The Holme and The Homestal

Mitigation to the New Forest Protected Sites

December 2025

EASTLEIGH BOROUGH COUNCIL | Investing in **our** community

ONE HORTON HEATH

Mitigation to New Forest Protected Sites

The Holme and Homestal Reserved Matters Parcel

December 2025

EASTLEIGH BOROUGH COUNCIL | Investing in **our** community

DOCUMENT CONTROL

Report prepared for:

Eastleigh Borough Council

Main contributors:

Ziyad Thomas BSc (Hons), MSc, MRTPI, MRICS
Senior Planning Manager - Eastleigh Borough Council's One Horton Heath Team

Contents

1. Introduction 4
2. Outline Planning Permission 4
3. One Horton Heath Mitigation Measures 5
4. On-site Mitigation 6
5. Quantum of On-Site Mitigation 8
6. Alternative Mitigation to the New Forest Protected Sites 8
7. Summary & Conclusion 9

Appendix A– Natural England Letter dated 21.07.2025

Appendix B – On Site Mitigation Areas Proposed

Appendix C – On-Site Mitigation Indicative Routes and Interconnectivity

1. Introduction

1.1 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') (Ref: O/20/89498) was granted on 27th October 2025 and is accompanied by a Section 106 Legal Agreement.

1.2 This Statement forms part of the Reserved Matters Application (RMA) for The Holme and Homestal residential parcel of the OPP, as shown as phase 13A and 14 on the Indicative Phasing Plan (30454G/1000A). 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 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking...

2. Outline Planning Permission

2.1 Natural England (NE) objected to the OPP due to the application of the Eastleigh Borough Council's Interim Mitigation Strategy (IMS) to One Horton Heath. The IMS states that most of Eastleigh Borough is further than 5km from the New Forest protected area and that correspondingly the number of visitors to the New Forest originating their journey from the Borough is less than one quarter of the visitors within 5km of the New Forest. As residential development planned in Eastleigh Borough will contribute 20% of the planned growth between 5-14km from the protected sites, the Council is of the view that mitigation for the recreational impact of new housing on the New Forest protected sites should be reduced. The IMS concludes that the requirement for Suitable Alternative Natural Greenspace (SANG) from new housing within the catchment area of the New Forest in the Borough should be 2ha per 1,000 persons.

2.2 Natural England's objection to the IMS is that it does not provide sufficient certainty on how increased recreational impacts on the New Forest protected sites from new residential development will be avoided and/or mitigated. Correspondingly NE's position is that SANG provision should comply with their national standard of 8ha per 1,000 persons. The NE objection to the OPA was on the grounds of insufficient mitigation was being provided to affect the residual recreational impacts of OHH on the New Forest Protected Sites.

2.3 Detailed discussions on this matter, facilitated through the NE Discretional Advice Service (DAS) in 2024 and 2025, resulted in a suite of proposals for mitigation that were ultimately deemed acceptable.

2.4 On the 21st July 2025 Natural England advised that they had no objection to the proposal, subject to the provision of appropriate mitigation being secured (See

Appendix A). The agreed, bespoke mitigation solution for the mitigation for One Horton Heath's impacts on the New Forest Protected Sites is detailed in:

- A report entitled '*Proposed Mitigation to New Forest Protected Sites*' (July 2025)
- The OPA Appropriate Assessment (v9) updated 11/7/25

3. One Horton Heath Mitigation Measures

3.1 The proposed mitigation measures in the report entitled *Proposed Mitigation to New Forest Protected Sites*' (July 2025) and the OPP *Appropriate Assessment* (version 9, updated 11/7/25) can be summarised as follows:

i. **Financial contributions to the Stoke Park Common SANG** that offset the impact of the 381 units in the initial phase of development (i.e. the Lower Acre).

ii. The provision of **on-site mitigation** using the design standards in New Forest District Council's Alternative Recreational Natural Greenspace as a baseline.

iii. Commitment to a '**supplemental payment'** towards SANG provision in the Borough toward housing not mitigated by measures i & ii.

3.2 The above mitigation measures were secured through the Section 106 legal agreement for the OPP and Planning Conditions 72 and 73 of the OPP.

