



UNION 4
PLANNING

One Horton Heath Primary School, Sports Facilities and Allotments

Land at Burnetts Lane, Fir Tree Lane & Allington Lane,
Eastleigh, SO50 7BZ



Planning Statement

June 2026



UNION4
PLANNING

Document Control

Project: Horton Heath Primary School, Sports Pitches and Allotments

Client: Eastleigh Borough Council

Job Number: U0653

Author(s): Tanya Kozak

Checked By: Alan Hannify

Date: June 2026

Revision: 04

10 York Road | London | SE1 7ND
0207 122 0094
planning@union4.co.uk
www.union4.co.uk

Contents

Executive Summary	2
1.0 Introduction	5
2.0 Site Location and Description	11
3.0 Planning History	17
4.0 Pre-Application Consultation	24
5.0 Proposed Development	31
6.0 Policy Context	38
7.0 Planning and Environmental Considerations	42
8.0 Summary and Conclusions	59
Appendix A: Copy of Pre-Application Response issued by Eastleigh Borough Council	61

Executive Summary

This Planning Statement has been prepared by Union4 Planning as a sub-consultant to Peter Marsh Consulting Ltd on behalf of Eastleigh Borough Council in support of a Reserved Matters submission relating to the provision of a new three-form entry primary school, sports facilities and allotments as part of the wider One Horton Heath development scheme. The Applicant is operating within a development context, separate from Eastleigh Borough Council who are the determining authority.

The application is submitted pursuant to Condition 4 of outline planning permission O/20/89498 which was granted on 27 October 2025 for new retail, employment, up to 2,500 homes, senior living, a new three-form entry primary school, allotments, sports facilities and a new local centre, amongst other new uses to create a new market town, known as One Horton Heath. Condition 4 requires the submission of details relating to layout, scale, appearance and landscaping.

The submission also seeks to discharge a number of planning conditions which are set out in Paragraph 1.14 of this Planning Statement, along with the relevant supporting information.

The principle of development has been established through the outline planning permission which designates the proposed land uses and their broad positioning within the wider site. The primary school sits within Phase 8 as shown on the Indicative Phasing Plan (Drawing Ref: 30454G/1000A), whilst the sports facilities and allotments sit within Phases 9A (Sports Pitch) and 9B (Eastern Green Infrastructure including Allotments).

The proposals have been subject to pre-application consultation with Officers from the Planning Team at Eastleigh Borough Council which has informed the detailed design of the scheme, along with key deliverables and requirements for the Reserved Matters submission. Written pre-application advice was issued on 26 March 2026 under reference Q/26/100778, with feedback provided on various aspects of the scheme.

During the development of the design proposals, further engagement has also taken place with:

- Hampshire County Council (with four steering group meetings held between the One Horton Heath project team and Hampshire County Council as the Local Education Authority);
- Fair Oak and Horton Heath Parish Council. Two meetings have been held with the Parish Council, during which design proposals were presented and questions addressed. The Parish Council also attended the public engagement event, where they were given early access to the contents of the consultation material prior to the general public;
- A local primary school trust, and with the local community via an in-person and online consultation event.

A full Statement of Community Involvement is included within the planning pack that forms this Reserved Matters submission.

The proposed development involves the construction of a three-form entry primary school including a new public square, outdoor teaching and play spaces, a Multi-Use Games Area, car and cycle parking, along with sports facilities, allotments and additional car parking to the south.

The school building is strategically situated to the northwest of the site, opposite the future Local Centre. This will allow for ease of access to and from key central areas, whilst also providing a landmark building and focal point which will act as a civic anchor within the wider development.

The school building will reach a maximum of two storeys in height and has been designed in a manner that allows for flexibility of use to future-proof the building. The design allows for initial delivery of a two-form entry school from the outset with the capacity to expand to a three-form entry school as and when pupil numbers determine that this is required. In the intervening period the school building has been designed to allow for all or part of the single storey element to operate as an early-years, pre-school and/or nursery provision.

The sports facilities to the south comprise a 3G football pitch and pavilion that will be available for community use, with allotments proposed to the east of these elements. The proposed sports facilities and allotments will serve as community use that will provide important recreational spaces that serve the wider community, encouraging activity and social interaction, whilst also ensuring the long-term financial viability of the school.

The sports pitch provides a full sized 11 by 11 playing area that can serve as two or more five-a-side pitches. The proposed allotment area is sufficient to meet the majority of the allotment needs from both the southern and northern housing developments. The Section 106 stipulates a requirement for allotments totalling 0.82ha in total comprising two allotment facilities; one in the north and one in the south with the southern allotments being a lot smaller in size than the northern allotments (0.68 hectares for the northern allotments and 0.14 hectares for the southern allotments). Upon reviewing the northern allotment area, the existing mature vegetation resulted in large areas being heavily shaded and subsequently less desirable for allotment provision. To that end, the majority of allotment provision is now to the south where there is less overshadowing and this facility has been increased to 0.66 hectares in area. There is sufficient capacity in the Northern allotment area to account for the residual allotment requirement and will be of better quality.

It is intended that the allotment land will be transferred to the Parish Council upon completion, who will assume responsibility for its operation and management. Two meetings have already taken place with the Parish Council, alongside a consultation event, during which feedback was gathered. The Parish Clerks have reviewed and provided feedback on the allotment specifications. Ongoing engagement will continue to refine the design, specification, and management arrangements ahead of delivery.

An added benefit of the co-location of the sports facilities to the school site is (a) the ability of the school to access and use the sports pitch during school operating hours – with secure access provided from the

school site; and (b) the ability to use the sports parking area at pick up and drop off times to provide 'park and stride' facilities – with 88 spaces being available to serve this purpose – a higher ratio of parking spaces than the majority of local schools. The provision of the park and stride facility so close to the school will help alleviate pressure on the local road and street network at peak pick up and drop off times.

Care has been taken to ensure that the design minimises the impact of the proposals to the existing neighbouring properties to the east of the site. Lighting for the sports pitch and school MUGA has been designed to minimise overspill of lighting. The application includes a full lighting assessment which has been subject to review by the ecologist who have confirmed that the 'dark corridors' along the north and east of the site will be maintained preventing both harm to the existing community of bats and the amenity of existing residential gardens and outlook. Additionally, measures have been taken to mitigate the acoustic impact of increased activity on the site with a range of measures proposed including the use of bunds, hedgerow planting and the installation of 'acoustic fences' to absorb and deflect noise from the playing areas and sports pitches.

The proposed layout also carefully considers compatibility with surrounding land uses, having particular regard for the neighbouring Upper Acre development to the south which will provide 424 residential dwellings. It is demonstrated that the proposed sports facilities and allotments are compatible with future and existing residential and sensitive uses, with appropriate mitigation in place to reduce any impacts such as noise.

The proposed design and layout adhere to the Parameter Plans secured through the outline planning permission which set out requirements regarding land uses, building heights, green infrastructure and access. The proposed development is also designed with reference to the Design Code for the wider One Horton Heath area, as set out within the Design Code Compliance document which is included in this Reserved Matters submission.

The Reserved Matters submission includes detailed planning drawings and a Design and Access Statement, together with a suite of specialist documents and technical assessments. The submitted documents are prepared in accordance with the conditions of the outline planning permission, thereby demonstrating how the proposed development complies with the outline masterplan and relevant planning policies.

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Union4 Planning on behalf of Eastleigh Borough Council (hereafter referred to as 'the Applicant') in support of a Reserved Matters submission relating to the provision of a new three-form entry primary school, sports facilities and allotments as part of the wider One Horton Heath development scheme.
- 1.2 The Applicant is operating within a development context, separate from Eastleigh Borough Council who are the determining authority.

Background

- 1.3 One Horton Heath refers to a comprehensive redevelopment scheme to the west of Horton Heath which will provide new retail, employment, up to 2,500 homes, senior living, a new three-form entry (3FE) primary school, allotments, sports facilities and a new local centre, amongst other new uses on land which is currently undeveloped. Outline planning permission for One Horton Heath was granted on 27 October 2025 under application reference O/20/89498. The full description of development for the outline scheme is set out in Section 2 of this Planning Statement.
- 1.4 The wider outline scheme for One Horton Heath covers an area of some 125 hectares, extending from Allington Lane to the northwest, a section of Burnetts Lane to the east and Bubb Lane to the southwest, with Chalcroft Solar Park situated to the west. The site is intersected by Fir Tree Lane which connects Allington Lane to Horton Heath.
- 1.5 One Horton Heath is a large-scale, Council-led project that will deliver a new town and local community within Eastleigh. It follows an infrastructure-first approach which will deliver new roads, utilities, the proposed primary school, parks and open space alongside new homes, providing future residents not only with high-quality housing, but also with walkable neighbourhoods and access to key amenities.
- 1.6 The proposed three-form entry primary school is intended to represent a piece of public architecture that is welcoming and adaptable, with the ability to grow with its community, whilst also providing high-quality teaching facilities with interactive outdoor spaces both for learning and play.
- 1.7 The proposed sports facilities will provide a vibrant space to foster social activity through community use, enhancing social value whilst also contributing to the long-term success of the school. At the same time, the allotments will provide a dedicated space for planting and growing fruits and vegetables, providing a sustainable food source and additional access to nature.

Description of Development and Application Scope

- 1.8 The principle of development for the primary school, sports facilities and allotments is already established through the outline planning permission described above. The Reserved Matters

submission is pursuant to Condition 4 of the outline planning permission which requires details of layout, scale, appearance and landscaping to be submitted and approved. This submission relates to the primary school and associated landscaping, along with the sports facilities, allotments and car park to the south of the Reserved Matters site.

- 1.9 The school building has been designed to allow for flexibility of use to future-proof the building. The design allows for initial delivery of a two-form entry school from the outset with the capacity to expand to a three-form entry school as and when pupil numbers determine that this is required. In the intervening period the school building has been designed to allow for all or part of the single storey element to operate as an early-years, pre-school and/or nursery provision. The building design allows for this element of provision to be operated as part of the wider school (for which the consent applied for would apply) or on a stand-alone basis (which may require a change of consent for that element alone). When pupil numbers grow to the extent that a full three form entry school is required then the pre-school and nursery provision will need to be relocated to another facility elsewhere on the development – most likely to be the local centre.
- 1.10 The Reserved Matters submission has been subject to pre-application consultation with Eastleigh Borough Council (Ref: Q/26/100778) which has informed the final design of the scheme as submitted herewith. A summary of the pre-application response is set out within Section 3 of this Planning Statement.
- 1.11 The Reserved Matters submission is made pursuant to Condition 4 of outline planning permission O/20/89498, which states as follows:

4. The permission hereby granted is an outline permission and an application for the approval by the Local Planning Authority of the following reserved matters (for at least the first phase of residential development) shall be made no later than the expiration of 18 months beginning with the date of this permission:

- a) layout*
- b) scale*
- c) appearance*
- d) landscaping of the site*

The development shall accord with the approved details.

- 1.12 There are also a number of conditions attached to the outline planning permission which are relevant to this Reserved Matters, with details required at the time of submission. The description of development is, therefore, as follows:

"Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Requirements) of Outline Planning Permission

O/20/89498 for the construction of a Three-Form Entry Primary School within Phase 8 (Primary School) including associated sports pitches and playing field, hard and soft landscaping, cycle and vehicular parking and a public square, and associated ancillary works, and for the provision of public open space including formal sports facilities comprising a 3G floodlit pitch for school and community use and pavilion, and informal play/meeting space, allotments and associated landscaping, cycle and vehicular parking and associated ancillary works within Phase 9A (Sports Pitch) and Phase 9B (Eastern Green Infrastructure including Allotments), along with temporary use of the school premises for early-years, pre-school and/or nursery provision, to include details relevant to the following conditions:

- *Condition 16 (Arboricultural Assessment)*
- *Condition 21 (Design Code Compliance)*
- *Condition 24 (Lighting Design)*
- *Condition 25 (Refuse)*
- *Condition 33 (Building Research Establishment Environmental Assessment Method)*
- *Condition 42 (Site Investigation and Remediation)*
- *Condition 45 (Noise Risk Assessment and Management Scheme)*
- *Condition 48 (Sports Pitch Development)*
- *Condition 52 (Playing Fields and Pitches)*
- *Condition 58 (Flood Mitigation)*
- *Condition 61 (Surface Water Drainage)*
- *Condition 64 (Ecological Mitigation and Management)*
- *Condition 67 (Landscape Details)*
- *Condition 71 (Biodiversity Net Gain)*

(Outline application subject to Environmental Impact Assessment)."

