

Quobleigh Breach, Horton Heath

Design Code Compliance

February 2026

PREPARED FOR



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1. Design Code Compliance

Design Code Section	Key Design Requirements	Compliance
Site Wide Coding		
1. Context One Horton Heath will be responsive to local history, culture and heritage whilst also embracing positive change to become valued as tomorrow's heritage representing the architecture and placemaking of the early 21st century.	Respond to the area's distinct regional landscape character, following natural features and respecting the site's historic uses. Ecologically important assets will be protected and enhanced, addressing past intensive farming that has weakened biodiversity and ecological networks. Neighbourhoods should be planned as interconnected, cohesive places shaped by the landscape, supporting both ecological enhancements and a strong sense of community. • Strong field patterns and boundaries which should be respected and preserved wherever possible. • Three key areas of historic character, along with buildings and other features, that should impact and inform design approaches. • Existing watercourses to be retained and respected within the Masterplan. • SUDS locations to follow natural topography as much as possible. • Acknowledge the distinct characters of South and North.	Extensive site surveys undertaken between 2013 and 2020 and comprehensive historic data have significantly shaped the One Horton Heath masterplan, providing a depth of understanding that is rarely available for developments of this scale. The design responds sensitively to historic land use data and the presence of listed buildings, such as Fir Tree Farmhouse, ensuring that heritage and hydrology guide the overall layout. There are no watercourses within the Quobleigh Breach parcel although they are present within green infrastructure to the north and south of the site respectively. SuDs attenuation basins bookend the north and south of the site and have been permitted and constructed as part of the application for the Link Road. The proposals adhere to the Parameter Plans approved under Outline Application O/20/89498 and reinforced in the Design Code.

	- Form of development which responds to the landscape character in terms of height and form, responding to the visibility and/ or enclosure. - Respect existing and well-established boundaries and features. - Existing networks and connectivity, as shown, to be retained and enhanced. - New East-West connectivity to be achieved or improved wherever possible. - Existing man-made features require careful consideration and treatment within the Masterplan.	Access - The layout complies with the parameter plan showing two internal link roads bisecting Quobleigh Breach with all streets distributing to residential addressed off it. Land Use - All residential, matching extents of the developable area identified on the Land Use parameter plan with public open spaces on the fringes. Green Infrastructure - The proposed layout aligns with the Green Infrastructure and Land Use parameter plans. Open spaces are located on the periphery but, for the most part, the application is limited to the developable area of Quobleigh Breach. Building Height - The layout does not deviate from the Building Height Parameter Plan with buildings of 2 storeys adjacent to Fir Tree farmhouse and stepping up to a maximum of 4 storeys on the apartment blocks on The Avenue.
Community Infrastructure		
2. Movement One Horton Heath will be a safe and accessible environment with a readily accessible choice of sustainable transport methods making it preferable for residents and visitors of all abilities to walk, cycle and access public transport.	Promotion of sustainable and accessible transport through a clear hierarchy of travel. Well-connected network that links key destinations and establishes a tiered street network. Should supports long term behavioural change and strengthen connections to the wider transport network.	The development sets out a clear hierarchy of travel, prioritising walking and cycling first and private vehicles last. Connectivity networks are built to accommodate this and encourage sustainable travel, such as