3.3 Condition 72 reads as follows:

72 Reserved Matters applications for the 382nd dwelling and above shall reference how mitigation to the New Forest Protected Sites shall be achieved in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025). Details of the on-site mitigation shall include proposed planting, footpaths, bins, signage, funding and future management and maintenance arrangements, with the final quantum and details of on-site mitigation as agreed by the Local Planning Authority and Natural England.

Reason: *To ensure that mitigation requirements in accordance with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025) in order to provide mitigation for the New Forest Protect Sites and comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan.*

3.4 Condition 73 is detailed below

73 *On-Site Recreational Greenspace mitigation as permitted under Condition 72 shall be fully implemented to the satisfaction of the Local Planning Authority and Natural England prior to the first occupation of the 382nd unit.*

Reason: *To ensure that mitigation is in accordance with the with the One Horton Heath Proposed Mitigation to New Forest Protected Sites strategy (July 2025) and provides mitigation for the New Forest Protected sites to comply with the NPPF and Policy DM11 of the Eastleigh Borough Local Plan*

4. New Forest Mitigation Contribution

4.1 The Lower Acre is the first phase of residential development at One Horton Heath and comprises of 381 units. It is currently under construction with first occupations expected in early 2026. Contributions to the Stoke Park SANG will mitigate the impact of the Lower Acre and are referred to as the 'New Forest Mitigation Contribution' in the Section106 legal agreement (s106) for the OPP. Schedule 4 of the s106 states that this contribution must be paid, in full, prior to the occupation of any unit.

4.2 Any residential development on later phases, including The Holme and Homestal, will be over the 381 threshold and are not covered by the New Forest Mitigation Payment. They must subsequently demonstrate how mitigation is to be achieved in accordance with the *New Forest Protected Sites Strategy* (2025).

5. On-site Mitigation

5.1 The *New Forest Protected Sites Strategy* (2025) advises that Natural England has accepted the principle of on-site mitigation for the New Forest Protected sites at One Horton Heath provided it is of a design and quality similar to that of Alternative Natural Recreational Greenspace (ANRG).

5.2 A series of site visits and detailed discussions facilitated by the Natural England's 'Discretionary Advice Service' in 2024 / 2025 identified 33.3 hectares of land in the control of the applicant that had reasonable potential to deliver ANRG / SANG. A brief overview of these areas is provided in Table 1 below:

Table 1: On-Site Mitigation to the New Forest at One Horton Heath

Northwest Area (Allington Lane but expanded to include greenspace to the south)	5ha
Quobleigh Woods (including nearby SuDs basins)	4.4ha
Central Area (i.e. Foxholes Wood) expanded to include SuDs basins	6.6ha
Tolbrook Stream expanded to include SuDs basin	4.4ha
South-West Water Meadow + The Platt (expanded to include SuDs and green corridor moving NW to the main road)	9.37ha
Queen College Oxford Land (i.e. land to the south-west of Burnetts Lane roundabout)	3.4ha
Total	33.2

5.3 Maps of these areas are provided in **Appendix B** with high level routes and interconnectivity between Green Spaces shown in **Appendix C**.

5.4 The One Horton Heath team has been progressing detailed designs for a revised Green Infrastructure (GI) Reserved Matters application. The GI application will include all the of the on-site mitigation identified in Table 1, as a comprehensive strategic approach to the delivery of open space is preferential to the piecemeal design of these areas.

5.5 Design work on the GI has progressed in consultation with Natural England through their Discretionary Advice Service (DAS) with draft plans made available in a public consultation and exhibition in July 2025. The One Horton Heath team is scheduled to submit a Green Infrastructure RM application in early 2026.

5.6 When submitted the Green Infrastructure RM will provide the details required in Condition 72 of the OPP.

6. Quantum of On-Site Mitigation

6.1 The Holme and Homestal Reserved Matter Application proposes 357 units of accommodation. Applying Natural England's preferred occupancy rates of 2.4 persons per dwelling to the 8ha per 1,000-person standard results in a requirement of 5.16ha of mitigation.

357 units x 2.4 persons = 856.8 persons
856.8 / 1000 = 0.8568 x 8 = 6.85ha

5.2 The Holme and Homestal RM parcels are two of five residential RM parcels being submitted in Winter 2025. The total number of units proposed across all these applications is 1,679, with the corresponding level of mitigation being 32.23ha (see Table 2).