1.13 In order to comply with the above conditions and the requirements of the Reserved Matters submission, the following supporting documents are provided:

- Detailed Planning Drawings;
- Design and Access Statement;
- Statement of Conformity;
- Statement of Community Involvement;

- Transport Statement;
- Travel Plan;
- Energy and Sustainability Assessment;
- Environmental Noise Assessment;
- Flood Risk Assessment;
- Drainage Strategy;
- Ecological Impact Assessment;
- Biodiversity Net Gain Report;
- Tree Survey;
- Air Quality Assessment;
- Landscape and Visual Compliance Statement;
- External Lighting Strategy;
- Public Art Statement;
- Archaeological Statement; and
- Main Site Investigation Report.

1.14 Having regard to the aforementioned submission documents and requirements of the conditions, this Reserved Matters submission also seeks to formally discharge the following conditions:

Condition Number	Supporting Information
Condition 4 – Reserved Matters Requirements	The submission includes a detailed design which is illustrated on the planning drawings and includes detailed information on the layout, scale, appearance, and landscaping pursuant to Condition 4 of outline planning permission O/20/89498.
Condition 16 – Arboricultural Assessment	The submission includes a Tree Survey and Arboricultural Assessment includes details required in accordance with Condition 16 of outline planning permission O/20/89498.
Condition 21 – Design Code Compliance	The Reserved Matters submission adheres to the Design Code, in accordance with Condition 21 of outline planning permission O/20/89498. The details are set out in the current Design and Access Statement and the Statement of Conformity.

Condition 24 – Lighting Design	The Reserved Matters submission includes an External Lighting Report which provides details of the proposed lighting strategy in accordance with Condition 24 of outline planning permission O/20/89498.
Condition 25 – Refuse	The Reserved Matters submission includes planning drawings showing details of refuse management within the Site, which accords with Condition 25 of outline planning permission O/20/89498.
Condition 33 – BREEAM	The Reserved Matters submission includes an Energy and Sustainability Assessment with details of BREEAM in accordance with Condition 33 of outline planning permission O/20/89498.
Condition 42 – Site Investigation and Remediation	The Reserved Matters submission includes a Main Investigation Report which provides details of intrusive site investigations in accordance with Condition 42 of outline planning permission O/20/89498.
Condition 45 - Noise Risk Assessment and Management Scheme	The Reserved Matters submission includes an Environmental Noise Assessment which assesses noise impacts and outlines details of noise mitigation and management, in accordance with Condition 45 of outline planning permission O/20/89498.
Condition 48 – Sports Pitch Development	The Reserved Matters submission includes amendments to the configuration of the sports pitch. The rationale for the design and configuration of the sports pitch is set out in the Design and Access Statement and the Statement of Compliance which accompany the Reserved Matters submission.
Condition 52 – Playing Fields and Pitches	The Reserved Matters submission includes detailed proposals for the playing fields and pitches to the south of the primary school in accordance with Condition 52 of outline planning permission O/20/89498.
Condition 58 – Flood Mitigation	The Reserved Matters submission includes a Flood Risk Assessment which provides details of the specific flood risk and mitigation in this part of the One Horton Heath site, which is in accordance with Condition 52 of outline planning permission O/20/89498.
Condition 61 – Surface Water Drainage	The Reserved Matters submission includes a Drainage Strategy which provides details of the proposed sustainable urban drainage systems (SuDS) within the Site, as per Condition 61 of outline planning permission O/20/89498.

Condition 64 – Ecological Mitigation and Management	The Reserved Matters submission includes an Ecological Impact Assessment providing details of ecological mitigation and management, as per Condition 64 of outline planning permission O/20/89498.
Condition 67 – Landscape Details	The Reserved Matters submission includes a detailed landscaping scheme in accordance with Condition 67 of outline planning permission O/20/89498.
Condition 71 – Biodiversity Net Gain	The Reserved Matters submission includes a Biodiversity Net Gain (BNG) Assessment in accordance with Condition 71 of outline planning permission O/20/89498.

Structure of this Planning Statement

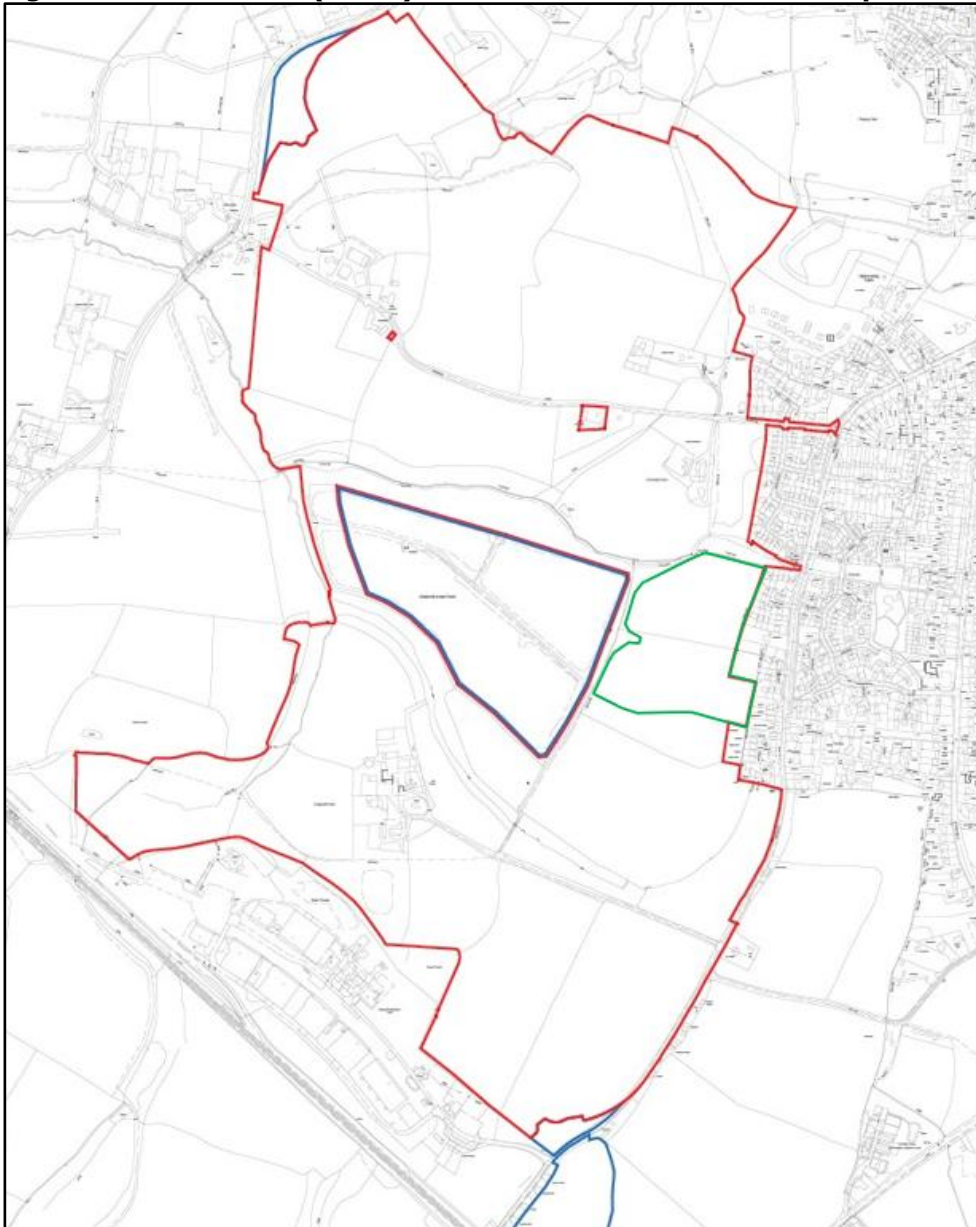
1.15 This Planning Statement is structured as follows:

- **Section 2** provides an overview of the site location and description;
- **Section 3** sets out relevant planning history;
- **Section 4** summarises the pre-application advice;
- **Section 5** describes the proposed development;
- **Section 6** sets out the planning policies and guidance pertaining to the proposals;
- **Section 7** outlines the Reserved Matters and other key planning and environmental considerations;
- **Section 8** provides a summary and conclusions.

2.0 Site Location and Description

- 2.1 The Reserved Matters site (hereafter referred to as 'the Site') is located on land to the west of Horton Heath and comprises an area of approximately 2.8 hectares. It is currently undeveloped, but forms part of the wider One Horton Heath redevelopment scheme which is a major mixed-use development for up to 2,500 new homes, a new local centre, three-form entry (3FE) primary school, sports facilities, allotments, commercial floorspace and other uses.
- 2.2 The location of the Site is shown in Figure 1 below, with the green line denoting the extent of the area covered by the current Reserved Matters submission for the primary school, sports facilities and allotments. The red line indicates the extent of the One Horton Heath masterplan area.

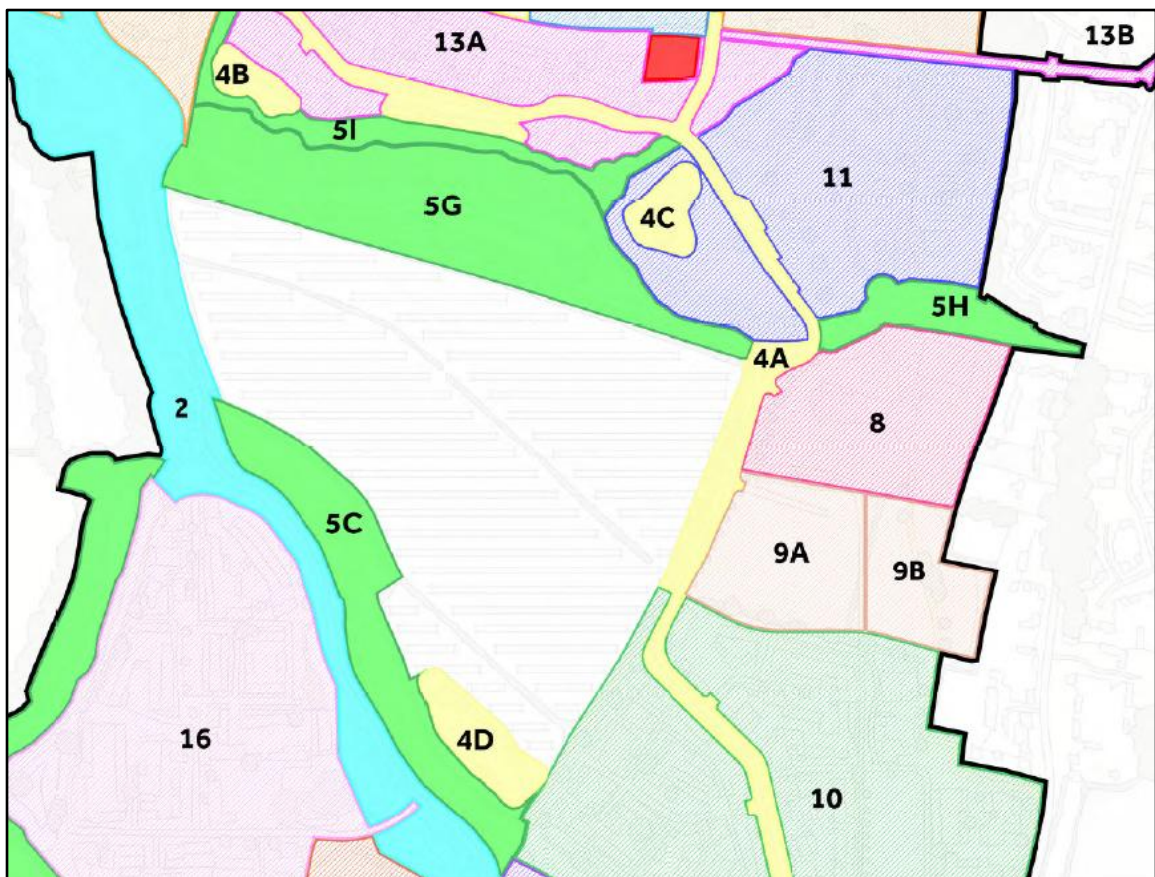
Figure 1: Site Location (Green) Within One Horton Heath Development Area



Source: Thrive Architects (2020)

- 2.3 As shown in Figure 1, the Site sits on the eastern side of the One Horton Heath development area. It comprises two main parcels of land which are divided roughly in the centre (horizontally), thereby forming a northern and southern parcel.
- 2.4 The parcels were identified within the outline planning permission as Phase 8 (Primary School Phase), Phase 9A (Sports Pitch Phase) and Phase 9B (Eastern Green Infrastructure including Allotments Phase). An extract of the Indicative Phasing Plan (Drawing Ref: 30454G/1000A) is shown in Figure 2 below.

