

One Horton Heath



One Horton Heath

Project Overview

Version 1

(Approved by Cabinet 11 of July 2019)

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SECTION 1

1.1 Introduction

In March 2018 Eastleigh Borough Council acquired a 310-acre development area at Horton Heath in Eastleigh. This document sets out the background and context to the development project, as well as the vision, aims and objectives that should govern the processes of planning for, delivering and subsequently maintaining the development, as set by the Council as landowner and developer. This is a non-statutory document and does not replace or remove the need for any legislative or Town and Country Planning processes that apply to a project of this scale and nature.

1.2 Corporate Aims

- A Borough-wide 'Shaping your Community' survey undertaken in 2017, identified four key issues and priorities within the Borough, summarised as follows:
- Reducing traffic congestion;
- Keeping countryside gaps between our towns and villages;
- Health facilities and services; and
- Air quality and noise pollution

These concerns reflect the Council's own priorities which are contained within its Corporate Plan. These longer-term Council objectives provide a useful framework to think about priorities for the planned new community at Horton Heath. In 2018, Councillors approved four strategies focused on achieving the wider Council objectives. These are online at www.eastleigh.gov.uk/council/strategies-and-policies and highlight key challenges facing the Borough and objectives under each of the following themes:



Health and wellbeing



Greener borough



Housing



Economy

Priority areas include:

- tackling congestion
- improving green infrastructure
- meeting the challenge of the ageing population
- promoting cultural and physical activity
- healthy weights in children and adults
- meeting a mix of housing needs
- accelerating housing delivery
- ensuring the Borough is seen as a desirable location to set up a new business or to relocate a growing business

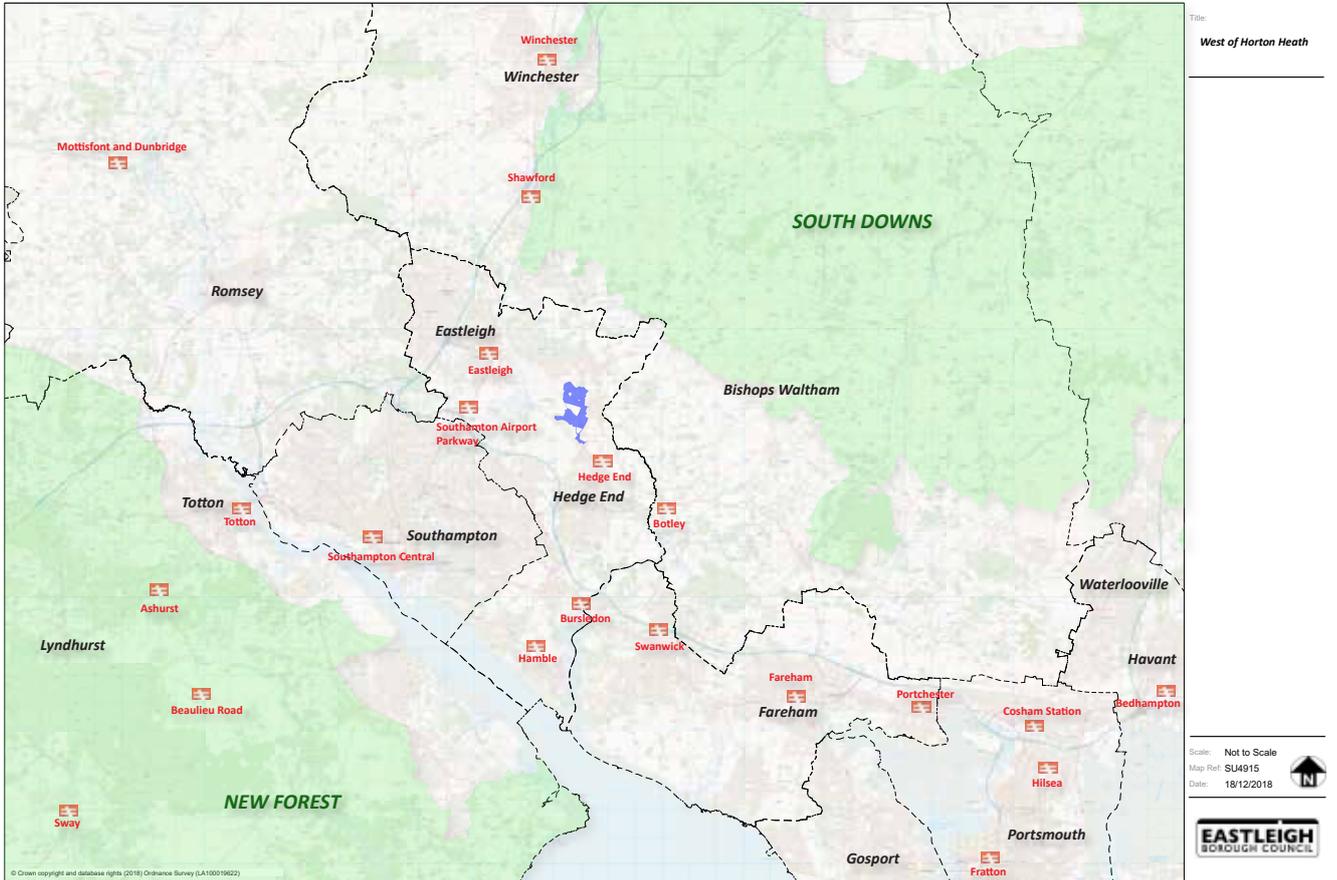
Delivering a new development of this scale at Horton Heath is a perfect opportunity to realise many of these objectives, as well as the overarching vision set out in the submitted Local Plan (2016-2036) which states: 'To ensure development in Eastleigh Borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value.'