Table 2: On-Site Mitigation for Winter 2025 Residential Reserved Matters Applications

Reserved Matters Phase	No. of Units	SANG/ ANRG required (ha)
Quobleigh Breach	269	5.16
Upper Acre	424	8.14
Holme & Homestal (joint submission for 2 phases)	357	6.85
The Folds	629	12.07
Total	**1679**	**32.23**

6.3 The potential on-site mitigation identified in the *Proposed Mitigation to New Forest Protected Sites'* (July 2025) is sufficient for all the housing in the five residential RM phases submitted in Winter 2025.

7. Alternative Mitigation to the New Forest Protected Sites

7.1 If some of the areas referenced in Table 1 are not deemed suitable for ANRG / SANG during the preparation of detailed designs, there are credible alternatives for mitigation to the New Forest Protected sites.

7.2 Parts of the One Horton Heath site sit within Quobleigh Woods and are already proposed as ANRG / SANG in Table 1. The woods however cover a much larger area extending to the north and east of the site. This wider area is owned by Eastleigh Borough Council. Quobleigh Woods mostly comprises of wet woodland with watercourses and ponds located throughout. While there is an existing public right of way (PRoW), it is in a poor state of repair, difficult to navigate in winter months due to its wet nature, closed to the public in sections, and offers a limited route into

the woodland. There is the potential to both improve accessibility and habitats in this location creating a much larger SANG of between 25 - 30ha. Natural England have visited the site and have confirmed that, subject to further detail, the wider Quobleigh Woods area would be a suitable location for a SANG.

7.3 Furthermore, in the event of a shortfall in on-site mitigation at One Horton Heath, there is a commitment to provide a supplemental payment towards the provision of SANG in Eastleigh Borough. This is referred to as the 'New Forest Supplemental SANG Mitigation Contribution' in the Section106 for the OPP. Schedule 4 of the s106 states that this contribution must be paid, in full, prior to the occupation of any unit not covered by the initial New Forest Mitigation Payment or through the delivery of on-site mitigation.

8. Summary & Conclusion

8.1 A bespoke solution for the mitigation for One Horton Heath's impacts on the New Forest Protected Sites is agreed with Natural England and detailed in the report entitled '*Proposed Mitigation to New Forest Protected Sites*' (July 2025) submitted with the Outline Planning Permission (OPP) (Ref: O/20/89498).

8.2 The impacts of the 357 units proposed in The Holme and Homestal Reserved Matters parcel will be off set through the delivery of on-site ANRG / SANG. The potential for on-site mitigation identified is sufficient to meet the unit numbers for the Holme and Homestal, and the other three residential reserved matters parcels submitted in Winter 2025.

8.3 A Reserved Matters application for Green Infrastructure will provide detailed designs and information on the long-term management and maintenance of these areas, as required in Condition 72 of the OPP.

8.4 There remain credible fall-back measures to provide certainty in the event some areas identified for ANRG / SANG on-site cannot be delivered or are deemed unsuitable. These fall-back measures are secured via condition and in the s106 agreement for the OPP.

8.5 The proposed development therefore accords with the measures detailed in the *Proposed Mitigation to New Forest Protected Sites*' (July 2025).

APPENDIX A

Date: 21 July 2025
Our ref: 519400
Your ref: O/20/89498

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Eastleigh Borough Council

BY EMAIL ONLY

Dear Dawn Errington,

Planning consultation: Mixed use development including up to 2500 residential units Location: Land at Burnetts Lane, Fir Tree Lane and Allington Lane, Eastleigh SO50 7BZ – Land at One Horton Heath (OHH)

Thank you for your consultation on the above dated 14 July 2025 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Solent and Southampton Water Special Protection Area (SPA) and Ramsar site; River Itchen Special Area of Conservation (SAC); New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar; and Solent Maritime Special Area of Conservation (SAC).,
- damage or destroy the interest features for which their respective Sites of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Mitigation measures need to be secured as set out in the Appropriate Assessment (11th July 2025)

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

New Forest Recreational Disturbance

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England has been working with the One Horton Heath Project team at Eastleigh Borough Council towards a bespoke mitigation solution for the proposal's impacts on the New Forest Designated Sites. The below advice is based on information within:

- Proposed Mitigation to New Forest Protected Sites (July 2025)
- OPA AA (v9) updated 11/7/25

This mitigation will require securing and being fully funded in perpetuity (minimum 80 years), to be detailed within a Management Plan.