Figure 2: Extract of Indicative Phasing Plan



Source: Clague Architects (2023)

- 2.5 The Site itself sits to the west of residential properties along Bramley Gardens, Burnetts Lane and Crispin Close, and to the east of a large photovoltaic solar farm. Areas to the north and south are currently undeveloped, as shown in Figure 3 overleaf.

Figure 3: Site Context



Source: Google Maps (2026); annotated by Union4 Planning

- 2.6 Horton Heath is a small settlement, sitting immediately south of the larger built-up area of Fair Oak. The wider areas to the south, east and west are rural in character, predominantly comprising agricultural land parcels. Further to the south, areas are more densely developed.
- 2.7 The city of Southampton is approximately 3.8km southwest of the Site, whilst the town of Eastleigh is approximately 3.7km to the northwest. Southampton Airport is approximately 3km to the west of the Site.
- 2.8 The Site is located within Flood Zone 1 and, as such, it is categorised as having a low probability of flooding.
- 2.9 A portion of the Site is allocated for Proposed Open Space (green) as shown on the Eastleigh Borough Council Policy Map. An extract of the map is shown in Figure 4 overleaf, with corresponding colour coding noted in this paragraph. The northeastern area is also within a minerals and waste consultation area (grey hatching), whilst the area to the west (outside the Site boundary) is designated countryside (yellow). The entirety of the Site and wider area is allocated as a Designated Housing and Housing-led Site (orange).

Source: Eastleigh Borough Council (2022)

Future Context

- 2.10 The surrounding area is largely undeveloped but is part of an emerging context with various development parcels and phases to come forward as part of the wider One Horton Heath scheme.
- 2.11 The Site is situated at a key focal point from the future Local Centre that is to be constructed to the north of the Site. This area will comprise a wide range of uses including retail, office and commercial, community facilities and new homes, along with open green spaces. The Local Centre is identified on the Indicative Phasing Plan as Phase 11, with an area of green space acting as a buffer between the school site (Phase 5H).
- 2.12 Further to the south of the Site, beyond the future sports facilities, will be a new residential area which acts as an extension of the existing residential areas to the east of the Site. This area is identified as Phase 10 (The Upper Acre) and will contain 424 new dwellings (details approved under Reserved Matters submission RM/25/100575). The Landscape General Arrangement Plan (1560-HED-XX-ZZ-DR-L-0101 Rev 5) for The Upper Acre is shown in Figure 5 overleaf, illustrating the approved layout of the adjoining land to the south of the proposed sports facilities and allotments. The relationship between The Upper Acre and the Site is shown on the enclosed Landscape and Public Realm Masterplan (Drawing Ref: OHH-ZZ-00-DR-L-000001 Rev G).

Figure 5: The Upper Acre Landscape General Arrangement Plan.



Source: Hyland Edgar Driver (2025)

- 2.13 To the west of the Site is the Secondary Internal Distributor Road (approved under application F/23/96631) which provides vehicular, cycle and pedestrian access into the Site and connects to the surrounding network.
- 2.14 The positioning of the Site within the setting of the future and wider masterplan area is shown in Figure 6 overleaf. The layout for Phase 11 (Local Centre) remains indicative at this stage.

Figure 6: Site Context in One Horton Heath Illustrative Masterplan



Source: Clague Architects (2023)

3.0 Planning History

- 3.1 This section of the Planning Statement provides an overview of the planning history, citing the relevant planning application references and development descriptions.

Outline Application O/20/89498

- 3.2 An outline planning application was approved on 27 October 2025 with the following description of development:

"Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:

- *Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestall, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);*
- *A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);*
- *Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);*
- *A 3FE Primary School (Primary School Phase);*
- *Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);*
- *Allotments, ecological, landscape and sustainable drainage works;*
- *Key infrastructure and utilities provision including new roads, footpaths, bridleways and cyclepaths;*
- *Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and*
- *Site preparation and demolition works*

All Matters Reserved Except Access."

- 3.3 The Decision Notice for the outline planning permission includes a total of 76 conditions. The following conditions are considered to be relevant to the Reserved Matters submission for the primary school, sports facilities and allotments:

- Condition 4: Reserved Matters Requirements
- Condition 16: Tree Survey and Arboricultural Impact Assessment
- Condition 21: Design Code Compliance
- Condition 24: Lighting Design
- Condition 25: Refuse
- Condition 33: BREEAM
- Condition 42: Site Investigation and Remediation
- Condition 45: Noise Risk Assessment and Management Scheme
- Condition 48: Sports Pitch Development
- Condition 52: Playing Fields and Pitches
- Condition 58: Flood Risk
- Condition 61: Surface Water Drainage
- Condition 64: Ecological Mitigation and Management
- Condition 67: Landscape Details
- Condition 71: Biodiversity Net Gain

3.4 A brief overview of the above requirements for each condition is set out below.

3.5 Condition 4 requires the following Reserved Matters (for at least the first phase of development) to be made no later than 18 months following the date of the planning permission:

- a) Layout
- b) Scale
- c) Appearance
- d) Landscaping

3.6 Condition 16 requires each Reserved Matters submission to be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of all tree removals and tree works, Method Statement and Tree Protection Plan. An Arboricultural Impact Assessment and Method Statement is accordingly included as part of this submission.

3.7 Condition 21 requires all development to comply with a final Design Code which shall be submitted on or before the submission of any application for Reserved Matters. In response to this condition, a Statement of Conformity has been provided to confirm compliance with the requirements of the Design Code.

- 3.8 Condition 24 requires detail regarding any areas that may be sensitive to lighting, along with a lighting plan and strategy including lighting contour plans. An External Lighting Report has been provided in support of the condition.
- 3.9 Condition 33 requires any Reserved Matters submission relating to non-residential development above 500sqm floorspace to be submitted with full details of sustainable design and construction to demonstrate achievement of BREEAM New Construction 'Excellent' rating (or equivalent), or BREEAM 'very good' plus 'passivhaus' certification, including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time. Details of BREEAM are set out in Energy and Sustainability Assessment.
- 3.10 Condition 42 requires submission and approval of a Phase 2 site investigation and detailed site-specific scheme for remedial works. A Main Investigation Report has been provided as part of this submission.
- 3.11 Condition 45 requires submission and approval of a detailed Noise Risk Assessment and Management Scheme. The Reserved Matters submission includes an Environmental Noise Assessment, with Sections 6.5 to 6.7 of the report providing details of noise mitigation and management measures for the proposed development.
- 3.12 Condition 48 requires the sports pitch development to be broadly in accordance with the approved Land Use Parameter Plan EAST 200404_PP 02 P36, the Illustrative Masterplan ref 29607A/1000A Rev C and the detailed proposals to be submitted under Reserved Matters, together with the provisions and recommendations of the Sports Pitch Noise Impact Assessment 09820-HYD- XX-XX-1001-P01 dated 26 April 2021 and Lighting Assessment Addendum ESEN-09820 P03 dated 14 May 2021. The proposed sports facilities are shown on the Proposed Site Plan and Landscape Masterplan.
- 3.13 Condition 52 states that the playing fields and pitches shall be constructed and laid out in accordance with details submitted and approved as Reserved Matters. As noted above, details of the sports facilities are provided within the drawing pack, with the design rationale set out in the Design and Access Statement.
- 3.14 Condition 58 requires each Reserved Matters submission includes details of a scheme to address the flood risk issues set out within the condition. A Flood Risk Assessment and Surface Water Drainage Strategy are accordingly provided as part of this submission.
- 3.15 Condition 64 requires each Reserved Matters submission to be accompanied by a detailed Ecological Mitigation and Management Plan relating to that phase of the development. An Ecological Impact Assessment forms part of this Reserved Matters submission and includes details of ecological mitigation and management.

- 3.16 Condition 67 requires Reserved Matters submission to be accompanied by full landscape details. Detailed landscape plans, including separate zoomed-in views are included in this Reserved Matters submission.
- 3.17 Condition 71 requires the development as a whole to provide a minimum of 10% Biodiversity Net Gain (BNG) prior to final occupation, with details to be submitted for each Reserved Matters phase using a site-wide BNG tracker. The Reserved Matters submission includes a BNG Assessment, which confirms a BNG for the Site of 19.71% for habitats and 111.12% for hedgerows.
- 3.18 There are also other relevant conditions which must be complied with or where details are required to be submitted at a later date. The relevant conditions include the following:
- Condition 5: Phasing
 - Condition 6: Illustrative Masterplan
 - Condition 19: Finished Floor Levels and Retaining Structures
 - Condition 22: Road, Footway, Cycleway and Bridleway Details
 - Condition 25: Refuse Collection Strategy
 - Condition 46: Verification of Acoustic Mitigation
 - Condition 47: Scheme for the Control of Amplified Music Noise
- 3.19 The outline planning permission (Ref: O/20/89498) for the One Horton Heath site includes a Section 106 Agreement.
- 3.20 Schedule Ten of the Section 106 Agreement sets out requirements relating to the provision of Primary Education Facilities. Paragraph 1.6 requires the Primary Education Facilities to be completed to at least two-form entry (2FE) level prior to occupation of up to 400 Eligible Dwellings. Paragraph 1.9 requires that the Primary Education Facilities are completed to three-form entry (3FE) level prior to occupation of more than 1,800 Eligible Dwellings.
- 3.21 The definition of 'Primary Education Facilities' is as follows:
- "means a 3FE primary school to be provided on the Primary Education Facilities Site in accordance with the LEA Design Requirements together with 2 x 5-a-side grass pitches, the SEND Facilities and the Primary Education Fit Out to provide for the demand arising from the Development."*
- 3.22 Appendix 11 of the Section 106 Agreement sets out the design requirements for primary school provision and relevant guidance to comply with. Paragraph 1.1 reiterates that a 3FE primary school must be provided, including a resource provision for 8 pupils with Special Education Needs.

3.23 With reference to specific design elements, paragraph 1.5 of the Section 106 Agreement sets out that the following must be incorporated:

- **Operational adjacency** – the kitchen shall be located immediately adjacent to the school hall, to facilitate the preparation and serving of school meals.
- **Service access** – the kitchen and plantroom shall be closely accessible from the school car park, with suitable vehicular access for the delivery of goods, waste collection and plantroom maintenance.
- **Pupil safeguarding** – the external areas for pupils, including the playing fields, shall be enclosed to form a contiguous area secured by a 1.8m high anti-climb boundary fence linking to the primary school building itself. Service access to the kitchen and plantroom shall be outside this pupil-secure area.
- **Community use** – the design and location of the school hall shall enable its community use after school hours with secure separation from the main teaching areas.

Other Reserved Matters Submissions

3.24 Following the grant of outline permission O/20/89498, a number of related Reserved Matters applications have been submitted which collectively will make up the wider One Horton Heath development. Each of the Reserved Matters submissions to date are summarised briefly below.

RM/25/100615 – Land West of Burnetts Lane, Horton Heath, Eastleigh, SO30 2HH

3.25 Reserved Matters submission RM/25/100615 relates to the provision of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), along with public open space, landscaping, cycle and vehicular parking and details relating to several outline planning permission conditions. This submission was approved on 29 April 2026.

RM/25/100614 – Land West of Burnetts Lane, Horton Heath, Eastleigh, SO30 2HH

3.26 Reserved Matters submission RM/25/100614 relates to provision of 629 dwellings within Phase 17 (The Folds), along with public open space, landscaping, cycle and vehicular parking, and details relating to several outline planning permission conditions. The submission was approved on 29 April 2026.

RM/25/100575 – Upper Acre, Horton Heath, Fair Oak, Eastleigh

3.27 Reserved Matters submission RM/25/100575 relates to provision of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, cycle and vehicular parking and details relating to several outline planning permission conditions. The submission was approved on 19 March 2026.

- 3.28 The Upper Acre is of particular relevance to the proposed primary school, sports facility and allotments, as it adjoins the southern site boundary and has informed the proposed design, site layout and landscaping to ensure that the adjoining land uses are compatible. Further detail regarding The Upper Acre is referenced within this Planning Statement where relevant.

RM/25/100430 – Quobleigh Breach, Horton Heath, Fair Oak, Eastleigh

- 3.29 Reserved Matters submission RM/25/100430 relates to the provision of 269 dwellings within Phase 6 (Quobleigh Breach) with associated public open space, landscaping and cycle and vehicular parking, along with details regarding several outline planning permission conditions. The application was approved on 20 March 2026.

Planning Application F/23/96631

- 3.30 A separate planning application was approved on 29 April 2026 (Ref: F/23/96631) for a Secondary Inner Distributor ('SID') Road. The role of the SID Road is to provide a movement link throughout the wider One Horton Heath development for pedestrians, cyclists and vehicles.
- 3.31 The road will provide a link from Quobleigh Breach junction to the northwest, to the junction at the first phase of the residential development at Lower Acre. The route will run through the residential parcels of Quobleigh Breach and The Holme, the local centre, primary school site and down through The Upper Acre where it will connect to Lower Acre. It will also incorporate cycleways, footpaths and watercourse crossings.