1.3 Background

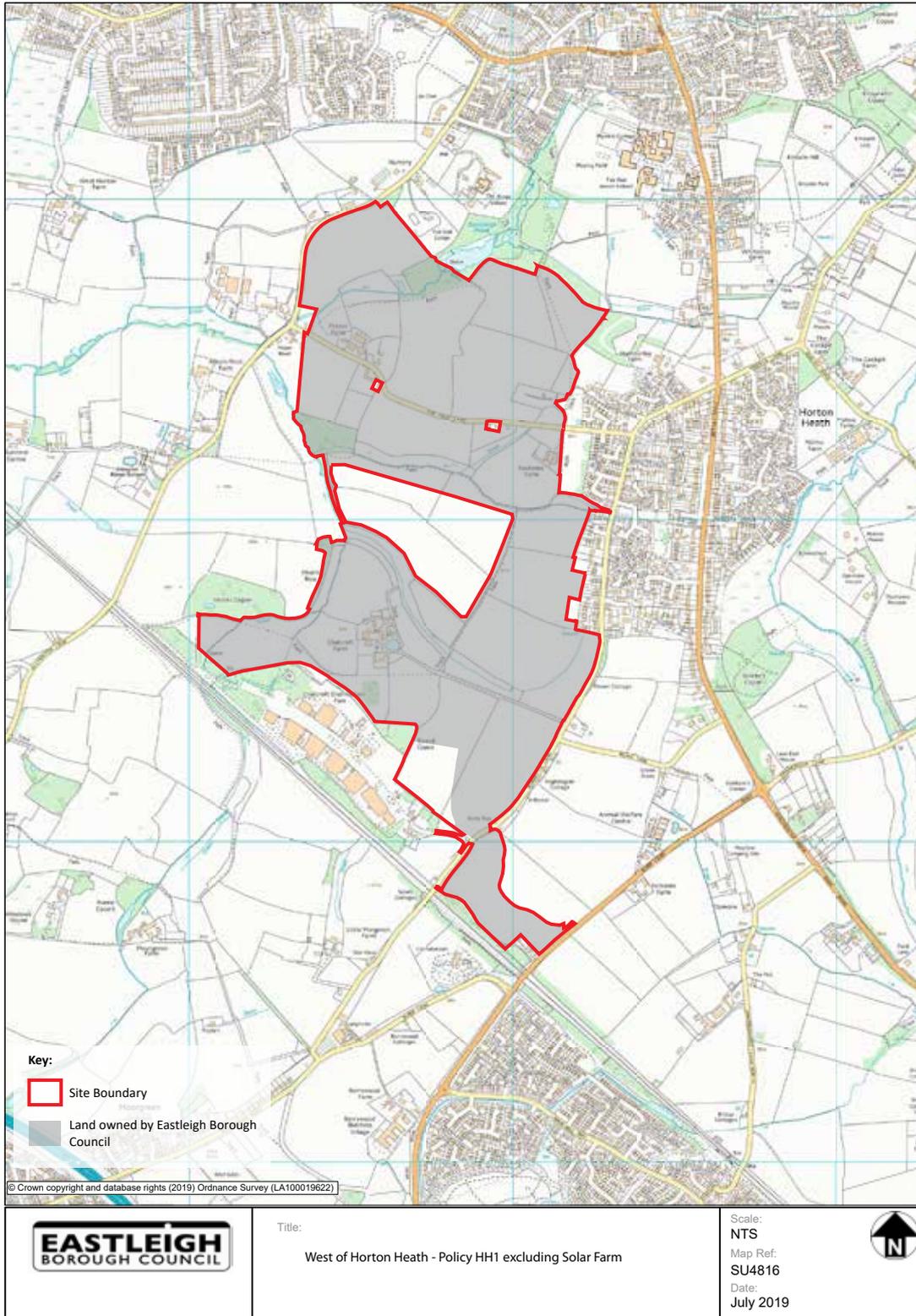
a. Location

The land is located to the west of the existing village of Horton Heath, which in turn sits between the local centres of Hedge End and Fair Oak, both within the Borough of Eastleigh.

Location Plan



Site Plan: land west of Horton Heath.



The site falls within the parish of Fair Oak & Horton Heath. A recent parish boundary review has removed an element of the site from straddling the former boundary with West End. Any major development at this location will continue to have potential to impact on the West End Parish, such as traffic. Likewise, any new facilities to be created will likely also be used by residents of West End – such as schools, shops, open space and sports facilities.

b. Local Plan

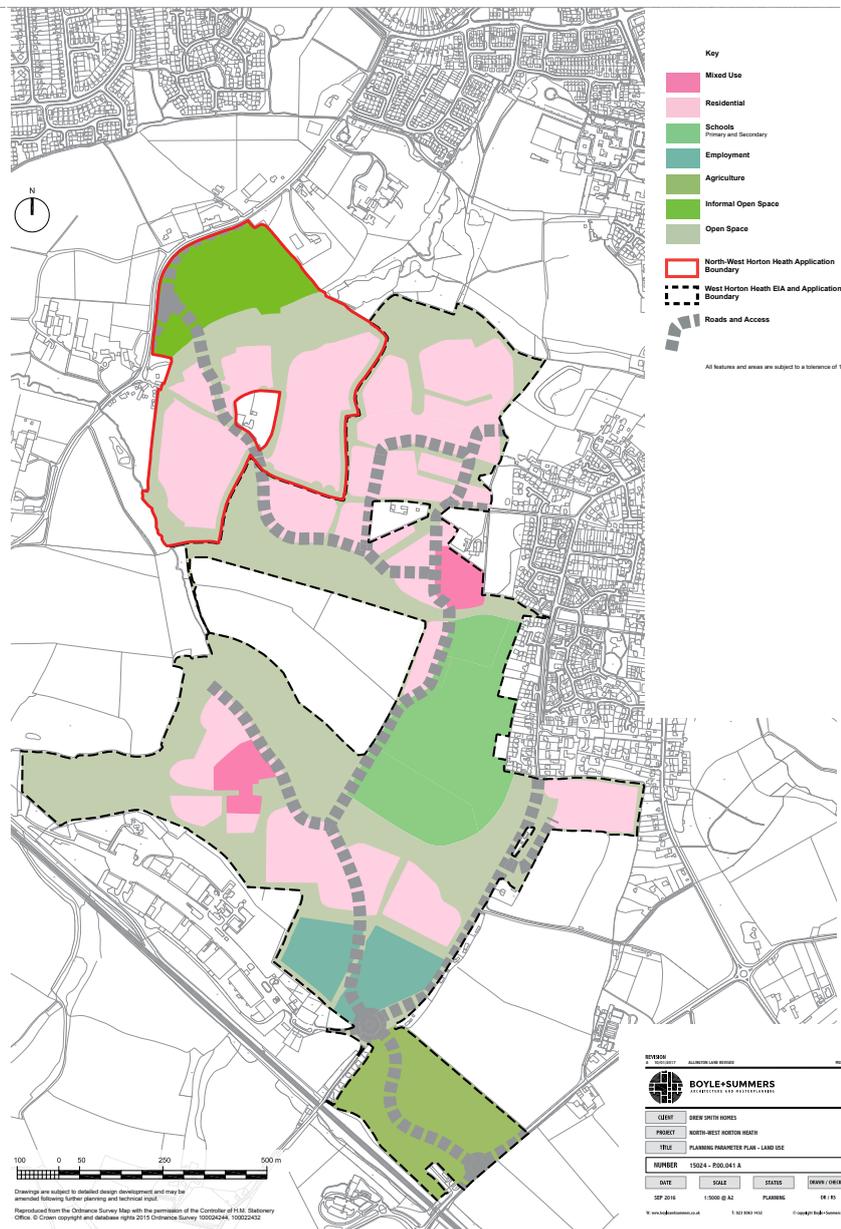
Development at this location has long formed part of the Council’s development plan, with an allocation for major development (Policy WE1) proposed within the proposed Local Plan 2011 – 2029.