Provided mitigation measures as discussed within the above Appropriate Assessment and the New Forest Protected Sites paper are secured and fully funded in perpetuity, Natural England has no objection to the proposal.

1. Stoke Common Park SANG Financial contribution for 7.3ha to mitigate the impact of the 381 dwellings approved as part of the First Residential Parcels (Lower Acre) at 8ha/1000 people.

2. On-site Alternative Natural Recreational Greenspace (ANRG) Large scale creation of on-site mitigation of 33.2 ha to provide recreational greenspace which meets the needs of Suitable Alternative Natural Greenspace standard at 8ha/1000 people, as detailed in the New Forest Protected Sites paper (July 2025). These mitigation areas should be mapped and detailed in a Management Plan to secure the proposed recreational walking routes and associated capital works along with in-perpetuity (minimum 80 years) management of these areas. Details should be provided to confirm costs, funding mechanisms and management responsibilities, for these to be legally secured.

3. Payment towards Stoke Park Farm SANG provision A commitment to a future contribution towards further consented SANG provision at Stoke Park Farm SANG for subsequent housing not mitigated by measure 1 & 2 above. This is currently 6.6 ha.

Strategic Access Management and Monitoring (SAMM)
In addition to providing adequate SANG measures, the scheme is expected to provide a contribution to SAMM to mitigate the residual impact of those visitors still travelling to the New Forest protected sites. The New Forest National Park Authority has established some site wardening and monitoring to reduce recreational disturbance at source in advance of the strategic SAMM strategy being adopted. Appropriate SAMM measures should be secured in line with the latest requirements, as outlined in the July 2025 updated HRA.

River Itchen SAC and Solent Designated Sites

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of the River Itchen SAC and Solent European designated sites.

Natural England has received an updated nutrient budget report ('Nutrient Neutrality Outline Planning Application', Hilson Moran, May 2025) which has confirmed the exact nutrient credits

required. Providing One Horton Heath is fully relying on the agreed strategic Phosphorus mitigation land upstream of Chickenhall wastewater treatment works (WwTW), we are satisfied that impacts on the River Itchen SAC and Solent Designated Sites can be ruled out.

We note within the appropriate assessment (11 July 2025) that on-site wetlands are still referred to for Phosphorus mitigation. These areas have been identified as *downstream* of Chickenhall WwTW, and therefore can't mitigate for One Horton Heath's wastewater. We advise revising the reports to make it clearer that the wetlands won't be pursued for Phosphorus mitigation.

However, we are satisfied with the alternative strategic mitigation land having sufficient capacity, where it is *upstream* of Chickenhall WwTW. This mitigation should be ringfenced and secured for the OHH development to ensure that sufficient credits are available as development parcels come forward.

Your updated appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the European sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions regarding the Itchen and Solent designations, providing that all mitigation measures are appropriately secured in any planning permission given.

This advice is provided on the basis that all mitigation measures as stated in the Appropriate Assessment (11th July 2025), as summarised in the bullet list below, will be secured as planning conditions or obligations by your authority to ensure their strict and timely implementation for the full duration of the development. Your authority should be assured that proposed financial contribution rates are proportionate to the identified effects of the proposed development, suitably precautionary, and in line with the Retail Price Index, where relevant.

- Measures as outlined in the Construction Environmental Management Plan (CEMP) April 2023, to ensure no net increase in fine sediments ('fines') reaching the River Itchen SAC
- Measures as outlined in the Water Management Strategy (SuDS Management and Maintenance Protocol, Hilson Moran, August 2024
- Mitigation of sediment and silt through approved SUDs designs
- Measures for nitrogen as outlined in the Nutrient Neutrality Study, Hilson Moran, July 2024:
    - Offsetting nitrogen nutrient losses land changes associated with land within the Applicant's control;
    - Offsetting through a purchase of nutrient credits from EBC's strategic scheme.
- A condition to ringfence the required Phosphorus credits (70.38) on the accepted land parcels (which drain upstream of Chickenhall WwTW) of the EBC mitigation scheme.