Planning Application F/21/91185

- 3.32 Prior to the aforementioned proposal, a planning application was approved on 3 October 2022 for an Internal Distributor Road known as The Avenue, running between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping. It is understood that The Avenue opened in September 2025.
- 3.33 The Avenue forms a key link through the centre of the wider One Horton Heath development which will also ensure that construction traffic avoids the settlement of Horton Heath. The road comprises a dual carriageway with 30 miles per hour speed limit and consisting of three junctions that provide access to forthcoming residential and commercial phases.

Previous Planning History

- 3.34 The previous planning history for the wider One Horton Heath site and immediate surroundings is set out in the table overleaf.

Reference	Description	Decision
Chalcroft Farm and land West of Horton Heath, Burnetts Lane, Eastleigh		
O/14/75735	<i>Outline application for up to 950 dwellings and associated road and parking infrastructure, including public open space, indicative landscaping, drainage, the construction of new accesses onto Burnetts Lane and Fir Tree Lane, the realignment of Fir Tree Lane, a new access road from Bubb Lane, the realignment and resurfacing of Public Rights of Ways, creation of new Public Rights of Way, footpaths and cycle links, the construction of utilities infrastructure, a Primary School (3FE), a Secondary School (8FE), a village centre (at Chalcroft Farm) including change of use of existing farm buildings (A3, A4 (with ancillary accommodation), A5, employment uses) and a local centre including a community building (A1, A3, A5 and D1), approximately 6ha of employment uses (B1(b/c), B2 and B8). The development proposal to incorporate the demolition and/or conversion/change of existing buildings (non-listed) at Chalcroft Farm. Detailed matter for determination access (all other matters reserved – scale, appearance, landscaping and layout). (This application is a major application, is the subject of an Environmental Impact Assessment, a departure from the development plan and affects a Right of Way.)</i>	Approved on 22 December 2017
Fir Tree Farm and Victoria Farmhouse, Fir Tree Lane, Horton Heath, Eastleigh, SO50 7DF		
O/16/79354	<i>Outline application: Construction of up to 450 dwellings with new road and access onto Fir Tree Lane and Allington Lane. With associated highway modifications, infrastructure, public open space, landscaping and drainage. Detailed matter for consideration – access. The proposal affects the setting of a Listed Building, affects a Public Right of Way and is subject to an Environmental Impact Assessment. The development is contrary to the Development Plan.</i>	Approved on 17 November 2017 at Bishopstoke, Fair Oak Horton Heath Local Area Committee
Chalcroft Farm, Burnetts Lane, West End, Southampton SO30 2HU		
X/18/84413	<i>Variation of conditions 1, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 31, 39 and 40 of outline planning permission O/14/75735 (for residential development of up to 950 dwellings and associated infrastructure and facilities) to amend phasing plan details to include a Phase 1A for a footpath along Burnetts lane, and to amend the pre-commencement requirements in respect of Phase 1A.</i>	Approved on 11 December 2018

4.0 Pre-Application Consultation

- 4.1 The current Reserved Matters submission has been subject to pre-application consultation with the Planning Team at Eastleigh Borough Council (Ref: Q/26/100778).
- 4.2 A separate pre-application consultation was also carried out with Hampshire County Council Highways, with a meeting held on 2 March 2026 as detailed in the Transport Statement.
- 4.3 The pre-application request was submitted to Eastleigh Borough Council on 19 January 2026, with formal acknowledgement received on 28 January 2026 (Ref: Q/26/100778). The formal pre-application response was issued by Eastleigh Borough Council on 26 March 2026. A copy of the pre-application response is provided under Appendix A of this Planning Statement.
- 4.4 Having regard to the principle of development, the pre-application response reiterated that the principle of a 3FE primary school is established as part of the One Horton Heath allocation, to be delivered initially as 2FE with the ability to expand to 3FE. The triggers set out in the Section 106 Agreement are also highlighted, particularly the requirement to submit the application within 12 months of the agreement. Delivery of the school is also pertinent to the residential phases which cannot be fully occupied until the school is completed.

Allotments: Pre-Application Advice

- 4.5 The pre-application response noted that the outline planning permission establishes allotment provision of 0.8 hectares against a standard requirement of 0.72 hectares, with provision anticipated on the eastern side of the Site to the south of the school and additionally to the north of Fir Tree Lane. It was noted in the pre-application response that consolidation of allotments to a single site would be contrary to the Section 106 Agreement and would require justification.

Our Response

- 4.6 The proposed allotment area is sufficient to meet the majority of the allotment needs from both the southern and northern housing developments with 0.66 hectares being provided as part of this application including parking.
- 4.7 The Section 106 stipulates a requirement for allotments totalling 0.82ha in total comprising two allotment facilities; one in the north and one in the south with the southern allotments being a lot smaller in size than the northern allotments (0.68 hectares for the northern allotments and 0.14 hectares for the southern allotments). Upon reviewing the northern allotment area, the existing mature vegetation resulted in large areas being heavily shaded and subsequently less desirable for allotment provision. To that end, the majority of allotment provision is now to the south where there is less overshadowing and this facility has been increased to 0.66 hectares in area. There is sufficient capacity in the Northern allotment area to account for the residual allotment requirement and will be of better quality.

- 4.8 The location and design of allotments has been discussed with the Fair Oak and Horton Heath Parish Council, having regard to the detailed layout, accessibility, servicing, parking, management and maintenance arrangements. Two meetings have been held during which design proposal were presented and questions addressed. The Parish Council also attended the public engagement event, where they were given early access to the contents of the consultation material prior to the general public. The Parish Clerks have reviewed and provided feedback on the allotment specifications. Ongoing engagement will continue to refine the design, specification, and management arrangements ahead of delivery.

Sports Pitches / Facilities: Pre-Application Advice

- 4.9 The pre-application response noted that the proposed development will provide a number of sports facilities including a fenced and floodlit 79m x 52m 3G pitch for 9-a-side football, two 5-a-side grass pitches which are subject to a Community Use Agreement. The general orientation and location of sports provision was considered through the outline process.
- 4.10 The response highlighted that any future application must demonstrate compliance with the outline conditions, Section 106 requirements and relevant Sport England/FA guidance.

Our Response

- 4.11 These elements of the proposed development are incorporated as part of this Reserved Matters submission, as illustrated on the Proposed Site Plan. Further to this, it is anticipated that the Community Use Agreement will be secured via condition.
- 4.12 Conditions relevant to the sports facilities include Conditions 48 and 52 which are noted within the table under Paragraph 1.14 of this Planning Statement.
- 4.13 The proposed sports facilities have been designed with reference to the requirements and guidance of Sport England.

Layout: Pre-Application Advice

- 4.14 The pre-application response focused on the proposed school, as the sport facilities and allotments had not been fully progressed at the time of the pre-application submission. The response confirmed that the location and orientation of the school is in line with the outline planning permission, with the overall layout demonstrating clear strengths, including the positioning of the school as a civic anchor for the Local Centre. The layout as a whole was welcomed and considered as legible and well organised.
- 4.15 The Urban Design Officer requested further details regarding the school's role within the wider hierarchy of civic spaces, including further articulation of the relationship between the School Square, Market Square and adjacent retail and community uses. Further information was also requested regarding the phased 2FE to 3FE capacity.

- 4.16 The Urban Design Officer supported the separation of staff parking, servicing and parent drop-off from the main civic frontage, stating that the overall success of the circulation strategy will depend on detail as to how movement works at peak times, particularly around parent drop-off arrangements and pedestrian priority at junctions.

Our Response

- 4.17 The school will represent a key anchor point within the wider development, situated at a key junction towards the Local Centre. The school square is intended to provide a legible and welcoming environment that acts as a key marker and transition point between the commercial, and educational/community spaces. Whilst the Local Centre has not yet been designed in detail, the positioning of the school square opposite the Local Centre will allow for fluid movement between these areas.
- 4.18 The school building is positioned to face the Local Centre, acting as a continuation of the key facilities to be provided to the north, whilst also maintaining a tranquil environment for teaching through separation from the busier commercial areas.
- 4.19 The Design and Access Statement describes how the primary school may transition from a 2FE to 3FE school. Whilst it is understood that the development will be delivered in a single phase of construction, the layout has been designed to allow for flexibility, enabling the school to operate at 2FE capacity during its early years and expand seamlessly to 3FE as pupil numbers increase.
- 4.20 The Key Stage (KS)1 classrooms within the western cluster are adaptable and may be used initially as early-years, pre-school and/or nursery provision alongside reception classrooms which allows for response to early demand whilst maintaining compliance with space standards.
- 4.21 If the delivery strategy changes to a phased construction, the main hall, administrative spaces and two-storey eastern wing could be delivered initially, providing 2FE capacity. The single storey wing could then be constructed at a later stage, expanding to full 3FE capacity.
- 4.22 Section 4.6 of the Transport Statement sets out details of 'Park and Stride' schemes which are designed to reduce congestion from the immediate school frontage, improve road safety and encourage active travel. Whilst there is no formal 'Park and Stride' car park within the masterplan, the spatial layout of the masterplan area will help to enable 'Park and Stride' behaviour, with car parks located in the local centre and the sports pitch car parking.
- 4.23 The ability to use the sports parking area at pick up and drop off times to provide 'park and stride' facilities is a great benefit for the school – with 88 spaces being available to serve this purpose – a higher ratio of parking spaces than the majority of local schools. The provision of the park and stride facility so close to the school will help alleviate pressure on the local road and street network at peak pick up and drop off times.

- 4.24 The Transport Statement also sets out the pedestrian and cycle access strategy in Section 5.3, noting that pedestrian and cycle movements across the SID Road will be prioritised through provision of parallel crossings. A raised priority crossing for pedestrians and cyclists will also be provided across the site access road leading towards the school.

Scale: Pre-Application Advice

- 4.25 The pre-application response stated that the overall approach to the scale of the school was considered to be well judged, responding appropriately to future surrounding uses, with the two-storey school elements positioned towards the future Local Centre.
- 4.26 Further information was requested as to how the school frontage will perform as a landmark element within longer views.

Our Response

- 4.27 The Design and Access Statement provides information regarding the overall concept evolution and strategy to create a landmark element which will perform an important role in wayfinding, reinforcing local identity and expressing the civic presence of the school.
- 4.28 The main entrance is recessed, creating a welcoming threshold that draws visitors into the Site while establishing a clear and legible point of access to the school grounds.
- 4.29 The position of the school building sits in a location where its key central elements, including the entrance and central hall, will be situated at the key junction which leads to the Local Centre. The junction also creates a gap in vegetation that allows for long-range views towards the school from the Local Centre, contributing to its role as a landmark building that will be clearly visible and easily identified from further afield.

Appearance: Pre-Application Advice

- 4.30 The general appearance of the school was welcomed and considered to represent a promising architectural direction, conceiving the school as a civic and community-facing building.
- 4.31 Three material palette options were presented at the pre-application stage, with 'Option 3' cited as the preferred option. The Urban Design Officer confirmed that 'Option 3' was the strongest in urban design terms, providing the most balanced and contextually responsive outcome.

Our Response

- 4.32 Option 3 was thus carried forward and underpins the proposed development as set out in this Reserved Matters submission. As noted in the Design and Access Statement, it is considered to provide the most balanced response in terms of civic character, longevity, robustness, contextual sensitivity, maintenance, material quality and architectural identity.

Landscaping: Pre-Application Advice

- 4.33 The pre-application response noted that a comprehensive site-wide landscape masterplan would be required as part of the Reserved Matters submission. Further to this, the Landscape Officer considered that there is scope for a stronger hard landscape treatment, including a more considered paving composition, seating integrated into the design, and tree planting delivered in a way that is practical and robust.
- 4.34 The response also stated that existing vegetation should be clearly shown on future plans, with hedgerows assessed and any gaps, areas requiring reinforcement, or opportunities for bolster planting clearly identified.
- 4.35 Further detail was requested in relation to the external teaching and play spaces, as well as the staff parking and service areas to confirm that consideration has been given to planting, tree cover and hard surfacing so that they contribute positively to the character of the school grounds.
- 4.36 It was also advised that the Reserved Matters submission would need to clarify the relationship between the adjacent footpath connections, the northern bike/scooter store, the detailing of the adjacent SuDS area, and the overall operation of drop-off and collection.