The Council’s emerging Local Plan 2016-2036 continues to plan for major residential-led development on this site. The latest proposed policy (subject to examination), consolidates discrete development allocations within the previous Local Plan. Additionally, the Council’s five-year Housing Land Supply calculation assumes delivery of a significant quantity of housing from this site within the five-year period starting in March 2018.

c. Extant Consents

The land currently benefits from two planning permissions, reference O/14/75735 and O/16/79354 which permit, inter alia, the construction of up to 1400 houses across the two sites and a new link road from Bubb Lane through to Allington Lane.

Existing Permissions Plan



Since the Council resolved to grant planning consent for both of the above in 2015 and 2016 respectively, each stalled due to protracted viability negotiations. The promoters held that the infrastructure burdens on the site; most notably the requirement for a secondary and primary school to be constructed on the site and for major on and off-site highways infrastructure rendered the site unviable when coupled with the other financial contributions that were requested from development.

d. The Council's Involvement

Whilst the Council's Corporate Plan recognises the delivery of housing as a top priority, the corporate themes and priorities cannot be taken in isolation from each other; therefore, the vision for housing is far wider than simply seeing more homes constructed as fast as possible. The delivery of housing should contribute towards the Borough becoming healthier, greener and more prosperous. The vision for housing is about creating communities, safeguarding and supporting existing ones and making the Borough a better place to live and work for all. To do so, the delivery of homes needs to be alongside provision of the 'right' infrastructure which includes but not limited to roads, schools, health facilities and open spaces.

In the case of the new community at Horton Heath, the Council's involvement is a direct result of market failure. The site had stalled and without Council intervention, planned development at Horton Heath was not going to come forward within an acceptable timescale or manner. The Council therefore stepped-in and purchased the development site of the new link road, community infrastructure and housing delivery in line with Local Plan requirements and Council strategy.

e. Changing Circumstances

A number of key changes affecting the development proposals occurred during the period from submission of the first planning application in 2014 through to acquisition of the site in March 2018:

- Hampshire County Council, in their role as the education planning authority, decided to plan for a secondary school on their own land to the south of the site at Hedge End – removing the need for a secondary school to be delivered at this site;
- Parcels of additional land outside of the two extant consents became available, and were subsequently acquired by Eastleigh Borough;
- Additional development was committed within the Borough including the local area;
- The Council embarked on the preparation of a new Local Plan covering the period 2016-2036;

These changes created the opportunity to bring forward a single development area combining the two extant consents, additional parcels of land and changes in previously consented land use such as removal of the secondary school.

The Council's acquisition of the land generates further opportunity to deliver a development with a better thought-out and unified masterplan incorporating more of the aspirations of the Council and local community than would be delivered by a traditional developer-led project. The Council is not subject to the same cash flow demands and borrowing costs as the private sector. The Council therefore benefits from less reliance on profit margins, and potential profits can be achieved by means of the Council retaining assets such as residential and commercial rental properties and income. This allows the Council to put community interest front and centre of development proposals and establish different priorities for the project than those of the development industry such as safeguarding delivery of critical infrastructure and housing, creating cohesive communities that benefit from exceptional quality buildings, spaces & services and diversifying the range of housing tenures available to Eastleigh residents.

f. What we've done since owning it

The initial acquisition, which completed on the 28th of February 2018, did not include any land beyond that covered by the extant consents; and it omitted two parcels of circa 3 hectares each at the South of the site which were allocated as Employment Land within the extant consent O/14/75735 – these were retained by the vendor.

In the intervening period between the initial acquisition and finalisation of this document, the shape and nature of the project have evolved dramatically through a continual process of refinement and increased understanding of parameters, constraints and aspirations – as well as responses to changing local circumstances.

A useful overview of this process will be available in a document entitled 'Horton Heath – the Journey So Far' which will be available online shortly. The following summarises some of the key actions and events which have shaped this process:

- **Acquired additional land parcels:**
Over the period, various additional land parcels became available to purchase; where there was a clear economic and spatial reason for doing so, the Council acquired the additional land with a view to creating a better and more consistently-planned development.
- **Secured £20.8m grant from Homes England to accelerate housing delivery by de-risking the site enabling works and infrastructure provision:**
Addition of grant at this level, along with extensive support from Homes England, is a major benefit to the project. The grant funding imposes a number of key dates and obligations, including:
 - Initial road infrastructure to be completed by March 2021;
 - At least 1400 homes to be constructed by 2030;
 - A priority focus on modern methods of construction and offsite manufacture;
- **Established the Project Management Team, including private sector skills and expertise:**
The Project Management Team has been critical to the proper organisation and operation of the project – and coordination of the processes that have led to the formation of this document. The main success of the Project Management Team is in combining the experience and knowledge of Council staff with private sector professionals to form a properly integrated approach to Council-led development.
- **Established an Ecological Steering Group:**
The Steering Group is a consultation forum with a focus on the natural environment; it brings together expert knowledge from the developer and development management processes, allowing for early and collaborative engagement between stakeholders. The forum will allow the development to make best use of innovative and creative approaches to ecological matters which leads to the project becoming an exemplar of best practice.
- **Established a forum for community engagement:**
A development forum has been convened to provide a forum for meaningful two-way discussion of the project with the local community stakeholders. It is expected that the forum will continue to meet regularly throughout the design, planning and construction stages, and could remain operational following completion if necessary. The forum is intended to be representative of the local community and to provide opportunity for the community to engage with the place-making process – as well as to raise and discuss concerns with a view to resolution. Its role is also to act as advisory and support for

wider community engagement as the project continues.