	• Prioritise walking and cycling as the primary modes of movement within and beyond the site. • Integrate a clear movement hierarchy that supports legibility, placemaking, and sustainable travel. • Ensure safe and direct pedestrian links to key destinations, including schools, local centres, and transport hubs. • Provide a connected network of cycle routes catering to all abilities, from commuter to leisure cyclists. • Incorporate dedicated leisure walking and cycling routes as part of the green infrastructure strategy. • Locate bus stops strategically across the site, with a central bus hub at the Local Centre. • Ensure access to wider transport connections, including rail stations, public rights of way, and regional road networks. • Design distributor roads to minimise congestion while discouraging rat-running through residential areas. • Align all street types to a clear hierarchy, from primary distributor roads to mews and homecourts. • Deliver new infrastructure that repairs broken links and promotes long-term sustainable travel behaviours.	considerations of the differentiation between routes for recreational and commuter cyclists. Commuter routes are provided through the cycleways on Foxwood Road and The Avenue facilitating quick access to the wider cycle network and key points of interest such as the Local Centre. Slower, recreational routes for walking and cycling are provided via the Fir Tree Lane bridleway, the 'Green Cycleway' connecting the 'Parkside' residential parcels, and the enhancements to existing Public Right of Ways (PRoWs) that surround the Quobleigh Breach parcel. The Quobleigh Breach parcel is bisected by two distributor roads: The Avenue running north/south, and Foxwood Road running east/west. Parking courts serving the residential properties facing the distributor roads are located to the rear inter-dispersed with secondary and access roads. Where there is sufficient distance from the distributor roads, a perimeter block layout has been utilised. Indicative locations of bus infrastructure have been shown on the Plans with details for public transport being secured via the section 106 legal agreement.
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3. Nature One Horton heath puts natural capital at the heart of the development by integrating existing, and incorporating new, natural features that support quality of place, biodiversity, and water management. Access to nature will be available for all.	Green corridors and continuous natural habitats should link the wider landscape to the built environment, supporting wildlife and strengthening ecological networks. Prioritising preservation and enhancement of existing natural features whilst introducing new green infrastructure. Design should foster a strong connection to the outdoors for all residents, developing a sense of place and encouraging sustainable, healthy lifestyles. • Preserve not just the rural character, but also improve the natural green open spaces. • Improve the wet natural habitats within the site, enhancing them for both biodiversity and amenity value. • Provide wide, accessible green spaces that allow reconnection with nature. • Allow people to participate in the well-being of their environment, fostering a sense of kinship with nature. • Connect the larger natural landscape to the built environment, linking separated areas through continuous natural habitats to support wildlife.	At a macro level, the development is sensitive to rural context. Much of the surrounding green infrastructure sits outside of the Quobleigh Breach red line boundary but forms a landscaped backdrop to the residential properties. Established hedgerows and treelines demarking existing field boundaries have been retained and supplemented where appropriate, particularly on in the areas adjacent to the northern and western corridors. Wetland habitats, including new large SuDS attenuation basins and watercourses sit outside the application boundary but are adjacent and have been considered when preparing the site layout. At a micro-level, pockets of green spaces within neighbourhoods and accessible areas along rural edges as well as the greening of streets and introduction of swales to maintain larger natural wildlife corridors. A group of fruiting trees are proposed in the north-east corner of the site providing a natural focal point for the local community. Opportunities for supplemental tree planting as well as an indicative planting palette have been
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		submitted to enhance on-site habitats and facilitate biodiversity net gain.
4. Public Spaces One Horton Heath will include attractive and well planned strategic green infrastructure incorporating natural features whilst open spaces within neighbourhoods will be supported by high quality urban realm. Together the development will encourage play, physical activity, health, well-being, and social inclusion.	A network of public areas and green spaces as focal points for social life, with tree lined streets help foster a vibrant and inclusive community. Connections between neighbourhoods and key destinations that encourage sustainable transport and social interaction. Formal and informal play spaces to support children in nature-based development. Establish a hierarchy of public spaces to enhance the character of the area and promote a healthy and active lifestyle for residents of all ages. A transition into the surrounding rural area to soften edges of development. • Connect and enhances the public realm through a network of streets with varying hierarchies and functions. • Establish a hierarchy of public spaces, from intimate local areas to larger community gathering spaces. • Provide spaces that support social interaction, activities, and community well-being. • Define neighbourhood identity with greens and squares that act as focal points for local social life. • Create engaging, people-focused streets that encourage activity and strengthen community ties.	The application boundary for Quobleigh Breach comprises mostly of the developable area, with adjacent green infrastructure providing much of the public open space. Nevertheless, it meets the Design Code requirements through: The provision of a 'Green' area in the north-east corner which is shared with the adjacent residential parcel known as the Homestal. Groups of fruiting trees are intended to be in this corner supplementing existing tree and hedge coverage. These fruiting trees will provide a focus for the new community and encourage social interaction and community well-being. A public square is provided on the approach into site from the Allington Lane roundabout. This public area will be framed by the two proposed apartment blocks and create a 'Northern Gateway'. A public artwork has been earmarked for this public square in the '<i>One Horton Heath Public Art Vision</i>' the details of which will be secured via the Public Art Steering Group in due course. The parameters for the design of this