Our Response

- 4.37 As shown on the Landscape Masterplan drawings, areas surrounding the school are surfaced with a variety of materials to serve the relevant function of that area such as wet pour rubber within playground areas, porous asphalt, artificial grass, timber decking and other materials. Picnic benches are located across the playground areas for pupils, along with grow boxes and other key features across the wider site.
- 4.38 Existing trees and vegetation are shown on the Landscape Masterplan drawings, as well as on the Tree Constraints Plan. The proposed landscaping has taken the existing vegetation into account to ensure that the landscape features are fluid and appropriate for the Site.
- 4.39 As noted above, the hard surfacing is varied around the school, with a mix of materials for different uses such as play, whilst also incorporating colour to delineate areas and create a vibrant outdoor environment. Trees are located in the playground seating areas to provide shade and greening, along with grow boxes which will also be utilised for teaching. The full suite of features and details can be seen on the comprehensive Landscape Masterplan drawings.
- 4.40 The overall movement strategy is shown in Section 5 of the Design and Access Statement, illustrating the location of public footpaths and connection points, whilst SuDS details are provided both on the landscape masterplans and Surface Water Drainage Strategy report. Access to the northern cycle store is via a path which runs parallel to the school frontage, as illustrated on the Landscape Masterplan drawings.

Trees: Pre-Application Advice

- 4.41 The pre-application response noted that the tree information included in the pre-application submission did not fully align with the Site Plan. It was also advised that the final scheme should also make a positive contribution through new tree planting, particularly within external spaces and around parking and other hard surfaced areas.
- 4.42 The outline permission requires each Reserved Matters submission to be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of tree removals and tree works, an Arboricultural Method Statement and Tree Protection Plan.

Our Response

- 4.43 In response to this feedback, the Tree Survey and Arboricultural Assessment have been updated for consistency with the Site Plan, with the final Landscaping Masterplan drawings seeking to optimise the opportunity to make a positive contribution through tree planting.
- 4.44 An Arboricultural Impact Assessment and Method Statement has been provided and is included as part of the Reserved Matters submission, providing details of the required elements noted above.

Ecology: Pre-Application Advice

- 4.45 The pre-application response advised that the ecology position should be addressed more clearly in the context of the outline planning permission framework. The scheme is part of the wider One Horton Heath outline permission and is therefore bound by the approved Environmental Statement, the Ecological Mitigation and Management Strategy, the Green Infrastructure Parameter Plan, and the relevant outline conditions, in particular Conditions 63 and 64.

Our Response

- 4.46 The Reserved Matters submission is supported by an Ecological Impact Assessment and a Biodiversity Net Gain (BNG) Assessment which consider the Site in the context of the outline planning permission.
- 4.47 The Ecological Impact Assessment considers the Site in the context of the outline planning permission and provides details of ecological mitigation and management.
- 4.48 The BNG Assessment confirms that the Site will incorporate a BNG of 19.71% for habitats and 111.12% for hedgerows.

Highways: Pre-Application Advice

- 4.49 The pre-application response provided highways advice and queried how sustainable travel to the school will be encouraged. Other queries were raised in relation to walking and cycling links, secure cycle and scooter parking, travel planning measures, bus integration, and management of drop-off and pick-up activity.

- 4.50 The pre-application response also advised of the need to explain how parking numbers have been derived for each use and what assumptions have been made regarding overlap between the different uses.

Our Response

- 4.51 A Travel Plan has since been prepared and is included as part of the Reserved Matters submission. It contains a number of key targets in relation to travel modes, with walking targeted as the key mode of travel to and from the school for pupils.
- 4.52 The school will appoint a Travel Plan Coordinator to implement the Travel Plan, coordinate and deliver the measures within it, and undertake monitoring and reporting. Various measures are set out in Table 8.1 of the Travel Plan, including promotion of walk to school week, installation of adequate scooter and bike storage, promotion of local transport information, and consideration of car share schemes.
- 4.53 Details regarding parking provision are provided in the Transport Statement and also summarised within Section 7 of this Planning Statement.

Residential Amenity: Pre-Application Advice

- 4.54 The pre-application response noted that although the school building provides a 50-metre acoustic buffer, it would be necessary for the Reserved Matters submission to provide clarity on the likely effects of the detailed arrangement in practice.
- 4.55 Given the close relationship between the school, the MUGA / grass pitches, shared parking and adjoining residential areas, the submission would need to address residential amenity in a more comprehensive and integrated way. Moreover, it was advised that further detail would be required in respect of noise from school activity, sports use, arrivals and departures, community use, parking and drop-off activity, servicing, external lighting, the way these uses would operate at peak times and outside normal school hours, and associated mitigation, where necessary.

Our Response

- 4.56 An Environmental Noise Assessment has been provided as part of the Reserved Matters submission, which includes consideration of noise impacts on residential amenity.
- 4.57 One of the key considerations is the potential impact of noise from external areas, notable the play areas and sports facilities. In this regard, the Environmental Noise Assessment recommended embedded acoustic mitigation measures, including the use of earth bunding, hedgerow planting and the installation of acoustic fences to absorb any noise from the external areas of the Site.
- 4.58 The matter of residential amenity is considered in more detail in Section 7 of this Planning Statement.

5.0 Proposed Development

- 5.1 The proposed development comprises the construction of a new three-form entry (3FE) primary school as part of the wider One Horton Heath redevelopment scheme, along with provision of sports facilities, a pavilion and allotments to the south.
- 5.2 In addition to the principal elements of the proposal, the scheme will include the following components:
- associated sports pitches and playing field;
 - hard and soft landscaping;
 - cycle and vehicular parking and a public square, and associated ancillary works;
 - provision of public open space;
 - formal sports facilities comprising a 3G floodlit pitch for school and community use and pavilion;
 - informal play/meeting space;
 - allotments for community use;
 - associated landscaping;
 - cycle and vehicular parking;
 - temporary / meanwhile use of the school premises for early-years, pre-school and/or nursery provision.
- 5.3 The location of the primary school, sports facilities and allotments was established through outline planning permission O/20/89498. This Reserved Matters submission includes details of the site layout, design, scale and landscaping, pursuant to Condition 4 of the outline planning permission.

Key Aspirations

- 5.4 As set out in the accompanying Design and Access Statement, the primary school is intended to represent a piece of public architecture that is welcoming and adaptable, with the ability to grow with its community. The location of the school is strategically positioned at a key movement junction within the local centre, offering potential to become a vibrant and integral feature within the wider community.
- 5.5 The design aims to incorporate secure spaces, whilst also providing flexible use for community events and out-of-hours activities. This approach will ensure that the development not only benefits local parents and pupils but also the wider community, enhancing social value and contributing to the long-term financial sustainability of the school.

- 5.6 The new school will be situated in a prominent location within the wider masterplan area, providing a landmark building that defines key circulation routes and visual corridors, contributing to a strong sense of place.

Layout

- 5.7 The proposed site layout has been informed by the wider One Horton Heath development, notably The Upper Acre to the south, as well as the parameters approved in the outline planning permission. The Site comprises two main parcels of land, with the school located in the northern portion and the sports facilities and allotments within the southern portion.

Figure 7: Proposed Site Plan



Source: Re-Format (June 2026)

- 5.8 The school building will be situated diagonally within the northwest portion of the site, oriented with the main entrance to the northwest, fronted by a public plaza. The plaza will face the future

local centre, creating a welcoming environment with landscaping, tree planting and areas for social interaction and dwell time.

- 5.9 A key component of the proposed development is the provision of adaptable teaching spaces, including covered outdoor play areas that can be utilised all year round, including during inclement weather. The outdoor areas will be secure, accessible via classrooms only.
- 5.10 Outdoor spaces to the rear of the school building include classroom gardens and a playground, with the gardens to be part of the learning/teaching spaces. Beyond this to the east of the school is a proposed Multi Use Games Area (MUGA) to serve a variety of sports uses.
- 5.11 Further to the south is a larger 3G football pitch and pavilion which will be available for community use. Further south of this is a large informal play/meeting area, with the allotments located to the east.
- 5.12 The wider school grounds will include substantial landscaping, including forested areas and a pond for exploration and learning. In addition, a bund and hedgerow planting, and the installation of acoustic fences is proposed to delineate the space between the football pitch and allotments, whilst also reducing noise from the sports pitches. Tree planting is also proposed to create natural boundaries between the school and wider site.
- 5.13 To ensure safety and security, a secure line is proposed around the school perimeter, containing all pupil-focused areas. Administrative areas and the studio, which front onto the school square, are protected by an additional secure layer consisting of planting and mid-height fencing with gated access.
- 5.14 The proposed school footprint is configured in an elongated format. It will be arranged in three volumes with the central area comprising the main entrance area, school hall, kitchen and other facilities. As per the specific brief requirements, the kitchen will be located adjacent to the school hall. Classrooms will be provided in two separate volumes on either side of the central area, with a pre-school/early years cluster to the west and a KS1/KS2 cluster to the east.
- 5.15 The proposed pavilion will be located adjacent to the 3G football pitch and informal play/meeting area. It has been designed with a dual aspect, opening out to both areas to enhance connectivity and usability. It will contain a range of facilities including changing rooms, a clubhouse, toilet facilities and kitchenette.
- 5.16 Car parking for the school will be located along the western boundary, with space for 53 vehicles including 3 disabled bays and a coach bay. A bike/scooter store will also be provided to the east adjacent to the KS1 garden. A further bike/scooter store is located near the RP garden for students. In total, there will be 7 cycle spaces for staff, 32 for students and 63 scooter spaces for students.

- 5.17 Other elements to be incorporated within the car park area include a bin store, generator compound and sprinkler tank and pump station. A hatched area is also shown in the northernmost car parking area which will provide space for kitchen deliveries. This has been located as close as possible to the school kitchen for ease of transferring food and other supplies between the car park and school.
- 5.18 Car parking for the sports facilities is also located along the western boundary, to the south of the school car park. It will contain 88 car parking spaces, including 4 disabled bays. There will also be 10 cycle parking spaces adjacent to the pavilion.
- 5.19 Separately, 10 car parking spaces are provided for the allotments to the southeast, along with 4 cycle spaces.
- 5.20 The Contextual Site Plan extract shown in Figure 7 of this Planning Statement (Drawing Ref: OHHPS-RFT-00-ZZ-DR-A-0100) includes detail of the adjacent development to the south known as The Upper Acre which will provide 424 residential units. The approved layout for Upper Acre has been a key consideration with regard to the proposed site layout, ensuring sufficient separation distances to residential properties.
- 5.21 As shown on the Contextual Site Plan, The Upper Acre site will be separated by an internal access road to the residential units, helping to delineate between residential and educational and sporting uses, whilst also providing longer-range views to residents across green spaces. At the same time, a clear access route is provided to the proposed allotments from The Upper Acre. Close proximity of the allotments to residential uses will also facilitate sustainable modes of travel including cycling and walking.

Design

- 5.22 The school will be part one/part two storeys in height with multiple setbacks and varied roof forms to create differentiation between the three main internal volumes. The ground floor comprises 2,620sqm of floorspace (GEA), whilst the first floor comprises 1,631sqm (GEA), thereby providing an overall floorspace of 4,251sqm.
- 5.23 The central hall and entrance block will be two storeys in height with a flat roof. The entrance is recessed from the main elevation to make it clearly legible, whilst also delineating the space between the main hall and adjacent teaching spaces.
- 5.24 The KS1/KS2 volume is also two storeys in height with a flat roof and small setbacks along the elevations that delineate each classroom space.
- 5.25 Computer-generated images of the proposed school building are shown in Figures 8 and 9 overleaf.

Figure 8: Computer-Generated Image of Proposed Front Elevation



Source: Re-Format (June 2026)

Figure 9: Computer-Generated Image of Proposed Front Elevation



Source: Re-Format (June 2026)

- 5.26 The early years block to the west is one storey in height with single pitched roofs, also delineating classroom spaces.
- 5.27 The difference in forms across the three volumes adds visual interest, whilst also breaking up the overall massing of the building.
- 5.28 Proposed materials include buff brickwork with varied brick bonds and textured detailing to enhance the elevations. The building will also contain PPC aluminium cladding to match the

fenestration and metalwork. The overall appearance is intended to provide a welcoming and calm learning environment for pupils.

- 5.29 The pavilion will be a single storey in height with a floorspace of 218sqm (GEA). The overall design and materials palette follow those of the school, incorporating buff brick with various textures.

Landscaping and Sports Facilities

- 5.30 Interactive landscaping is proposed that allows for exploration and play, including features such as ponds and woodland areas, sensory table, forest school and other spaces. As shown on the Proposed Site Plan, several landscaped areas are proposed including the central public plaza, a reception garden, nursery garden, KS1 and KS2 gardens and SEND outdoor play. Amenity grass and tree planting are also proposed within the car parking areas to add further greening to the site.
- 5.31 As noted above, a MUGA is also proposed within the southern portion of the Site, which is subdividable to accommodate various activities and additional groups. In order to provide a benefit to the wider community, the MUGA will be available to book outside of school hours by activity clubs and other interested parties.