Solent SPA Recreational Disturbance
The application lies within 5.6km from the Solent and Southampton Water SPA. We expect that Bird Aware contributions will be collected in line with the Bird Aware Definitive Strategy to mitigate impacts in combination with the provision of alternative greenspace. Please note, your authority's appropriate assessment should reflect the current developer contribution rates, which are updated every April in line with the Retail Price Index.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me by return email.

We would be pleased to provide advice on the discharge of planning conditions or obligations attached to any planning permission to address the issues above.

Should the proposal change, please consult us again.

Yours sincerely

Eleanor Oborne
Sustainable Development
Natural England

Annex A – Natural England general advice

Protected Landscapes
Paragraph 189 of the National Planning Policy Framework - GOV.UK (www.gov.uk) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 190 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the Levelling-up and Regeneration Act 2023 (legislation.gov.uk) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes
Paragraph 187 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute for further guidance.

Biodiversity duty
Section 40 of the Natural Environment and Rural Communities Act 2006 (legislation.gov.uk) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the Complying with the biodiversity duty - GOV.UK (www.gov.uk) for further information.

Designated nature conservation sites
Paragraphs 193-195 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)). Both the direct and indirect impacts of the development should be considered.
A Habitats Regulations Assessment is needed where a proposal might affect a habitat site (see Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk) and Natural England must be consulted on 'appropriate assessments' (see Appropriate assessment - GOV.UK (www.gov.uk) for more information for planning authorities).
Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the SSSI Impact Risk Zones (England) (arcgis.com) or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which an SSSI has been notified (Sites of special scientific interest: public body responsibilities - GOV.UK (www.gov.uk).

Protected Species
Natural England has produced Protected species and development: advice for local planning authorities - GOV.UK (standing advice) to help planning authorities understand the impact of particular

developments on protected species.

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to Wildlife licences: when you need to apply (www.gov.uk) for more information.

Local sites and priority habitats and species
The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 187, 188 and 192 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging Local nature recovery strategies - GOV.UK (www.gov.uk) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as 'priority habitats and species' in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to Habitats and species of principal importance in England (gov.uk) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the Brownfield Hub - Buglife for more information and Natural England's Open Mosaic Habitat (Draft) - data.gov.uk (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains
Development should provide net gains for biodiversity in line with the NPPF paragraphs 187(d), 192 and 193. Major development (defined in the National Planning Policy Framework (publishing.service.gov.uk) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is also applies extended to small scale development from April 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Biodiversity Net Gain guidance (gov.uk) provides more information on biodiversity net gain and includes a link to the Biodiversity Net Gain Planning Practice Guidance (gov.uk).

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to Calculate biodiversity value with the statutory biodiversity metric for more information. For small development sites, The Small Sites Metric may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 193 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on Sites of Special Scientific Interest: managing your land

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 77, 109, 125, 187, 188, 192 and 193). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.
The Environmental Benefits from Nature Tool - Beta Test Version - JP038 (naturalengland.org.uk) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

Natural environment - GOV.UK (www.gov.uk) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees
The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 193 of the NPPF. The Natural England Access to Evidence - Ancient woodlands Map can help to identify ancient woodland. Natural England and the Forestry Commission have produced Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils
Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 187, 188). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk). Find open data - data.gov.uk on Agricultural Land Classification or use the information available on MAGIC (defra.gov.uk).

The Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (publishing.service.gov.uk) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to Reclaim minerals extraction and landfill sites to agriculture - GOV.UK (www.gov.uk), which
provides guidance on soil protection for site restoration and aftercare. The Soils Guidance (quarrying.org) provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure
For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to Green Infrastructure Home (naturalengland.org.uk) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 GI How Principles (naturalengland.org.uk). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

The Green Infrastructure Map (naturalengland.org.uk) and GI Mapping Analysis (naturalengland.org.uk) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation:
Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails:
Paragraphs 105, 185, 187 and 193 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development.