	• Soften neighbourhood edges with quiet public spaces that transition into the surrounding rural landscape.	public square are set in the application, but a detailed design will be secured via condition.
Community Placemaking		
5. Identity One Horton Heath will create and sustain a unique identity and user experience supported by attractive architecture, layout, and materials, focus on community, wellbeing and social cohesion and an appetite to embrace social and technological advances.	One Horton Heath will draw inspiration from its surroundings, creating small neighbourhoods with their own distinct character and opportunities for community interaction. The market square and convenient access to amenities will strengthen social connections, while both buildings and landscapes will feature contemporary, locally inspired designs using traditional materials. Integrated greenery, cohesive placemaking, and sustainable design principles will support wellbeing, community pride, and healthy, climate-resilient living. • Create a unique and coherent identity for neighbourhoods with consistent, distinctive and design elements. • Combine buildings, streets, and landscapes to form attractive places. • Embrace nature by integrating landscaping and inviting greenery throughout the development. • Promote community pride and cohesion, enhancing well-being for residents and visitors.	The Quobleigh Breach Reserved Matters parcel is identified in the Design Code as forming part of the 'Northen Gateway'. This is the primary entry point into One Horton Heath from the north and requires careful design and signage architecture to provide a direct transition from the countryside to this neighbourhood. The Framework Plan identifies the gateway to the north-east of the site, adjacent to The Avenue as a key nodal point and wayfinding element. A public square framed by two 4-storey apartment blocks is located in this area, which has been earmarked as a possible location for public art. As per the guidance in the Design Code, the apartment blocks are a contemporary interpretation of a mill / warehouse building utilising gables and variation in materials to add articulation and details. These are, accordingly, landmark buildings in a prominent location. A further apartment block in the same style on the southern end of the parcel 'bookends' the primary distributor road referred to as The Avenue. The

	Address climate change and supports healthy, active lifestyles through sustainable practices and design.	positioning of the apartments in areas earmarked for 'wayfinding' similarly complies with the Code. Between the apartment blocks on The Avenue are taller building of 3 and 2½ storeys in height. These houses face the road and provide an 'urban edge' to the principal distributor roads (i.e. The Avenue and Foxwood Road) – this approach is in keeping with other Reserved Matters parcels, notably the Lower Acre, and accords with the Design Code. On the edges of parcel, adjacent to Green Infrastructure such as Quobleigh Woods to the north, houses are lower in density and more suburban in character. This aides in the transition from the countryside to the development as stipulated in the Design Code.
6. Built Form One Horton Heath will be a well-designed place with a compact design embracing gentle density with a considered and legible pattern of development. It will include memorable features to ensure recognisable streets with quality materials and locally distinctive architecture. Social cohesion will be promoted through inclusive layout and designs.	Efficient use of land by adopting compact, high-quality designs inspired by traditional, close-knit street patterns. Development will balance high residential standards with safe, inclusive spaces, minimising land waste and supporting a walkable, sociable environment. A varied mix of building types and clear, design recognisable streets reinforcing local character, using innovative approaches to density and	Approach to Streets - The layout echoes the Design Codes' approach to street by enclosing streets, overlooking spaces, terminating vistas with buildings, utilising corner buildings and integrating apartments within the built form. Primary Roads – Quobleigh Breach is bisected by two Primary Roads – The Avenue and Foxwood Road. As per the Design Code as standardised approach to matters such as street

	memorable features help create a strong sense of place and community. • Use a mix of building types, forms, and scales to create a clear and enjoyable development. • Focus on compact, walkable designs which enhance wellbeing and placemaking • Implement innovative approaches to achieve higher residential densities (minimum 40dph) while maintaining high-quality spaces and homes. • Design recognisable streets and spaces with defined edges to promote safety, accessibility, and ease of navigation. • Use built form, layout, and well-considered materials to establish local character, and align with the principles set out for the identity and character of an area. • Include memorable features or groupings that foster a sense of place, inclusion, and cohesion.	furniture and boundary treatment will be utilised, in keeping with other parcels. Parking is kept off-street and is located in parking courts to the rear. Perimeter Block Design – Quobleigh Breach is more constrained than other parcels due to the presence of Primary Roads. Opportunities for perimeter blocks are constrained accordingly however they are utilised where feasible. Building Lines - Aligning to the code, the layouts building lines are generally continuous and coherent, giving emphasis to higher order streets and spaces. Heights & Massing – the arrangement of building heights is coherent and accords with the Parameter Plan. Taller 4 storey buildings bookend The Avenue with 3 and 2½ providing an urban edge to this primary road. Heights and densities reduce as you move towards the rural fringes of the site.
7. Uses One Horton Heath will include a mix of uses with services, facilities and community uses in the Local Centre acting as an anchor. Socially inclusive housing for all demographics will be integrated supporting a balanced and mixed community.	Promote efficient land use by concentrating higher density housing in central areas, while retaining a lower-density rural character on the edges. A flexible mix of uses, supported by green corridors and active frontages, creates a connected and adaptable neighbourhood. Centrally located schools, nurseries, and community facilities strengthen accessibility and social cohesion,	Quobleigh Breach meets the design code through the: Efficient Use of Land - Exceeding the 40dph minimum density set by the code.