Figure 10: Computer-Generated Image of Sports Facilities to the South (Illustrative Only)



Source: Re-Format (June 2026)

- 5.32 The wider site will include extensive landscaping, including woodland, hedges, shrubs, aquatic plants, wildflower grass, and several other species as detailed on the accompanying Landscape and Public Realm Masterplan.
- 5.33 The proposed allotments are located to the east of the sports facilities in what is effectively the south-eastern portion of the Site. The location and design of allotments has been discussed with the Parish Council, having regard to the detailed layout, accessibility, servicing, parking,

management and maintenance arrangements. It was determined through these discussions that it would be beneficial to consolidate the allotments within a single location, sitting more centrally within the wider One Horton Heath masterplan area. This would allow for access by residents in a more central location. The overall provision remains in line with the 0.8 hectares secured through the outline planning permission.

Figure 11: Computer-Generated Image of Allotments



Source: Re-Format (June 2026)

Temporary / Meanwhile Use

- 5.34 The school building has been designed to allow for flexibility of use to future-proof the building. The design allows for initial delivery of a two-form entry school from the outset with the capacity to expand to a three-form entry school as and when pupil numbers determine that this is required. In the intervening period the school building has been designed to allow for all or part of the single storey element to operate as an early-years, pre-school and/or nursery provision. The building design allows for this element of provision to be operated as part of the wider school (for which the consent applied for would apply) or on a stand-alone basis (which may require a change of consent for that element alone). When pupil numbers grow to the extent that a full three form entry school is required then the pre-school and nursery provision will need to be relocated to another facility elsewhere on the development – most likely to be the local centre.

6.0 Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.
- 6.2 This section sets out the planning policies at national and local level which we consider are relevant in providing the context against which the Reserved Matters submission may be considered.
- 6.3 The overall planning policy context is set by the National Planning Policy Framework (December 2024) and by the Development Plan which comprises the Eastleigh Borough Local Plan 2016-2036 (April 2022).

National Planning Policy Framework (December 2024)

- 6.4 The National Planning Policy Framework (NPPF) was updated in December 2024 and promotes the delivery of sustainable development that meets the needs of the community. Paragraph 8 sets out that there are three overarching objectives to sustainable development which are an economic objective, a social objective and an environmental objective.
- 6.5 The theme of sustainable development is consistent throughout the NPPF. Paragraph 11 highlights that plans and decisions should apply a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay.
- 6.6 There are a number of key paragraphs contained within the NPPF which are relevant to the proposals and are summarised in brief below.
- 6.7 Chapter 8 refers to 'promoting healthy and safe communities' with paragraph 100 highlighting the importance in providing a sufficient choice of early years, school and post-16 places to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Great weight should be given to the need to create, expand or alter early years, schools and post-16 facilities. At the same time, local authorities should work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 6.8 Section 9 of the NPPF refers to sustainable transport and Paragraph 116 states that "*development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*"

- 6.9 Section 11 of the NPPF refers to 'making effective use of land' with Paragraph 124 encouraging planning policies and decisions which promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.10 Section 12 refers to 'achieving well designed places' with Paragraph 135 seeking to ensure, inter alia, that developments will function well and add to the quality of the area, are visually attractive and sympathetic to local character, optimise the potential of the site and create places that are safe, inclusive and accessible and which promote health and well-being and provide a high standard of amenity.
- 6.11 Section 14 refers to 'meeting the challenge of climate change, flooding and coastal change.' Paragraph 164 states that new development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

Draft National Planning Policy Framework (December 2025)

- 6.12 The Government is in the process of updating the NPPF, with the consultation draft published in December 2025. Whilst the policies have not been adopted at this stage, they provide an indication of the direction of travel and may carry weight in the decision-making process.
- 6.13 The three overarching objectives to sustainable development are carried into the draft NPPF at paragraph 16 which are an economic objective, a social objective and an environmental objective.
- 6.14 Chapter 12 refers to 'making effective use of land'. Paragraph L1 states that development plans should contain policies to optimise the use of allocated sites through taking opportunities to secure multiple benefits including education and community facilities that help reduce the need to travel.
- 6.15 Chapter 14 refers to 'achieving well-designed places' with Policy DP3 setting out a number of key principles to achieve this relating to context, liveability, climate, nature, movement, built form, public space, and identity. Part 4 of the policy applies substantial weight to outstanding or innovative designs that promote high levels of sustainability or which help raise the standard of design more generally in an area.
- 6.16 Chapter 15 refers to 'promoting sustainable transport'. Policy TR1 supports an appropriate mix of uses within larger sites to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 6.17 Chapter 16 refers to 'promoting healthy communities', with Policy HC1 setting out that considerable importance should be attached to providing sufficient education facilities (including early years, school and post-16 provision).

Eastleigh Borough Local Plan 2016-2036 (April 2022)

- 6.18 The Eastleigh Borough Local Plan was adopted on 25 April 2022 and sets out the policies and plans to guide future development between the years 2016 and 2036. It replaced the 'saved' policies from the Local Plan 2001-2011.
- 6.19 Policies of relevance to the Reserved Matters submission include the following:
- Strategic Policy S1 – Delivering sustainable development
 - Strategic Policy S2 – Approach to new development
 - Strategic Policy S8 – Historic Environment
 - Strategic Policy S9 – Green infrastructure
 - Strategic Policy S10 – Community facilities
 - Strategic Policy S12 – Strategic footpath, cycleway and bridleway links
 - Policy DM1 – General criteria for new development
 - Policy DM2 – Environmentally sustainable development
 - Policy DM3 – Adaptation to climate change
 - Policy DM4 – Zero or low carbon energy
 - Policy DM5 – Managing flood risk
 - Policy DM6 – Sustainable surface water management and watercourse management
 - Policy DM8 – Pollution
 - Policy DM13 – General development criteria – transport
 - Policy DM14 – Parking
 - Policy DM33 – Provision of recreation and open space facilities with new development
 - Policy DM34 – New and enhanced recreation and open space facilities
 - Policy DM36 – Community, leisure and cultural facilities
 - Policy HH1 – Land west of Horton Heath

One Horton Heath Design Code (November 2025)

- 6.20 The One Horton Heath Design Code (November 2025) is a key document that accompanies the outline planning permission. It guides and controls all aspects of the wider One Horton Heath site, co-ordinating the many components that will lead to successful places across the development.

- 6.21 The Design Code was submitted to Eastleigh Borough Council in respect of Condition 21 attached to the outline planning permission, with the condition formally discharged on 2 January 2021 under application reference DC/25/100397.
- 6.22 The Design Code is a material consideration in relation to any Reserved Matters submission, as it sets out the key requirements for each of the main development parcels across One Horton Heath.
- 6.23 The Design Code confirms the requirement for provision of a 3FE primary school, along with its general location, as well as the provision and location of the sports facilities. Other requirements include:
- Primary school to be located adjacent to the Local Centre and specifically to its south;
 - Sports provision to be located to the immediate south of the Primary School with shared facilities;
 - School and sports facilities to reach 2 storeys in height;
 - Cycling and walking connections that connect residential areas into the Central Core, Primary School, Sports, Allotments and various Employment areas.

7.0 Planning and Environmental Considerations

- 7.1 This section of the Planning Statement assesses the Reserved Matters submission with reference to the key planning and environmental considerations, taking account of the relevant national and local planning policies.
- 7.2 The principle of development has been established through outline permission O/20/89498 with the Site allocated for a 3FE primary school and sports and allotment provision as part of the wider masterplan. The outline permission confirms that the proposed uses of the Site are acceptable to the Local Planning Authority and, as such, it is not considered necessary to assess the principle of development.
- 7.3 This Section of the Reserved Matters submission assesses the Reserved Matters pursuant to Condition 4 of the outline planning permission which relates to design, scale, layout and landscaping. Other planning and environmental matters relevant to the Reserved Matters submission are also considered.
- 7.4 This section of the Planning Statement considers the proposed development and its compliance with planning policies under the following sub-headings:
- Compliance with Approved Parameter Plans;
 - Details of the Reserved Matters;
 - Access and Highways;
 - Trees;
 - Ecology and Biodiversity;
 - Archaeology;
 - Landscape and Visual;
 - Flood Risk and Drainage;
 - Air Quality;
 - Noise;
 - Contamination;
 - Energy and BREEAM; and
 - Lighting Design.
- 7.5 The aforementioned matters are considered under the relevant sub-headings below.

Compliance with Approved Parameter Plans

- 7.6 In accordance with Condition 1 of the outline planning permission, the development must be implemented in accordance with the following parameter plans:
- Amended Access Parameter Plan (EAST 200403_PP 01 P34);
 - Land Use Parameter Plan (EAST 200403_PP 02 P36);
 - Green Infrastructure Parameter Plan (EAST 200403_PP 03 P36); and
 - Amended Building Heights Parameter Plan (EAST 200403_PP 04 P31).
- 7.7 The parameter plans provide a framework which facilitates development to come forward across the One Horton Heath masterplan area, whilst also ensuring current and future Reserved Matters submissions do not give rise to any additional environmental considerations.
- 7.8 Having regard to the parameter plans, Paragraph 35 of the Committee Report for the outline planning permission stated as follows:
- "The outline application seeks consent for the principle of the proposed development within a set of parameters. For approval are four parameter plans which illustrate a framework for development which would evolve further through the reserved matters applications. Updated May 2023, the parameter plans form the basis of the Illustrative Masterplan, combining the constraints with the opportunities to provide information on the land uses and amount of development."*
- 7.9 The above extract from the Committee Report confirms that the parameter plans must be adhered to, whilst also highlighting that these will evolve throughout the design process as part of the Reserved Matters submissions.
- 7.10 The Amended Access Parameter Plan (Drawing No. EAST 200403_PP 01 P34) establishes key routes throughout the wider One Horton Heath masterplan area. It also illustrates existing vehicular rights and Public Rights of Way. It does not establish any direct routes into the Site.
- 7.11 This Reserved Matters submission proposes a single vehicular access point from the approved SID Road, with an internal roundabout to direct vehicles either to the northern school car park, or southern sports pitch car park. The proposed access arrangements do not result in any change or impact to the wider access strategy, thereby confirming compliance with the Amended Access Parameter Plan.
- 7.12 The Land Use Parameter Plan designates the northern portion of the Site for use as 'Primary school including sports pitches and outside fields', and the southern portion of the Site as 'Formal sports provision – including parking and maintenance, Allotments, and Open space (including drainage

features, cycle and footpaths, retained vegetation and planted areas, vehicle connections, ecological mitigation features, areas of play’.

- 7.13 The proposed site layout provides the school building to the north, with the associated outdoor sports pitches and play areas, and formal sports facilities, car parking, informal play area, and allotment to the south. The proposal includes vegetation and planting across the entirety of the Site as shown on the Landscape Masterplan drawings. The site layout is therefore considered to comply with the Land Use Parameter Plan, maintaining the approved land uses in the relevant allocated areas.
- 7.14 The Green Infrastructure Parameter Plan designates informal open space towards the northern boundary, with the area around the school demarcated as an area of built development. The southern parcel of land requires formal sports provision and allotments, as well as areas of informal open space. As noted above, the site layout provides these uses within their allocated areas, also confirming compliance with the Green Infrastructure Parameter Plan.
- 7.15 The Amended Building Heights Parameter Plan sets a maximum height of three storeys, with a maximum ridge height of 12 metres within the school site. The proposed school is a maximum of two storeys in height and is less than 12 metres in height, thereby complying with the Amended Building Heights Parameter Plan.
- 7.16 In this regard, the proposed development put forward in this Reserved Matters submission is in accordance with Condition 1 of the outline permission and the associated Parameter Plans.

Details of the Reserved Matters

- 7.17 As noted above, Condition 4 of outline permission O/20/89498 requires the submission of Reserved Matters details in relation to the following matters:
- a) Layout;
 - b) Scale;
 - c) Appearance; and
 - d) Landscaping.
- 7.18 The details pertaining to these matters are outlined below.

Layout

- 7.19 There are two main parcels within the Site, with the northern parcel containing the primary school development and the southern parcel containing the sports pitch and allotment provision.
- 7.20 The two key areas will be largely bound by woodland edge planting, running broadly east-west across approximately three quarters of the width of the Site. This will act as a natural buffer, whilst clearly delineating the school site and sports pitch, allotments and pavilion to the south.