In the first instance, the forum has helped to capture key messages as to the aspirations that could be delivered or facilitated by this project. At a high level, these messages form part of this document and engagement with the wider community will continue through master planning and detailed design stages of development.

- **Led discussion and workshops with local stakeholders, Council staff and Councillors on a new project brief:**

It has been clear from day one that, as a non-profit organisation, the Council's drivers and priorities are very different from those of the development industry and it is this feature that allowed the Council to step-in to safeguard the stalled project. However, the process of engagement with public, Council staff and Councillors has been crucial to get a full understanding how the corporate priorities apply and should be realised by this project.

- **Considered the potential for self-delivery:**

It quickly became clear that the best way for the Council to continue to safeguard its priorities for this project, and to maintain the level of control that is needed to ensure timely and high-quality delivery, is to retain ownership of the project and deliver the development itself. This approach will be considered by Cabinet in June 2019.

- **Investigated /developed innovative sustainable water proposals to incorporate into the development:**

The South East of England is an area of high water-stress, with water consumption at the fore of the Council's local plan policies and targets. Using this project, the Council wish to demonstrate what can be achieved when developers and statutory undertakers work in close cooperation; in an effort to meet ambitious water consumption targets.

- **Undertaken a housing study to inform gaps in delivery by the private sector, as well as the emerging needs and wants of consumers:**

The Council are clear that they do not simply want to deliver the mix of housing that would generate the most profit. Instead, they are committed to creating a development which responds to specific needs and wants, and which contributes to a balanced and lasting community.

- **Commissioned master planning consultants:**

Master planning consultants have drafted possible high-level layouts for the development site, looking at possible land uses. Each iteration considered different options for the spatial distribution of infrastructure and development or responded to newly-identified aspirations and a continually improving understanding of the site constraints and opportunities. This process was shaped by discussions with technical specialists, ongoing surveys and investigations of the site itself, and the changing circumstances described above.

- **Investigated alternative routes for the Link Road:**

As part of the early planning process, the route, alignment and nature of the link road were investigated. This exercise identified multiple potential routes, each with different implications and benefits. Some of the options had the potential to increase efficiency of development within housing parcels and achieve an alignment better suited to the purpose and character of the new link road.

- **Established Fixed Pins & Early Wins:**

Throughout the many iterations of high-level layouts, some consistent features were identified which never changed from one iteration to the next. These included some land-uses, existing site features, major constraints, or even simply a consistent character. After thorough testing, a number of 'fixed pins' were identified – elements of the masterplan which could be considered as 'fixed' pins in the map, in the certainty that this would not compromise future place-making or planning processes. A select few of the 'fixed pins' were then also labelled as 'early wins' – features which not only could be considered fixed but which could safely and beneficially be delivered in advance of the rest of the development in accordance with the Council's commitment to early delivery.

- **Started developing Eastleigh house types:**

The question of the actual product that will be delivered is cross-cutting, influenced by all of the considerations, decisions and aspirations above. The project management team have started the process of developing initial house types to better understand the implications of some of the key factors above – such as modular construction, self-delivery, housing studies, local needs and demands – and to ensure that these were all compatible, at the most basic level, with overarching objectives for a green, healthy and prosperous borough.

- **Started detailed design of fixed elements of infrastructure:**

Very early in the process, it was agreed that the accesses to the south and north of the site – which have detailed planning consent under the existing consents – should be treated as a 'fixed pin.' Through the planning processes, these had been subject to such extensive design and consultation it was considered unlikely that they would change even if re-designed as part of the wider masterplan. The next logical decision was that these elements of fixed infrastructure should be delivered at the earliest opportunity – an 'early win' – they are prerequisites to any housing or other development, and so their completion will unlock the rest of the site whilst demonstrating commitment to early delivery of critical infrastructure.

1.4 The Process

Private sector developers have to demonstrate how their proposals meet the Council's local planning policy - and this development is no exception. While there are aspects of the planned new community which must be provided (such as a primary school to meet needs arising from the housing growth), other aspects of delivery are not dictated by policy. Moreover, it is not prescribed as to exactly how new buildings and facilities are designed, delivered and operated.

Unlike private sector developers, the Council is better able to set out what it wants to see in this location, responding to what it knows about concerns and issues in the local area and its communities. The project is a major long-term project for the Council and it is essential that the Council has a clear vision at the outset.

The Council, as developer, is clear that it aspires to make this project exemplary, going beyond what would usually be delivered by the industry. In order to refine this aspiration into measurable and quantifiable objectives, the project management team, charged with delivering the project, engaged with three key audiences over a period of six months:

- **The local community**, as represented by a development forum, which includes Parish Councillors, ward Councillors, and members of Residents' Associations local to the area;
- **The Project Board**, which comprises the Council's Chief Executive, elected Leader and two elected Councillors;
- **Council Staff** from across all disciplines and expertise.

The initial question was simple: 'What should the Council's priorities be for the Horton Heath Development?' At each stage of the process, though, this question was refined with more detail added. At every step, great care was taken to ensure discussions were focussed on and directly applicable to The Horton Heath development.

Discussion topic areas included questions such as:

- What does best practice look like? (e.g. sustainable design and construction);
- Are there any local housing and employment needs that are not being met currently?
- What national policy agendas could be explored locally? (e.g. NHS Healthy New Towns & Sport England Active Design principles);
- What opportunities could this site showcase? (e.g. new technologies or approaches);
- What future challenges do we need to plan for now?
- What role can the Council play in building a community and sense of place? (e.g. community development workers or sports initiatives and community events);
- How can this development contribute to achieving the Council's corporate objectives?