	ensuring the place remains vibrant, inclusive, and responsive to future needs. • Maximise land efficiency to support social, environmental, and infrastructure benefits • Concentrate higher-density development and services in the Local Centre and The Folds for accessibility • Maintain lower-density character in Chalcroft • Farm to reflect local identity • Embed green corridors and community spaces throughout all Character Areas • Ensure flexible mixed-use spaces with potential for future adaptation to residential use • Provide a diverse housing mix and tenure to meet varied community needs • Design active frontages in both commercial and residential areas to create engaging, safe environments • Position schools and nurseries centrally with well-designed frontages contributing to the public realm • Distribute community facilities across neighbourhoods to ensure inclusive access and social cohesion	Housing Mix & Tenure - Aligns to the code providing a mix of house types (see Accommodation Schedule). Active Frontages – Adheres to the Design Code by having all homes fronting public spaces and street with front doors and windows
8. Homes and Buildings All homes and buildings at One Horton Heath will have aspirational high quality internal and external living	Houses and buildings should reflect local character, be sensitive to neighbouring buildings be low-carbon, accessible, adaptable and support sustainable lifestyles. They must support	Quobleigh Breach meets the Design Code by:

environments with attention to detail supporting the comfort of their users and minimising running costs	wellbeing through good daylight, privacy, ventilation, and outdoor space, follow “Secured by Design” principles, and provide secure parking and cycle storage. Developments should offer varied house types, proportionate and defined private gardens, and include features such as front gardens, privacy buffers, dual-aspects and terraces. Flexible apartment layouts should be used with protected cores and set escape routes. Walkable neighbourhoods with buildings specifically designed around wellbeing, prioritising daylight, privacy, effective ventilation, protection from overheating, noise reduction, security and access to outdoor spaces. Layout of houses should provide natural surveillance of streets and public spaces, each house should provide appropriate boundaries with parking and cycle storage areas designed with safety considerations in mind. • Ensure homes meet accessibility standards to support diverse and changing household needs. • Promote health and wellbeing through daylight, privacy, ventilation, and outdoor space. • Follow “Secured by Design” principles to enhance safety, surveillance, and defensible space. • Provide secure parking and bicycle storage, ideally within the dwelling’s curtilage.	Space Standards - All homes meeting the Nationally Described Space Standards (NDSS) echoed by the code. Accessibility - All homes are to Part M4(1) Visitable Homes standard. Most homes (98%) meet Part M4(2) Adaptable standard. See Section 6.2 of <i>Design and Access Statement</i> Comfort - Aligning to the code all homes provide a comfortable indoor environment with good natural light, ventilation, protection from overheating, privacy and minimal noise intrusion. Gardens – The majority of homes provide a private garden area that accords with 60% of the NDSS house floor area. Justification has been provided in section 6.9 of the <i>Design and Access Statement</i> where they are under this standard. House Typologies - Aligning to the code there is a diverse mix of house types used to add character and variety to streets and spaces. These includes types identified by the code - mews house (a Flat Over Garage / FOG), corner homes and terraces. These homes incorporate essential urban design features including front gardens, privacy strips and dual aspect layouts to enhance daylight and ventilation.
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	• Ensure private gardens meet minimum size standards and are defined by appropriate boundaries. • Offer a range of house types and layouts to respond to varying urban contexts and preferences. • Include design features such as front gardens, privacy strips, dual aspects, and terraces. • Use flexible apartment layouts with protected cores and escape routes within set distances.	Typical Apartments – These match the ‘typical apartments’ configurations set out in section 8.4 of the <i>Design Code</i> .
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