecting heritage assets or their settings, and seeks to protect and conserve them.
- 6.121 The NPPF (Chapter 16) sets out relevant guidance for conserving and enhancing the historic environment. Para 202 states that “Heritage assets range from sites and buildings of local historic value to those of the highest significance.... These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 6.122 The Folds does not contain any listed buildings, nor is it located within a Conservation Area. Whilst there are listed buildings beyond the site, to the east in Horton Heath and to the west at Fir Tree Farmhouse. However, these listed buildings are located a sufficient distance from The Folds that means the proposed development would not have any impact upon the significance of these listed buildings.
- 6.123 Similarly, there is a locally listed building to the south of the Site, but it is considered there is sufficient distance from the proposed development so as not to affect the setting of this locally listed building.

- 6.124 The Proposed Development would not result in any adverse impacts to existing heritage assets and therefore the proposals comply with Policy DM12, and guidance contained in the NPPF.

Biodiversity and Ecology

- 6.125 Policy DM11 details EBCs approach to nature conservation. Developments are expected to protect, conserve and enhance all networks of natural habitats and features, and seek a net gain on all development sites through the protection, enhancement, and provision of new habitats and features.
- 6.126 The NPPF includes improving biodiversity as part of the environmental objective to achieve sustainable development. Section 15 sets out the overall approach to conserving and enhancing the natural environment and how planning policies and decisions should contribute to this. The NPPF (para 187) sets out that planning policies and decisions should contribute to the and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 6.127 Ecological surveys have been undertaken by Johns Associates to support the Outline Planning Permission and subsequent Reserved Matters Application at One Horton Heath. This RMA application is accompanied by an **Ecological Impact Assessment** and **Ecological Mitigation and Management Plan**, the latter is required as per Condition 64 of the OPP. Refer to these reports for full details.
- 6.128 The ecology work undertaken advises generally that the proposals will result in the loss of some habitats and has the potential to affect some protected species including hazel dormouse, breeding birds, reptiles and bats. Appropriate mitigation measure such as EPSM licences and sensitive methods of work, in addition to enhancement measures such as the targeted provision of bat and bird bricks will ensure that, post-development, no residual or cumulative impacts are anticipated. The proposals therefore accord with all relevant national and local planning policy in relation to ecology.
- 6.129 With regards to Biodiversity Net Gain (BNG), as of 12th February 2024, all new major development is mandated to achieve a minimum 10% BNG, as set out within the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990. However, the submission of the OPP predates the BNG regulations, so there is no statutory requirement for 10% BNG to be delivered.
- 6.130 Whilst the adopted policies of the Eastleigh Borough Local Plan require new development to achieve a net gain in biodiversity, the exact target is not specified. One Horton Heath will deliver the benefits to biodiversity on site through the embedded mitigation and enhancement measures and the protection and creation of high-quality habitats on the large areas of Green Infrastructure.
- 6.131 A **Biodiversity Net Gain (BNG) Report** and **Statutory BNG Metric**, prepared by Johns Associates has been prepared as part of this RMA. The report concludes that development of this Reserved Matters parcel will result in a net habitat loss. The BNG habitat losses are to be off set through enhancements to the large green infrastructure network onsite and if

necessary, via off-site land within the Applicant's control. Overall, the One Horton Heath site is expected to achieve a Biodiversity Net Gain.

Noise

- 6.132 Policy DM1 of EBC Local Plan requires developments do not result in unacceptable impacts on and, where possible, enhance the residential amenity of new and existing residents. Policy DM8 provides how proposals will not be permitted if they are likely to result in a loss of amenity through noise or vibration.
- 6.133 Condition 45 of the OPP requires a detailed Noise Risk Assessment and Management Scheme is approved by the LPA prior to commencement of development of each residential phase.
- 6.134 A Noise Impact Assessment was carried out in relation to The Folds, the findings of which are included in the submitted **Noise Impact Assessment**.
- 6.135 Existing residential dwellings are identified on Farm Road to the east of the Site, and Fir Tree Lane to the south. Impacts from construction noise are expected to be mitigated through the use of appropriate conditions, controlling the hours of operation between 08:00 and 17:00 Monday to Friday, 09:00 to 12:00 on a Saturday, with no work on Sundays or Bank Holidays.
- 6.136 Condition 12 of the OPP requires a Construction and Environment Management Plan (CEMP) is submitted to and approved by the LPA prior to any demolition or development for each phase. The CEMP is to be prepared and submitted in due course, which will likely include additional mitigation measures against the impacts of noise from construction activities, such as;
- Use of temporary screens when working near identified sensitive receptors
 - Regular maintenance of machinery
 - Staff awareness of sensitive receptors
 - Prevention of simultaneous intensive works near sensitive receptors
 - Implementation of speed limits and road maintenance
 - Adherence to any hours of operation conditions imposed by the Local Planning Authority
 - Avoid engine idling
 - Prior engagement with the LPA where construction activities may need to be carried out outside of typical working hours or during night-time hours
- 6.137 The Folds, when fully occupied, would not result in any greater traffic movements than as assessed within the Environmental Impact Assessment submitted as part of the OPP, shown in Appendix E of the submitted Assessment. No further assessment is therefore required.