- 7.21 The two parcels will be fully connected towards the west via the internal access road and a footpath between the sports pitch and school site.
- 7.22 The proposed layout and position of the primary school building have been informed by the wider One Horton Heath scheme, the recently approved Upper Acre development to the south, key access routes and links to future spaces. The Upper Acre includes provision of 424 dwellings immediately to the south of the site and is thus an important consideration.
- 7.23 The main entrance will be oriented towards the future local centre which is to be located to the northwest of the Site, linking to surrounding forthcoming residential areas. A landscaped public plaza will be located at the front of the building, creating a welcoming approach that acts as an extension and connection to the local centre.
- 7.24 In addition to the above, the proposed siting of the building has also sought to reduce any impacts to the surrounding Public Rights of Way, which are located along the northern and western boundaries. The setback of the building will ensure that there is no built development within close proximity to the footpaths, which in turn will help to retain open, long-range views.
- 7.25 To the rear of the building, key outdoor areas will be provided for play, exploration and sport, utilising the open nature of the Site. The layout also allows for a substantial setback from any surrounding residential or other sensitive uses, including the forthcoming Upper Acre development to the south, thereby reducing any impacts on residential amenity, particularly from outdoor activity areas. At the same time, the setback also allows classrooms to face onto green spaces, contributing to a calming and pleasant school environment.
- 7.26 The internal layout of the primary school building will allow for differentiation between age groups, whilst also providing flexible and adaptable spaces for changing needs and activities. This will allow for expanded group classes, enhanced teaching spaces and futureproofing of the building, ensuring it will remain usable for changing needs in the long-term.
- 7.27 The proposed layout adheres to Policy DM1 of the Eastleigh Local Plan which requires all new development to make efficient use of the site, whilst maximising opportunity to increase density and having regard to potential development opportunities on adjoining land.
- 7.28 In this regard, the proposed layout has been informed by the existing and future context of the Site, which will see construction of a significant number of new homes and a local centre. Hence, the proposed layout is also compatible with part (c) of Policy DM1 which requires development to be compatible with adjoining land uses.
- 7.29 Officers confirmed during the pre-application consultation that the overall layout was welcomed and supported, with the pre-application response highlighting that the layout is legible and well organised with a number of key benefits including definition of key movement corridors, passive surveillance and a positive relationship between the school and surrounding public spaces.

- 7.30 The southern parcel of land includes car parking, a football pitch, pavilion, allotments and an informal play/meeting area. The outline planning permission established these key uses within this area, including the location of the allotments to the east.
- 7.31 The proposed siting of these elements has sought to adhere to the parameter plans insofar as possible, whilst also maximising the use of public and community spaces.
- 7.32 The football pitch is positioned close to the school site, acting as a continuation of the sports facilities and outdoor areas that are part of the school development. The allotments are positioned to the southeast, with direct access to future residential areas to the south.
- 7.33 As noted above, the pavilion sits between the football pitch and informal play/meeting area so that it can serve as a shared, functional space for both of these areas. The informal play area also acts as a natural buffer between the future residential development to the south and the football pitch and school which will reduce any potential noise egress and protect the amenity of the future residents.
- 7.34 The location of the car park sits naturally to the west, connecting to the internal access road and school car park, whilst consolidating parking into a single area. A separate, small car park is also provided solely to serve the allotments to the southeast.
- 7.35 The Upper Acre is a key consideration with regard to the proposed site layout as it will adjoin the southern boundary.
- 7.36 Upper Acre includes an internal access road which runs parallel to the southern site boundary, providing additional separation distance between the sports facilities and future residential uses which will contribute to the amenity of future residents, whilst also providing views across open green space. The closest residential dwellings also face to the south, with rear windows and gardens facing the development site, adding further separation to any noise-generating uses.
- 7.37 The allotments will be directly accessed via the internal Upper Acre road, keeping this element separate from the access to sports facilities and school, whilst providing convenient routes from residential areas.
- 7.38 The overall layout is considered to be efficient in terms of access to key areas, whilst also creating clear delineations between uses. In this regard, the layout complies with Policy DM1 by ensuring compatibility with adjoining land uses.

Scale

- 7.39 The proposed buildings are of a modest scale that reflects the intended use, whilst ensuring that the development will not appear incongruous within the wider area which is relatively open. The school building will reach a maximum of two storeys in height, with a varied roof form which will help to break up the overall mass and scale, whilst the pavilion will be a single storey in height.

- 7.40 Policy DM1 requires new development to take into consideration matters such as mass, scale, materials, layout, density, design and siting, having regard to the surrounding context.
- 7.41 As the surrounding context is emerging, the proposals have considered the wider outline planning permission, which includes significant residential development along with various commercial and town centre uses. Horton Heath is low-rise in nature, with a predominance of two-storey residential dwellings. The Building Heights Parameter Plan submitted as part of the outline application indicates that future development will be predominantly up to four storeys in height, followed by three and 2.5 storeys, with limited examples of landmark buildings of up to 6 storeys.
- 7.42 As noted within the Design and Access Statement included in this Reserved Matters submission, the form of the school will respond sensitively to its context and the scale of the future local centre, with the massing stepping up gradually from one to two storeys towards the local centre.
- 7.43 Based on the existing and future character of the area, the proposed building heights are considered to be of an appropriate scale that is in keeping with the surrounding context.

Appearance

- 7.44 The proposed design approach seeks to provide a welcoming primary school building that also signifies an important community hub and landmark building within the wider One Horton Heath development. The public plaza will also incorporate high quality surfacing, with seating areas, lighting and planting, including ample space for social interaction between parents, pupils, staff and visitors.
- 7.45 The intention is to provide a contemporary school building which utilises high-quality and sustainable materials. The building will largely be constructed of buff brick with various textures to add visual interest and differentiate between key spaces, whilst also incorporating aluminium elements to create a playful and contrasting appearance.
- 7.46 The building will comprise three main areas, which will include the central hall/reception area, and teaching areas. Each space will comprise a different design to signify the spaces within, whilst breaking up the massing and contributing to a unique and stand-out appearance.
- 7.47 The pre-application response confirmed that the appearance was promising, with the school being clearly conceived as a civic and community-facing building. It was further supported by the feedback provided by the Urban Design Officer, who welcomed the school's role as a permanent anchor building to be a central part of the design concept.
- 7.48 Overall, the proposed design is considered to accord with Policy DM1 of the Eastleigh Local Plan which requires development to take into account the context of the site, including in relation to character, appearance and design. Computer-generated images of the proposed development and

details of the proposed materials palette are provided in the accompanying Design and Access Statement.

Landscaping

- 7.49 The proposed development will include extensive new landscaping provision across the Site including tree planting, grassed areas and gardens, along with amenity planting within the car parks. The central public plaza will also incorporate various landscaped areas to create a green and welcoming environment that encourages social interaction.
- 7.50 Multiple outdoor activity spaces are proposed including a reception garden, nursery garden, and KS1/KS2 gardens. These areas will provide interactive landscaping that fosters exploration and play.
- 7.51 The wider school grounds will include a Multi-Use Games Area (MUGA) and sports pitch which will also provide significant public benefit as the facilities will be available for community use during out-of-school hours.
- 7.52 Comprehensive planting is proposed which includes trees and woodland, hedges, grassland, shrubs and aquatic plants amongst other species, which will provide variety across the Site, as well as substantial new habitats for a number of species. Full details are shown on the accompanying Landscape Masterplan drawings.
- 7.53 Whilst not subject to statutory BNG requirements, the One Horton Heath scheme as a whole is required to provide a 10% net gain in biodiversity across the Site, with each Reserved Matters submission demonstrating their contribution towards the overall target. Further details are set out under the 'Ecology and Biodiversity' sub-heading below.

Access and Highways

- 7.54 Policy DM13 requires all new development to have safe and convenient access to the highway network, along with provision for other transport modes including public transport and pedestrian and cycle routes.
- 7.55 Access to the Site has broadly been established through the outline planning permission, with the SID Road and key links formalised through planning permission F/23/96631. Access from the SID Road is extended into the development parcel to serve the school and sports facilities. This will comprise a two-way carriageway into the Site, with a new mini roundabout at the eastern end to provide access between the school car park to the north and sports pitch parking to the south.
- 7.56 A Transport Statement has been prepared by Stantec and is included as part of this Reserved Matters submission. It confirms that the access arrangement provides a practical and proportionate solution to accommodate access between all uses across the Site.

- 7.57 With reference to car parking, the Transport Statement notes that the primary school car park will be dedicated for staff only and will not provide access for drop-off and pickups. The proposed quantum of car parking is, therefore, based on the anticipated number of staff members once the school is fully built out to 3FE.
- 7.58 At full capacity, it is anticipated that there will be approximately 68 full-time equivalent staff, which will include 23 teaching and 45 non-teaching staff. The Council's Parking Standards Supplementary Planning Document (2025) does not provide parking standards for educational facilities. The Hampshire County Council School Parking Guidelines (2013) have, therefore, been used to understand the likely level of parking required for staff.
- 7.59 The Hampshire County Council Guidelines set a requirement of one space per teaching member of staff and two spaces per three non-teaching staff. These ratios establish a need for 53 spaces to serve the primary school. As noted previously, 53 spaces are proposed to meet the requirement.
- 7.60 The proposed sports pitch parking includes a total of 88 spaces. There are no relevant parking requirements for sports facilities and, as such, the provision has been based on an assessment of peak demand during a worst-case scenario whereby all users are assumed to travel independently by private vehicle.
- 7.61 The above scenario would generate a demand for up to 41 parking spaces, and when considering overlapping teams arriving and departing, this is doubled to 82 spaces. Provision of 88 spaces is thus considered sufficient and appropriately informed by potential peak demand.
- 7.62 The Hampshire County Council Guidelines have also been used to determine the likely number of cycle parking spaces required. The standards set out a need for one scooter space per 10 pupils, one cycle space for 20 pupils and one cycle space per 20 staff. Having regard to the staff numbers and the school capacity of 630 pupils, this generates a need for 63 scooter spaces, 32 cycle spaces for students and 7 cycle spaces for staff. The proposed development includes this provision, thereby meeting the minimum cycle parking requirements.
- 7.63 Separately, 10 cycle spaces are also proposed within the sports pitch parcel, along with four cycle spaces for the allotments.
- 7.64 Policy DM13 also sets out that development should not generate vehicle movements likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the Site. The Transport Statement includes details of the projected trip generation, confirming that the proposed infrastructure including the SID Road and junction modelling has significant capacity to accommodate the development.
- 7.65 In summary, it is concluded that the proposed development can successfully integrate within the wider One Horton Heath masterplan and transport network, and that the development will not have any significant impact on the local area, thereby confirming that the development is

acceptable from a transport perspective and in accordance with Policy DM13 of the Eastleigh Local Plan.

Trees

- 7.66 The interior of the Site does not contain any trees, but there are a number of existing trees along the perimeter. An Arboricultural Impact Assessment has been prepared by Tyler Grange to assess existing trees and to determine whether mitigation and tree protection may be required.
- 7.67 As part of the Arboricultural Impact Assessment, a tree survey was carried out which identified a total of two individual trees, one group of trees and four hedgerows within the Site and its immediate vicinity.
- 7.68 There is a high quality (Category A) veteran tree (T158) situated outside of the northern boundary, with roots encroaching into the Site. However, no works are proposed within the veteran tree buffer.
- 7.69 Roots of a separate tree (T62) also encroach into the Site boundary, but no works are proposed within the root protection area or within the extent of the canopy.
- 7.70 It is noted within the Arboricultural Impact Assessment that the proposed development will involve the partial loss of one low quality hedgerow (H22) and importantly, avoids any loss of high quality to moderate quality tree features. All hedgerow removal is contained within the Site and is, therefore, localised in nature. All trees enclosing the Site will be retained.
- 7.71 A separate landscaping scheme is included in the Reserved Matters submission which demonstrates sufficient compensation for the small amount of hedgerow loss. On this basis, along with provision of significant new planting, the proposed development is considered consistent with Policy DM1 which seeks to avoid the loss of important tree and hedgerow features, amongst other criteria.

Ecology and Biodiversity

- 7.72 An Ecological Impact Assessment has been provided by Johns Associates which sets out the potential effects of the proposed development on ecological features associated with the Site. It also provides an overview of the ecological baseline, along with recommended mitigation and enhancement measures, and a strategy for future monitoring and management.
- 7.73 With regard to the baseline features, the report sets out that there are two statutory Sites of Special Scientific Interest (SSSI) and one Special Area of Conservation (SAC) within 2km of the Site. The River Itchen SSSI and SAC is located 1.7km to the west of the Site, whilst the Moorgreen Meadows SSSI is located 1.9km to the south. There are a number of other designated features within 15km, including three European Sites, the New Forest SPA and SAC and New Forest Ramsar site. A total of 38 non-statutory Sites of Importance for Nature Conservation (SINCs) were also identified within 2km of the Site.