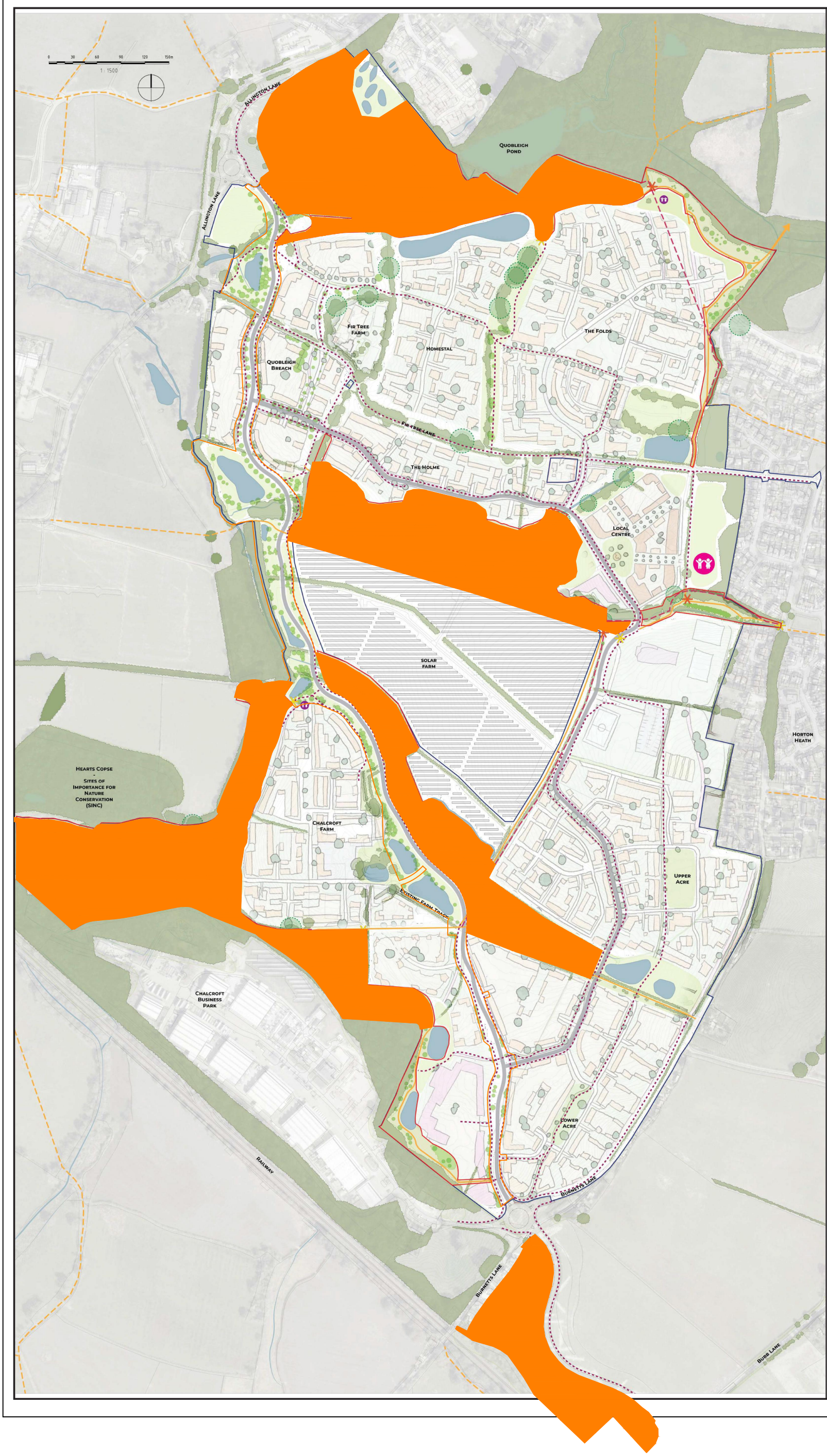
Consideration should also be given to the potential impacts on any nearby National Trails. We refer you to Find your perfect trail, and discover the land of myths and legend - National Trails for information including contact details for the National Trail Officer.

The King Charles III England Coast Path (KCIIIECP) is a National Trail around the whole of the English Coast. It has an associated coastal margin subject to public access rights. Parts of the KCIIIECP are not on Public Rights of Way but are subject to public access rights. Consideration should be given to the impact of any development on the KCIIIECP and the benefits of maintaining a continuous coastal route.

