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Report No: 2605-DA01

DESIGN AND ACCESS STATEMENT

**Proposed SEND Modular Building
Boorley Park Primary School
Botley, Southampton, SO32 2SH**

Prepared for: Raise Education Trust

Prepared by: ACM Architects Ltd

Date: April 2026

1. Introduction

This statement supports a planning application for a SEND modular building at Boorley Park Primary School. It responds to increasing demand for specialist provision and follows pre-application advice (Ref: Q/25/99532, 2025).

2. Site Context

Boorley Park Primary School is a modern primary school located within a residential-led expansion area of Botley. The site comprises:

- A main school building positioned centrally
- Hard and soft play areas
- Surrounding playing fields
- Defined access from Nairn Road

The proposed building is located within the school grounds adjacent to existing circulation routes and play space, ensuring integration with existing school operations.

The site layout drawing (Proposed Site Layout Plan, Drawing 03-22) shows the building positioned discreetly within the wider campus, adjacent to the existing school building and landscaped areas .

3. Proposal Description

A single-storey modular building providing classrooms, meeting rooms, accessible WC, and support spaces, with secure external learning areas. The building is designed to support small group and 1:1 teaching environments.

4. Design Principles

Use: SEND specialist accommodation.

Scale: Single storey.

Appearance: Simple modular design.

Landscaping: Planting and secure boundaries.

5. Access

Fully accessible design with level access and inclusive facilities. No change to traffic or parking. Construction via craned installation.

5.1 Inclusive Access

The building has been designed to ensure **full accessibility**:

- Level access throughout
- Accessible WC provision
- Wide circulation routes
- Direct access to external spaces

The design supports pupils with:

- mobility impairments
- sensory needs
- neurodiverse conditions

5.2 Movement and Circulation

- The building is accessed via existing internal school pathways
- No changes to site access arrangements are required
- The development does not increase pupil or staff numbers

Parking requirements and vehicle movements would not change.
Construction access will be temporary, with the building craned into position.

6. Planning Policy Context

The proposal accords with:

Eastleigh Borough Local Plan 2016–2036

- **Policy S10** – Supporting infrastructure
- **Policy DM36** – Community facilities
- **Policy DM1** – Design and character
- **Policy DM11** – Biodiversity

The pre-application response confirms: “The proposed modular building... is considered to align with the aims of Strategic Policy S10 and Policy DM36”

7. Playing Field Impact

The building is partially located on an existing grassed area.

However, in the 2025 Pre-App process, **Sport England has confirmed no objection**, stating:

- No loss of pitch size
- No impact on usability
- No reduction in sporting capacity

This satisfies **Exception E3** of their Playing Fields Policy .

8. Biodiversity

A 10% biodiversity net gain will be achieved with planting and ecological enhancements.

9. Pre-Application Engagement

Pre-application discussions with Eastleigh Borough Council (Ref: Q/25/99532) concluded:

- The development is **acceptable in principle**
- It represents a **necessary response to SEND demand**
- No significant concerns regarding design or highways
- Biodiversity and construction details required at application stage

The Planning Manager concluded:

“the proposal is capable of being supported through a formal planning application”

10. Conclusion

The proposed SEND modular building:

- Provides **essential educational infrastructure**
- Supports **inclusive learning and community needs**
- Is **appropriately scaled and sensitively located**
- Has **no adverse impact on highways or playing fields**
- Aligns fully with **local and national planning policy**

The proposal represents a **sustainable, policy-compliant, and urgently required development**, and is respectfully recommended for approval.