Throughout, this process was closely tied to the Council's corporate themes – Green, Healthy, Prosperous, Housing – to ensure consistency.

The results of these discussions were presented under each theme for consideration by the Board, such that new ideas and suggestions can be challenged, tested or investigated. This has helped shape the proposed set of aims and objectives for the site contained within section 2.

SECTION 2

Section 2 of this document comprises 'The Project Brief,' which responds to the background, context and discussions recorded in Section 1. The Project Brief comprises:

- 2.1 – The Vision
- 2.2 – Aims
- 2.3 – Objectives
- 2.4 – Quantified development outputs

2.1 The Vision - One Horton Heath

People are at the centre of our vision – the community that already live and work in Horton Heath, and the people who will live and work within the village in years to come. This project will create an exemplar development which is integral to Horton Heath engendering pride and a strong sense of place. The local area, and by extension the Borough, will become Greener, Healthier, more Prosperous with a more diverse supply of Housing as a direct result of this project.



Housing

The development will provide access to housing and home ownership for a wide range of ages, needs and incomes and which is fit for modern and future standards of living.



Green

The development will be proactively planned to minimise the impact of the development on the existing community and environment during construction and throughout its lifetime. It will protect and enhance natural assets, integrating these with new places and creating a neighbourhood which supports green and sustainable lifestyles for all.



Health and Wellbeing

The project will create a new place that embraces the people and neighbourhoods of Horton Heath, resulting in one inclusive sociable and supportive community. Healthy living choices will be at the heart of the development, giving children and adults at all stages of life the space to be active, get outdoors and to learn new skills.



Prosperous

Through the development process, the Council will safeguard existing jobs and create new employment opportunities. It will also invest in building skills and learning for current and future generations. The development will provide greater access to flexible working arrangements and better facilities.

2.2 Aims

In order to achieve the project vision, the development should achieve the following aims:

Housing Delivery

- AR1 Deliver the maximum reasonable quantum of residential development, in order to ensure efficient use of land and to protect countryside and gaps elsewhere within the Borough
- AR2 Deliver housing that is accessible and attractive to a wide variety of occupants, and which meets a range of specifically identified needs. This must include a minimum 35% affordable housing;
- AR3 Deliver housing which creates an aspirational living environment and draws people to the development as a place to live and work.
- AR4 Accelerate the pace of housing delivery compared to industry norms and in line with funding obligations from Homes England.
- AR5 Ensure housing is adequate for modern living and working practices; and wherever possible is future-proofed for an ageing population, lifestyle changes and emerging trends.

Green Borough

- AG1 Invest in the environment and achieve a net biodiversity gain;
- AG2 Through design, have a reduced energy demand and reduced reliance on unsustainable energy sources;
- AG3 Actively seek innovative approaches to reducing water consumption and the impacts of waste water;
- AG4 Proactively encourage and support the uptake of sustainable modes of transport (foot, bike, and public transport services) both internally and to/ from wider destinations;
- AG5 Protect and enhance the site's natural assets;

Healthy Borough

- AH1 Ensure that the new development is well-integrated with the existing village of Horton Heath, creating one extended community;
- AH2 Actively encourage community interaction, (including through cultural provision) and create a strong sense of place and wellbeing;
- AH3 Put healthy living and healthy living choices at the heart of the development;
- AH4 Encourage and support active lifestyles for all;

- AH5 Deliver well-designed and accessible education facilities which integrate-with and serve the community needs;
- AH6 Address air quality impacts arising from the development;
- AH7 Address noise pollution impacts arising from or affecting the development;
- AH8 Encourage outdoor learning and play for all with a particular focus on access to nature;

Prosperous Borough

- AP1 Deliver infrastructure ahead of residential development wherever possible and otherwise simultaneously with development;
- AP2 Deliver a new strategic road between Bubb Lane and Allington Lane, which provides for more efficient travel times between Hedge End and Eastleigh Town Centre; and which is sufficient to accommodate predicted traffic flows and types;
- AP3 Create employment opportunities and facilities fit for and compatible with future needs and working practices;
- AP4 Through development and construction processes, to invest in the environment, local community and local economy;
- AP5 Create jobs and develop skills for current and future generations;

2.3 Objectives

In order to achieve the project aims, the following objectives have been set:

Housing Delivery

- OR1 Achieve a minimum of 40 Dwellings per gross developable hectare average across the site;
- OR2 In addition to the above, a minimum of 40 Dwellings per gross developable hectare should be sought on a parcel by parcel basis, with the possible exception of parcels on/ around Chalcroft Farm (in order to respect the character and nature of that area);
- OR3 Use innovative approaches and technologies to expedite the delivery of housing;
- OR4 Maintain an up to date assessment of the housing market, local trends and needs/ demands for different housing tenures; and build-in sufficient flexibility to respond-to and meet identified needs and demands;
- OR5 Include social rent tenures within the housing mix based on identified need and demand from the Council’s Housing Enabling Officer or registered provider partners;

- OR6 Include discount market sale product within affordable housing offering in response to local issues achieving low cost home ownership;
- OR7 Subject to OR4, deliver circa 20% of residential development for the private rented sector to be retained in a rental portfolio by the Council;
- OR8 Subject to OR4, include approximately 15% of total housing provided for later living/older persons such as a retirement village, extra care, dementia care and nursing home. [use classes to be refined following initial research.]
- OR9 Provide general housing that meets part M of buildings regs with all later living/ older persons housing meeting part M4(2) and with M4(3) standards being provided to meet a specific identified need;
- OR10 Investigate the potential for lower-priced co-living developments (with communal facilities), which can encourage social interaction and support the development of active communities.
- OR11 Explore financial models allowing the Council to retain all affordable housing generated by the development;
- OR12 Utilise innovative, non-standard approaches to create higher residential densities whilst maintaining high quality places and homes;
- OR13 Ensure that new residences are 'tenure-blind' in terms of their external appearance and gross internal area;
- OR14 Meet specifically identified local housing needs – for instance, a need for bungalows, wheelchair-accessible housing or other specialist accommodation – for specific users/ recipients as nominated by the Council's Housing Enabling Officer;
- OR15 Deliver homes which are simple and cost effective to operate and inhabit;
- OR16 Create houses which are of sufficient size to ensure flexibility of use;
- OR17 Follow the guidance provided by the 'Building For Life 12' standard, with a target of achieving at least 9 out of 12 points.

