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.

EBC’s Emerging Local Plan 2016-2036, continues to plan for major residential-led development on this site with the draft policy consolidating discrete development allocations within the previous Local Plan. Additionally, the Council’s 5-year Housing Land Supply calculation assumes delivery of a significant quantity of housing from this site within the 5-year period starting in March 2018.

EXTANT CONSENTS

The land currently benefits from two extant 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.

DECEMBER 2014
Application O/14/75735 submitted for North West Horton Heath

“Outline application for up to 450 dwellings and a new road connection between Fir Tree Lane and Allington Lane, with associated highway modifications, parking infrastructure, public open space, landscaping and drainage.”

2014-2015
Evidence base for planning application O/16/79354 West Horton Heath prepared

The most up-to-date evidence base underpinning the extant consents is based on data from 2016.

JUNE 2015
Committee Resolves to Grant Planning Permission O/14/75735

OCTOBER 2016
Application O/16/79354 West Horton Heath submitted

“Outline application for up to 950 homes, a Primary School, Secondary School, a new Local Centre and associated infrastructure.”

NOVEMBER 2017
Section 106 Agreement for O/16/79354 West Horton Heath entered

Outline Planning Permission O/16/79354 granted.

DECEMBER 2017
Section 106 Agreement for O/14/75735 North West Horton Heath entered

Outline Planning Permission O/14/75735 granted.

EIA Parameter Plan - Land use

Parameter Plan - Land use
EDUCATION
In mid-2017, Hampshire County Council announced their intention to construct a new Secondary School on land at Woodhouse Lane, Hedge End rather than at Horton Heath. A planning application for development of that land which includes proposals for a Secondary School, has subsequently been submitted. This has removed the need for a Secondary School on the Horton Heath site, potentially releasing circa 8 Hectares of land that was previously earmarked for delivery of a School.

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, EBC acquired the additional land with a view to creating a better and more consistently-planned development.

2018

FEBRUARY 2018
EBC took assignment of Options for extant consents - 291 acres

MARCH 2018
Entered Management Services Agreement with GTP
Project Management Services to prepare and submit a new Outline Planning Application for the land within EBC’s ownership. Completed on land March ‘18

APRIL 2018
EBC completed options for land allocated under draft Policy FO5 (Spurwing) – 4.3 acres
EBC take freehold ownership of 4.3 acres of land which is allocated for development but not covered by the extant consents.

APRIL 2018
Considered potential for incorporating Public Open Space adjacent (East of) Foxholes Farm within masterplan

MAY 2018
ILUP Version 1 prepared and discussed with EBC Planning Team
A high-level steer on land uses and potential locations.
AUGUST 2018
Confirmation received that Public Open Space to the East of Foxholes Farm should be included as part of formal Public Open Space strategy

Land included within masterplan consideration but as Public Open Space only.

JUNE 2018
ILUP Version 2 prepared following discussions with EBC Planning Team

JULY 2018
EBC completed on purchase of Owton East Parcel

EBC take freehold ownership of additional 7.7 acres of land which was included within the extant consents as Employment Land but was not available to purchase by EBC (retained by the vendors).

AUGUST 2018
Agreed Victoria House to be project office and establish as serviced office within final master plan

AUGUST 2018
Aaward of £20.8 Local Authority Accelerated Construction grant for enabling works and early infrastructure delivery
- Awarded by Homes England

SECURED £20.8M GRANT FROM HOMES ENGLAND
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

MAY 2018
Decided to self-deliver not sell serviced parcels

Illustrative Land Use Plan 2

Owton East Land and Victoria House

Sketch Plan for conversion

Victoria House
AUGUST 2018
Prior Notification of Demolition of Foxholes Farm submitted

SEPTEMBER 2018
Thrive rough sketch, based on June ILUP Version 2, with notes on potential Character Areas of site

OCTOBER 2018
Identified aspiration to acquire solar park to help deliver a more efficient road alignment and to use renewable power within the scheme

NOVEMBER 2018
Development Forum convened
First meeting held 6/11/18

NOVEMBER 2018
Ecological constraints and opportunities mapping presented to Ecological Steering Group following extensive surveys throughout Summer ‘18

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.
DEVELOPED VARIOUS ITERATIONS OF A POTENTIAL NEW MASTERPLAN

Over the course of a year, multiple iterations of a high-level masterplan were prepared. 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 extensive cross-party consultation, ongoing surveys and investigations of the site itself, and the changing circumstances identified in this part of the document.

JANUARY 2019
Indicative layout prepared showing three potential road alignments through Solar Park, and two additional alignments avoiding the Solar Park, to support feasibility work

FEBRUARY 2019
Change of Use application submitted in respect of Victoria House

FEBRUARY 2019
Prior Approval of Demolition of Foxholes Farm granted

FEBRUARY 2019
EPS Licence for Demolition of Foxholes Farm (in respect of Bats) received

2019
ESTABLISHED FIXED PINS & EARLY WINS
Throughout the many iterations of high-level land use plans, 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 Site 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.

INVESTIGATED ALTERNATIVE ROUTES FOR THE LINK ROAD
As part of the early masterplanning 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.

FEBRUARY 2019
Project Board agree (Fixed Pins and Early Wins)

MARCH 2019
Local Authority Accelerated Construction funding agreement entered into

MARCH 2019
Appointed design team for new fixed elements of highway

APRIL 2019
Confirmed target housing target and mix to be delivered by the scheme

APRIL 2019
Alternative potential land use plans produced for various link road routes

JUNE 2019
Purchased Fir Tree Farmhouse