Appropriate mitigation measures should be incorporated for any adverse impacts on Rights of Way, Access land, Coastal access, and National Trails.

Further information is set out in the Planning Practice Guidance on the Natural environment - GOV.UK (www.gov.uk).

APPENDIX B



Key

- Site Ownership Boundary
- ANRG Boundary
- Main ANRG space with 60m radius
- Secondary ANRG space with 30m radius

Connectivity

- Existing PRoWs outside OHH
- Existing PRoWs to be Diverted
- Proposed footpaths
- Proposed Boardwalk / Causeway
- Site-wide pedestrian connections
- Proposed Link Roads

Soft Landscape Features

- Proposed Sustainable drainage systems (SuDs) within One Horton Heath
- Existing Trees/Hedges
- Root Protection Areas
- Existing Veteran Tree
- Proposed Tree Planting
- Proposed Woodland Extension
- Proposed Scrub Planting
- Proposed viewing platform - formed from site spoil

Play Features

- Proposed recreation & play areas
- Proposed Destination recreation & play (to be delivered via future phases)

Signage Strategy

- Proposed Interpretation Signage Location
- Proposed Wayfinding Signage Location
- Proposed Gateway Signage Location

Date	Drawn	Description of Revision	Rev.	Checked
11.06.25	NG	PRoW & Context added	B	MM
07.05.25	NG	Following comments from meeting feedback	A	MM

DEACON DESIGN

LANDSCAPE ARCHITECTURE | MASTERPLANNING | URBAN DESIGN
1a Purbeck House, Wallington Hill, Fareham, Hampshire PO16 7BJ
Tel : 01329 557 820 Email : info@deacondesign.co.uk
Copyright Deacon Design