Green Borough

- OG1 Deliver a development which is highly energy efficient, with buildings that have minimal energy demand and net carbon emissions;
- OG2 Deliver a development which is not reliant on fossil fuels to meet its heating or energy demands;
- OG3 Deliver a development which maximises opportunities for sustainable generation of energy on-site;
- OG4 Deliver an exemplar scheme in terms of water consumption, actively seeking innovative means to

reduce consumption of mains potable water;

- OG5 Ensure that roof spaces are actively and meaningfully used wherever possible, for one of the following:
 - a. Energy generation
 - b. Sustainable urban drainage systems
 - c. Amenity space
- OG6 Encourage sustainable modes of transport, including cycling, walking and use of public transport, by ensuring connectivity, provision of safe, attractive and well-planned infrastructure, and by locating key services and facilities such that they are easily accessible by sustainable transport modes. Wherever possible, facilities should be centralised to encourage shared trips and reduce the need for travel;
- OG7 Ensure that the development includes a suitable strategy for encouraging uptake of Electric Vehicles whilst retaining sufficient flexibility to respond to emerging trends and legislation;
- OG8 Deliver high quality and multi-functional Green Infrastructure which serves the needs of the development and mitigates for its impacts;
- OG9 Plan waste storage and collection arrangements such that domestic refuse bins are generally not visible from public areas; and to encourage and allow greater levels of recycling than is achieved across the Borough as a whole;
- OG10 Plan waste storage and collection arrangements in order to achieve a reduction in the associated vehicle movements where possible.
- OG11 Proactively seek ways to minimise the impacts of construction on the existing community, highway network and the environment;

Healthy Borough

- OH1 Deliver a local centre which acts as a hub for the community of Horton Heath as extended by the proposed development, and which meets the needs of that community;
- OH2 Create high-quality formal open spaces, sports facilities and play areas to meet the needs of the development. Wherever possible, these uses should be consolidated into single facilities which are spatially central to the community and in a location of good accessibility;
- OH3 Deliver attractive formal circular all-weather walking routes, of varying settings, which have an identified length and can function as suitable alternative natural green spaces to mitigate for impacts elsewhere;
- OH4 Deliver a 'Destination Play' facility as part of the formal Open Space and Play Strategy which responds to the needs of the community of Horton Heath;
- OH5 Create active buildings which discourage a sedentary lifestyle, and which encourage activity by virtue of their location and design;

- OH6 Plan development to actively encourage and enable children to walk or cycle to school;
- OH7 Ensure that all education facilities are well-designed, well-connected, fully integrated within the wider development and multi-functional wherever possible;
- OH8 Respond to and support implementation of a strategy for provision of health facilities, including access to GPs and primary care infrastructure, as set by the Clinical Commissioning Group and the Council's Strategic Planning Lead for Health.
- OH9 Ensure that formal and informal open spaces provide stimulating, creative and challenging outdoor learning and play opportunities for all;
- OH10 Support the Council's aspiration to provide a strategic pedestrian and cycle link between Botley, Hedge End (to the South) and Itchen Valley and Eastleigh Town Centre (to the North) that broadly follows the railway line – by providing an attractive route of appropriate design and width through the site from Bubb Lane (to the South) up to the point where Public Footpath 'West End #3' crosses the site boundary (to the North) adjacent to Hearts Copse.

Prosperous Borough

- OP1 Within Employment uses on the site, to deliver incubation units and 'move-on'/ progression spaces which allow and encourage local SMEs to expand;
- OP2 To create buildings with access to modern infrastructure such as high-speed fibre broadband, and which encourage innovation, flexible working and a good work/ life balance;
- OP3 To target and support the Solent LEP priority sectors – which are Advanced Manufacturing, Aerospace, Life Sciences and Healthcare, Digital Technologies, Digital Creative Industries, Information Economy, Construction and Clean / Green Technology.
- OP4 To support the 'Solent Area' economy through prioritising use of Solent based SMEs during all stages of the development;
- OP5 Ensure all parts of the development have access to public transport which offers regular services to key destinations which will include transport hubs, education and other local facilities and destinations.
- OP6 Ensure that all public areas and built infrastructure are capable of adoption by a statutory undertaker or Local Authority, as appropriate;

2.4 Quantified Development Outputs

In order to take full advantage of the fact there are already two planning permissions and the Council secured a large sum of Government funding to accelerate delivery; we have also undertaken more detailed analysis of some of the key outputs and defined what we believe should set the cornerstones of delivery for the development. Each of the detailed outputs identified below can be further developed to respond to the aims and objectives above:

Road Infrastructure:

- the following road infrastructure, which is to be constructed prior to any other built development on site and by March 2021 at the latest in order to accord with funding requirements of the LAAC Grant from Homes England:
 - a. Roundabout on Tollbar Way/ Bubb Lane including all infrastructure/ works shown on the approved drawings or necessary to implement the infrastructure – drawing ref. ITB9310-GA010-H (Appendix 2A) – as consented by Planning Permission reference O/14/75735.
 - b. Roundabout on Burnetts Lane including all infrastructure/ works shown on the approved drawings or necessary to implement the infrastructure – drawing ref. ITB9310-GA011-J (Appendix 2B) – as consented by Planning Permission reference O/14/75735.
 - c. Link Road between the above two roundabouts including all infrastructure/ works shown on the approved drawings or necessary to implement the infrastructure (detail included in appendices 2A and B) – as consented by planning permission reference O/14/75735.
 - d. Roundabout on Allington Lane including all infrastructure/ works shown on the approved drawings or necessary to implement the infrastructure - Drawing ref. ITB1268-GA-045-B (Appendix 2C) – as consented by planning permission reference O/16/79354.
 - e. Link road running south from the above roundabout to the South side of the river crossing over Quobleigh Stream, including all infrastructure/ works shown on the approved drawings or necessary to implement the infrastructure - Drawing ref. ITB1268-GA-045-B (Appendix 2C) – as consented by planning permission reference O/16/79354.
- The location of this transport infrastructure is shown on the map below and in more technical detail in Appendix 2.
- a strategic link road that joins the pieces of infrastructure (b) and (e) above, which is to be delivered at the earliest opportunity. Whilst such delivery may not be possible in advance of all residential development, its delivery is a priority. At worst case, the road should be delivered simultaneously with residential development. The target for this road's opening is March 2022.