- 6.138 No mitigation is required for external amenity areas (balconies, gardens) of any proposed units, however consideration to the use of glazing and ventilation configurations may be required for dwellings facing on to Fir Tree Lane at the technical design stage in order to meet the relevant internal amenity noise criteria.
- 6.139 The Assessment demonstrates that noise levels will comply with the standards set out by BS:8233 and World Health Organisation guidance. The proposed development would not detriment the residential amenity of existing residents and would provide adequate amenity value for future residents of the proposed development. The proposal therefore complies with Policies DM1 and DM8 of the EBC Local Plan, and sufficient detail has been provided for the discharge of Condition 45 of the OPP.

Nutrient Neutrality

- 6.140 Where wastewater infrastructure is required to support developments, EBC Local Plan Policy DM10 highlights that such infrastructure should ensure compliance with the Habitats Regulations and avoid or mitigate any other adverse impacts.
- 6.141 Condition 76 of the OPP precludes the occupation of any dwelling within any phase subject to the submission and approval of a suitable nutrient neutrality mitigation scheme has been secured via either the purchase of credits from EBCs Offsetting Scheme, or a final site-specific water neutrality mitigation scheme is provided in accordance with the recommendations of Hilson Moran One Horton Heath Nutrient Neutrality Study XX-HML-XX-XXRP-U-930001 Issue P06, dated 30 May 2025.
- 6.142 A **Nutrient Neutrality Study** has been submitted within the RMA to provide evidence to EBC and Natural England that nitrogen and phosphorous neutrality can be achieved by The Folds. The findings are sufficient to support EBC, as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 6.143 The report demonstrates the development of The Folds would result in an increase of nitrogen and phosphorus. As such, offsetting mitigation measures are proposed which includes the benefits brought forward by the adjacent Reserved Matters parcels of the Holme and Homestall, and the purchase of nutrient credits from EBC.
- 6.144 The Folds is expected to result in a 419.44 kg of nitrogen per year deficit and 13.11 kg phosphorous deficit per year. Both are calculated post-2030, with no completions or occupations expected before this date. Carrying over nutrient benefits from the Holme and Homestall, the Site is expected to deliver a better than nutrient neutrality for nitrogen post-2030 (at 325.34 kg per year). A phosphorous deficit of 18.68 kg per year would remain, however this would be offset through EBC Nutrient Neutrality credit scheme.
- 6.145 The Proposed Development would provide nutrient neutrality and would not increase nutrient discharge into the River Itchen. The Proposed Development therefore complies with the Habitats Regulations and Policy DM10 as a result and is acceptable in this regard.

7 Conclusions

- 7.1 The Applicant, Eastleigh Borough Council (One Horton Heath Team), is seeking RMA approval for the detailed design of the Proposed Development at The Folds to provide 629 dwellings, alongside landscaping, open space, car parking and infrastructure, as well as approval of details reserved by condition.
- 7.2 The Proposed Development demonstrates accordance with the Parameter Plans approved by the OPP in respect of land use, green infrastructure, and building heights, and will deliver an attractive, carefully considered residential-led development, with high-quality, energy efficient and sustainable homes.
- 7.3 The Proposed Development culminates from significant and meaningful engagement with the Local Planning Authority, statutory consultees and the existing community to ensure The Folds meets community needs, the requirements of statutory consultees, the Council's policy requirements and the vision and parameters set by the OPP.
- 7.4 A suite of supporting documents and technical assessments accompany this RMA which demonstrate that the proposal is deliverable and accords with site-wide and OPP-wide strategies, including in respect of transport and highways, ecology, design, and energy and sustainability. The layout allows for a high-quality landscape scheme where tree planting has been optimised and allows for the proposals to integrate with, and benefit from, the existing and proposed landscape setting.
- 7.5 The Proposed Development would provide a valuable contribution to the supply of quality homes within Eastleigh Borough and establish a strong sense of community through its varied housing mix and well-designed streets and community spaces.
- 7.6 Based on the above, the Applicant respectfully requests that RMA approval is given, as the Proposed Development accords with the parameters of the OPP, relevant planning conditions and obligations, as well as the Government's presumption in favour of sustainable development, desire to build new homes, as well as other national guidance and local planning policies and guidance.