PROJECT TITLE :
One Horton Heath
Site Wide Infrastructure

PROJECT NUMBER: DD579
PLOT DATE : 04.04.2025

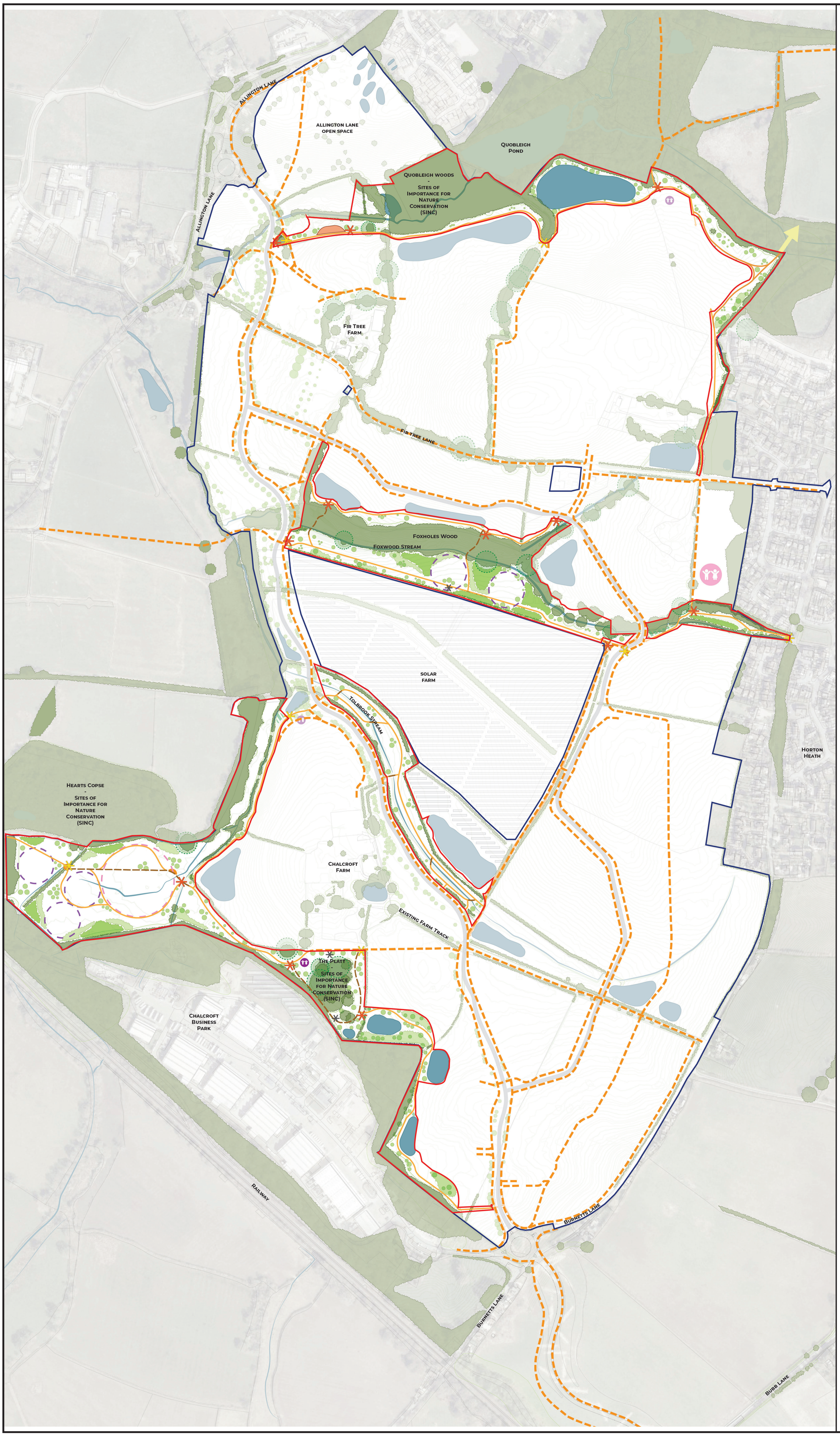
DRAWING SCALE: 1:1500
APPROVED BY: MM
PAPER SIZE: A1
DRAWN BY: NG

DRAWING TITLE :
Site-Wide ANRG Proposals

DRAWING NUMBER : DD579L01
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\,Deacon Design Ltd Dropbox\,03 PROJECTS 500+\,DD579_One Horton Heath Site Wide Infrastructure\,04-Drawings\,Graphics Folder\,1-Indesign Presentation(indd)\,DD579L01_Site Wide ANRG Proposals.indd

APPENDIX C



Key

- Site Ownership Boundary
- ANRG Boundary
- Main ANRG space with 60m radius
- Secondary ANRG space with 30m radius

Connections

- Proposed Footpaths within ANRG area
- Proposed Boardwalk / Causeway Path
- Site-wide pedestrian connections
- Proposed Link Roads

Soft Landscape Features

- Proposed Sustainable drainage systems (SuDs) within One Horton Heath
- Existing Trees/Hedges
- Root Protection Areas
- Existing Veteran Tree
- Proposed Tree Planting
- Proposed Woodland Extension
- Proposed Scrub Planting
- Proposed mounded viewing platform

Play Features

- Proposed recreation & play areas
- Proposed Destination recreation & play (to be delivered via future phases)

Signage Strategy

- Proposed Interpretation Signage Location
- Proposed Wayfinding Signage Location
- Proposed Gateway Signage Location

Date	Drawn	Description of Revision	Rev.	Checked
07.05.25	NG	Following comments from meeting feedback	A	MM

DEACON DESIGN

LANDSCAPE ARCHITECTURE | MASTERPLANNING | URBAN DESIGN
1a Purbeck House, Wallington Hill, Fareham, Hampshire PO16 7BJ
Tel : 01329 557 820 Email : info@deaconde sign.co.uk
Copyright Deacon Design

PROJECT TITLE :
One Horton Heath
Site Wide Infrastructure

PROJECT NUMBER: DD579
PLOT DATE : 04.04.2025

DRAWING SCALE: N/A
APPROVED BY: MM
PAPER SIZE: A1
DRAWN BY: NG

DRAWING TITLE :
Site-Wide ANRG Proposals

DRAWING NUMBER : DD579L01
REVISION LETTER : A

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 500+\DD579_One Horton Heath Site Wide Infrastructure\04-Drawings\Graphics Folder\Y-Indesign Presentation(indd)\DD579L01_Site Wide ANRG Proposals.indd