Residential Development:

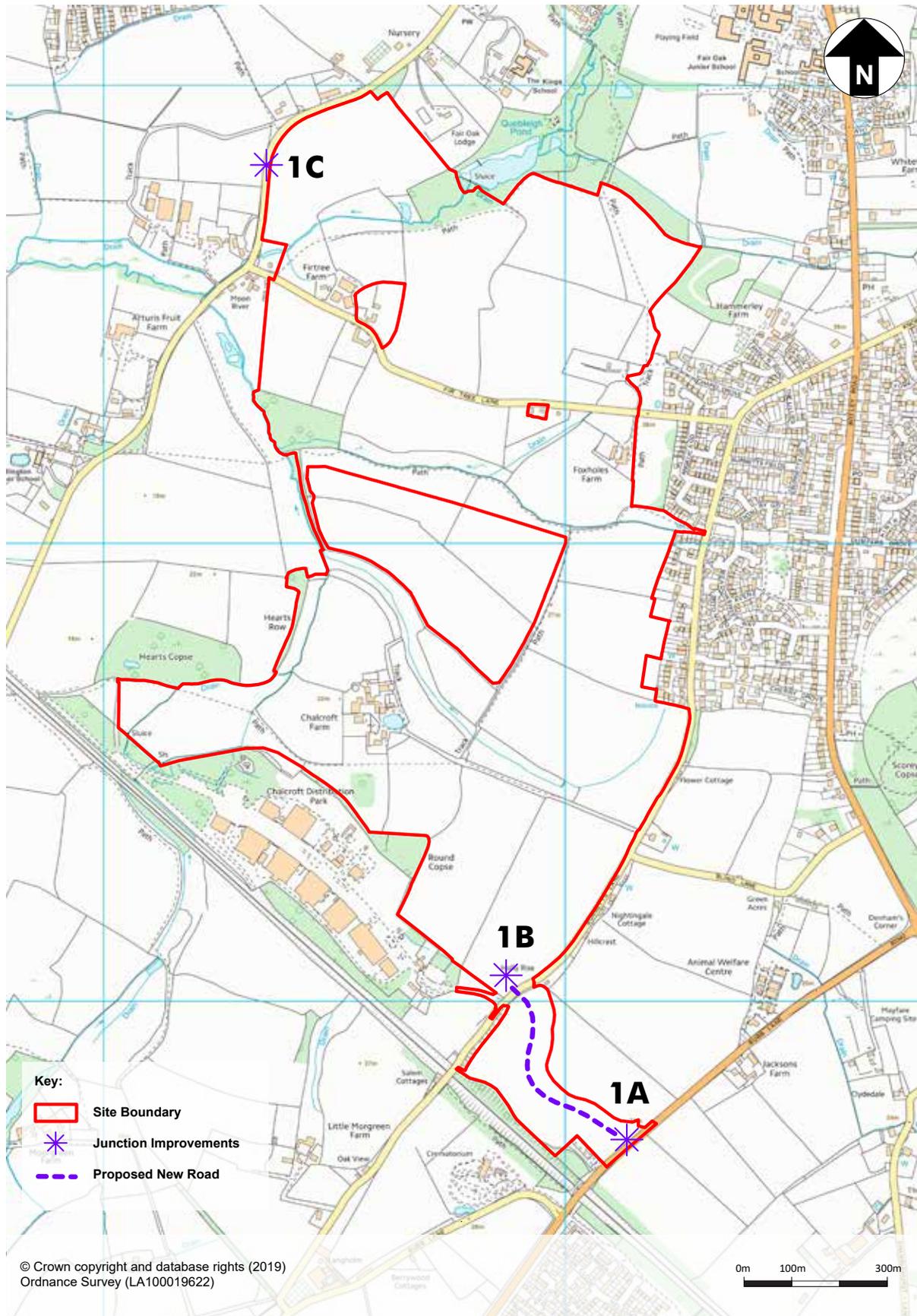
- Based on the current assessment of Gross Developable Area and the other uses that the site is expected to deliver, it is estimated the site can accommodate up to 2,200 new homes – although this number is for information only, to be informed by a full planning and consultation process. The emerging Local Plan policy allocates the site for approximately 1,500 dwellings, and explains that any increase in development will need to be justified. The figure of 1,500 dwellings is based on the early planning permissions, and as explained above circumstances have changed since then. The figures in the early planning permissions form the basis of the Local Plan's transport, air quality / ecology assessments. Therefore the justification for any increase in dwellings will need to consider the physical capacity of the site, the need for green infrastructure, and the wider transport and air quality / ecology considerations.

Non-Residential Uses:

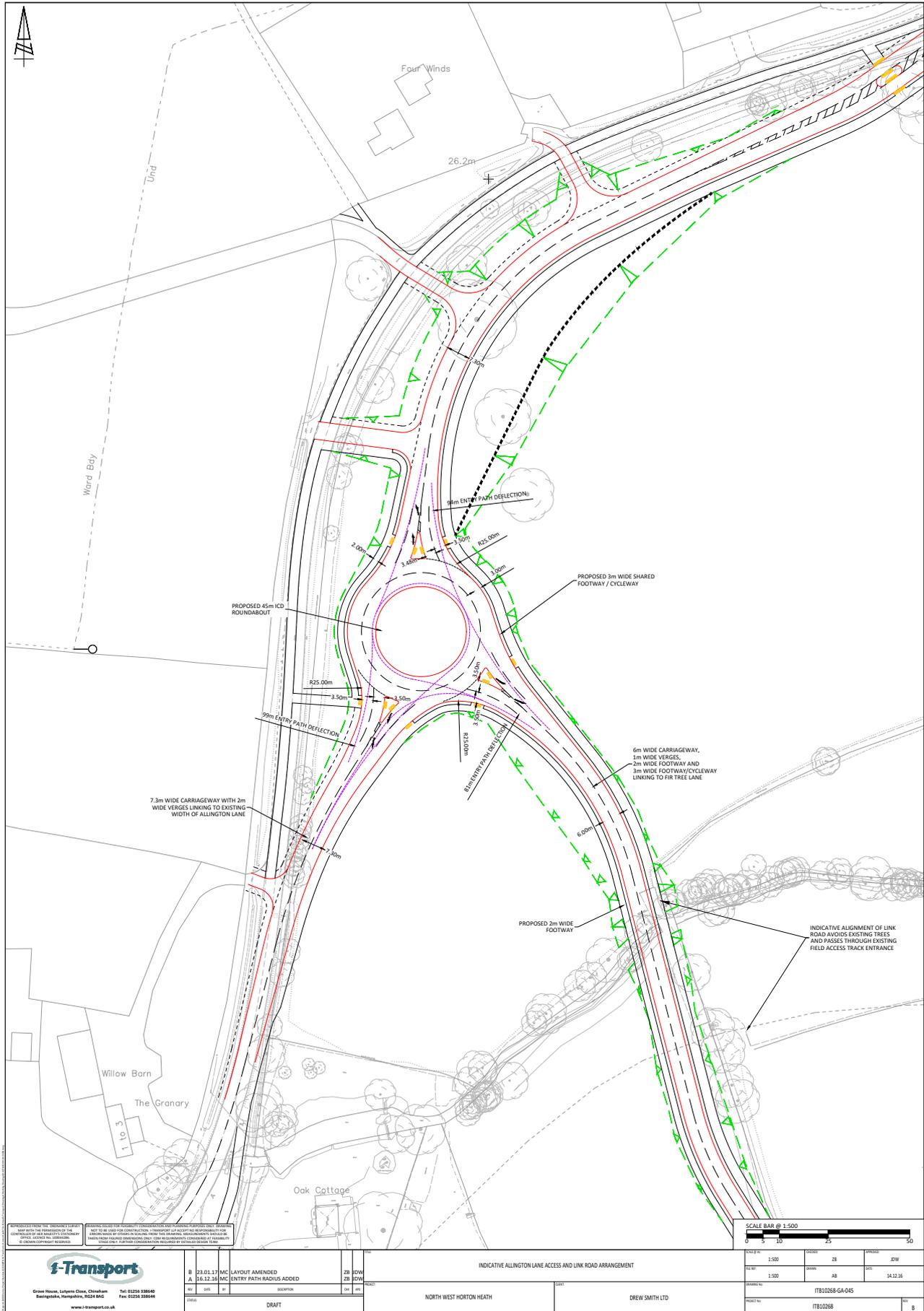
The following non-residential uses:

- a. A mixed-use local centre of approximately 1.5 to 2 hectares total area. The local centre is to serve as a hub for the community of Horton Heath, providing local-level facilities and services that do not exist within the current community. The exact size, scale and uses within the local centre are not specified herein, to be led by the needs of the community and generated by the development proposals. For illustration only, the local centre could include (at a level and scale appropriate to the scale of the centre and surrounding community):
 - i. Shops;
 - ii. Café;
 - iii. Transport hub;
 - iv. Community building(s);
- b. Circa three hectares of uses falling within B1 or B2 of the Town and Country Planning Use Classes Order, to be located at the southern gateway to the site, adjacent the existing Chalcroft Business Park.
- c. Circa 1 hectare of non-residential uses within the curtilage of Victoria House and Fir Tree Farmhouse that are appropriate to and respectful of the setting and heritage of the listed building; and complementary to the wider development proposals;
- d. A Primary School of sufficient size and capacity to meet the demands of the development and with any additional/ unused capacity being made available to meet wider demands of the community – subject to a maximum capacity of three forms of entry;
- e. Early years education facilities to meet the demands of the development and with any additional/ unused capacity being made available to meet wider demands of the community;
- f. Where justified by evidence of local demand, small scale employment and/ or Retail uses at Chalcroft Farm that would be appropriate to the setting and respond to demands generated by development in that part of the site.

Location plan for land west of Horton Heath showing location of junction improvements and proposed road infrastructure, to be constructed prior to build development (target March 2021)



Appendix 1C



PROPOSED ROAD LAYOUT AND ACCESS POINTS TO BE CONSIDERED IN THE LIGHT OF THE PROVISIONS OF THE HIGHWAY ACT 1980 AND THE TRAFFIC MANAGEMENT ACT 2004. THE PROPOSED ROAD LAYOUT AND ACCESS POINTS TO BE CONSIDERED IN THE LIGHT OF THE PROVISIONS OF THE HIGHWAY ACT 1980 AND THE TRAFFIC MANAGEMENT ACT 2004. THE PROPOSED ROAD LAYOUT AND ACCESS POINTS TO BE CONSIDERED IN THE LIGHT OF THE PROVISIONS OF THE HIGHWAY ACT 1980 AND THE TRAFFIC MANAGEMENT ACT 2004.

1-Transport
 Grove House, Luttern Close, Chisleham
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 Tel: 01256 336640
 Fax: 01256 336644
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B	23.01.17	MC	LAYOUT AMENDED	DR	DR
A	16.12.16	MC	ENTRY PATH RADIIUS ADDED	DR	DR
NO	NO	NO	DESCRIPTION	DR	DR
DRAFT					

INDICATIVE ALLINGTON LANE ACCESS AND LINK ROAD ARRANGEMENT	
NORTH WEST HORTON HEATH	DREW SMITH LTD

SCALE BAR @ 1:500					
0	5	10	25	50	
DATE P. NO.	1:500	DESIGNER	ZB	APPROVED	DMW
DATE M.	1:500	DESIGNER	AB	DATE	14.12.16
PROJECT NO.	ITB10058-GA-045				
PROJECT NO.	ITB10058				
					8