- 7.74 There are also a large number of notable and legally protected species within a 2km radius. In addition, several habitats of Principal Importance have been recorded within 2km of the Site, along with 19 European Protected Species licences for great crested newt, brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, Natterer's *Myotis nattereri*, and soprano pipistrelle *Pipistrellus pygmaeus*.
- 7.75 The assessment considers that the key sources of impact as a result of the development are loss of habitat, light disturbance, construction disturbance and the potential for pollution incidents. In order to ensure that these impacts are mitigated accordingly, a number of biodiversity mitigation and enhancement measures are recommended and set out in the Ecological Impact Assessment. In addition, a Construction Ecological Management Plan will be prepared to mitigate any construction related activity, along with an Ecology Mitigation and Management Plan (EMMP) and a Habitat Management and Monitoring Plan (HMMP).
- 7.76 Overall, minor and non-significant effects are predicted as a result of the proposed development. It is also noted that the wider outline application was submitted prior to statutory BNG requirements. Notwithstanding this, each Reserved Matters development parcel has a requisite BNG target, with 10% to be provided across the wider site as a whole. Any BNG losses in each parcel will be offset with Green Infrastructure (GI) units gained from enhancement of the GI parcels.
- 7.77 It is acknowledged that there will be a cumulative effect with the other Reserved Matters submission within the wider One Horton Heath area. This has been considered through a strategic approach to mitigation and compensation measures for the outline application, with a Strategic EMMP in place. A phased dormouse licence application will be submitted for the wider site which may include the proposed hedgerow removal at the Primary School and Sports Pitches Site.
- 7.78 The BNG Assessment indicates that the proposed development will include a BNG of 19.71% for habitats and 111.12% for hedgerows.

Archaeology

- 7.79 Strategic Policy S8 seeks to conserve and/or enhance the borough's heritage assets in a manner appropriate to their significance which includes listed buildings and structures, conservation areas, landscapes and archaeology.
- 7.80 An Archaeological Statement has been provided by Cotswold Archaeology as part of this Reserved Matters submission to consider whether there may be any potential assets within the Site of archaeological significance. It is informed by the previous Heritage Desk-Based Assessment (2020), also by Cotswold Archaeology, which was submitted as part of the outline planning application.

- 7.81 The report highlights that the majority of previous trial trenching relating to the outline scheme did not uncover any archaeological finds or features. Any features that were identified were limited, including four linear features and features reflecting earlier agricultural practices.
- 7.82 The findings indicate that there is slight potential for the presence of further buried archaeological remains, including agricultural remains although these are likely to be of little to no significance. On this basis, it is not considered that there is any hindrance to the development of the Site or the overall design of the scheme. Importantly, there are no designated archaeological remains within the Site.
- 7.83 The proposed development will require some hedgerow removal which is categorised as 'important' under the archaeology and history criteria of the 1997 Hedgerows Regulations (Appendix 1). However, the report highlights that any loss of hedgerow is not considered to be a significant heritage impact.
- 7.84 Should any further archaeological works be required, the scope will be agreed with Hampshire County Council.
- 7.85 In light of the above, it is considered that the proposed development is in accordance with Strategic Policy S8 of the Eastleigh Local Plan and will not have any impact to wider heritage assets.

Landscape and Visual

- 7.86 A Landscape and Visual Compliance Statement has been provided by Stantec to confirm that the proposed development complies with the parameter plans and the Landscape and Visual Impact Assessment associated with the outline planning permission.
- 7.87 The report highlights that there are no changes to the landscape baseline since the original Landscape and Visual Impact Assessment was undertaken, apart from a small section of vegetation removed to the north of the Site to allow for construction of the SID Road. It is also confirmed that the Reserved Matters proposals are in line with the Building Heights, Land Use and Green Infrastructure Parameter Plans (Primary Mitigation) and do not materially differ from the Landscape Strategy (Secondary Mitigation) submitted as part of the outline scheme.
- 7.88 A site visit was carried out in April 2026 to obtain up-to-date photography and appraise the Site conditions, surroundings and views that are likely to be impacted by the proposed development. The selected viewpoints were taken from the original Landscape and Visual Impact Assessment, with a series of additional representative viewpoints also identified to provide a more detailed appraisal of the proposals within the context of the approved parameter plans and Environmental Statement.
- 7.89 Of four additional viewpoints that were included as part of the Compliance Statement, two were found to have significant visual effects of moderate-major at Year 1, reducing to moderate at

Year 15. Whilst this means significant visual residual effects remain, these are from Public Rights of Way near to the Site and were to be expected.

- 7.90 Landscape impacts pertaining to the proposed development at construction phase, Year 1 and Year 15 are in line with the findings of the original Landscape and Visual Impact Assessment, thereby meaning that the proposals do not diverge from the landscape strategy already approved as part of the outline permission.

Flood Risk and Drainage

- 7.91 The Reserved Matters submission is supported by a Flood Risk Assessment which has been provided by Scott White and Hookins and considers flood risk to the proposed development and the impact that the development may have upon adjacent areas and watercourses in relation to flooding.
- 7.92 The Flood Risk Assessment notes that the proposed uses on the Site are classified as 'Less Vulnerable' with respect to flood risk, meaning that the development proposed is acceptable within Flood Zones 1, 2 and 3a. The Site is wholly within Flood Zone 1 and therefore considered to have a low risk of flooding. Notwithstanding this, Policy DM5 of the Eastleigh Local Plan requires proposals to demonstrate that the development will be safe, without increasing flooding elsewhere and where possible, reduce flood risk overall.
- 7.93 There is a low, medium and high surface water flood risk at the southeast corner of the Site due to the topography. However, the majority of the Site is at very low risk of surface water flooding. We would note that no built form is proposed within the southeast corner that may be at risk of surface water flooding, with key buildings such as the school and pavilion located in areas of low risk. Groundwater flood risk is found to be negligible and overall, there is a low risk of flooding from all sources.
- 7.94 Notwithstanding the above, the Flood Risk Assessment recommends that the ground floor levels of the buildings provide a suitable freeboard above surrounding ground (minimum 150mm) to mitigate the residual flood risk associated with excess surface water runoff in an extreme rainfall event. Exterior ground levels across the Site should also be appropriately contoured to direct surface water away from buildings in such a scenario.
- 7.95 It is concluded that future occupants of the proposed development will be safe from flooding and there will be no detrimental impacts elsewhere. The development is therefore considered to comply with the policies in the NPPF and local planning policy with respect to flood risk. In this regard, the proposed development is considered appropriate in this location.
- 7.96 A Surface Water Drainage Strategy has also been provided by Stantec, which has been designed in accordance with the principles and standards of the Department for Environment, Food & Rural Affairs National Standards for Sustainable Drainage Systems (July 2025).

- 7.97 The surface water system has been designed to operate with no flooding for rainfall events up to and including a 1 in 100-year critical event plus a 40% climate change allowance. The sensitivity test shows there is no surface flooding within either the northern or southern catchment areas in the 1 in 100 year + 45% climate change scenario.
- 7.98 Key sustainable drainage features to be incorporated within the Site include rainwater harvesting, discharge via two proposed surface water spurs, permeable surfacing in the car park and around tree pits, rain gardens and the school building, attenuation basins and geocellular storage.
- 7.99 The Surface Water Drainage Strategy concludes overall that the primary school site will not be at risk from flooding from any source, which is consistent with the findings of the Flood Risk Assessment.

Air Quality

- 7.100 An Air Quality Assessment has been provided by NoiseAir in support of the Reserved Matters submission which sets out any potential air quality impacts of the proposed development during the construction and operational phases, along with any required mitigation.
- 7.101 The Air Quality Assessment considers the potential impact on local air quality, having regard to the following:
- Dust and particle matter generated by on-site activities during the construction phase;
 - Increases in pollutant concentrations as a result of exhaust emissions arising from construction traffic and plant; and
 - Increases in pollutant concentrations as a result of exhaust emissions arising from traffic generated by the proposed development once operational.
- 7.102 The key potential pollutant during the construction phase is dust generated by construction activities. Although this would be temporary in nature, it has potential to impact air quality in the short-term.
- 7.103 The smaller particles of dust are known as particulate matter (PM10), representing only a small proportion of dust released, along with a finer fraction known as PM2.5. These two types of particulate are small enough to have potential impact to human health as they may enter the lungs while breathing. However, as only 10 – 15% of emissions during construction are anticipated to comprise PM2.5, the relevant guidance focuses on PM10 for the purposes of the Air Quality Assessment.
- 7.104 The risk of potential dust and PM10 is considered from the following four sources: demolition, earthworks, construction and trackout. With regard to demolition, the Air Quality Assessment highlights that the Site is undeveloped and therefore no demolition is required. On this basis, demolition impacts are not considered any further.

- 7.105 With regard to earthworks, the Air Quality Assessment notes that substantial earthworks are required to develop on greenfield land. The potential dust emission magnitude for these works is therefore considered to be large to ensure a conservative assessment. Similarly, the construction phase will likely be substantial and is therefore also considered to comprise a large dust emission magnitude.
- 7.106 In terms of trackout, the number of heavy goods vehicles is unknown at this stage and, as such, professional judgement has been applied which anticipates 20-50 outward movements for heavy goods vehicles in any one day. In this regard, the dust emission magnitude for trackout is considered to be medium.
- 7.107 The prevailing wind direction is predominantly from the southwest, meaning receptors to the northeast are most likely to be affected by dust and particulate matter.

Noise

- 7.108 A Noise Assessment has been provided by Stantec which summarises measured noise levels at the Site and provides an assessment in relation to achieving internal ambient noise criteria within the school. Internal noise criteria are based on Building Bulletin 93 Acoustic Design of Schools: performance standards (BB93).
- 7.109 In addition to the above, an assessment of noise from the proposed public sports pitch and Multi-Use Games Area is also provided.
- 7.110 A long-term unattended noise survey was carried out on the Site between 1 and 8 September 2025, with measurements taken broadly from the centre of the Site to determine the existing ambient sound levels which for the school site, ranged between 45 and 48dB. Based on these levels, the proposed ventilation strategy is considered to be suitable, which comprises NVHR units and natural ventilation openings. Most types of external building façade will be sufficient for sound compliance insulation. The report also sets out mechanical plant noise limits to inform any choices of plant equipment.
- 7.111 The report goes on to assess any impact from the sports pitches on nearby sensitive receptors which are the existing residential dwellings to the east, and future residential dwellings to the south. The assessment is based on an operational period of 09:00 – 22:00 hours and includes all sports pitches.
- 7.112 Sport England guidance suggests a typical sound level of 58dB at a distance of 10 metres from the sideline halfway marking is representative of sound from an Artificial Grass Pitch which has been utilised to predict sound levels which are presented in Figure C.1 within the report.

- 7.113 The proposed scheme of noise mitigation includes acoustic bunds with an acoustic fence providing a total height of 3 metres at the eastern boundary of the school and to the southern and eastern boundaries of the 3G sports pitch.
- 7.114 Further mitigation to reduce any ball impact sound associated with balls hitting strike boards, goal boards and fencing is also set out in the Noise Assessment, which includes acoustic barriers outside perimeter fencing, securely clamped weldmesh fenced panels, soft vinyl signs rather than sheet metal (if applicable), and lightweight shelters.
- 7.115 With the proposed mitigation measures incorporated into the scheme, the Noise Assessment concludes that suitable sound levels should be achieved at noise sensitive receptors.

Contamination

- 7.116 The Reserved Matters submission is supported by a Main Investigation Report by Soils Limited which provides information regarding ground conditions, to assist in preparing a foundation scheme for development that is appropriate to the site conditions.
- 7.117 The investigation involved in-situ testing and geotechnical laboratory testing undertaken on soil samples from exploratory holes. Soil samples were also taken for chemical laboratory testing to provide recommendations for safe redevelopment of the site and protection of any vulnerable receptors from contamination. Full details of the site works are set out in Section 2 of the report.
- 7.118 The Site comprises open grassland which was historically used as agricultural pastureland. During the walkover survey, no contamination sources were identified, nor was any evidence of fuel storage, waste deposits or staining.
- 7.119 In November 2025, sampler boreholes were drilled to depths of 4 metres below ground level to identify the conditions below ground. The soils immediately below ground are referred to either as topsoil or Made Ground, with the latter having been placed or the composition altered.
- 7.120 Soils described as Made Ground were encountered in 4 of 19 exploratory hole locations within the north of the Site. This typically comprised soft dark brown slightly sandy silty clay. Soils described as topsoil were encountered in the remaining exploratory holes, typically comprising soft dark brown, slightly gravelly, slightly silty, sandy clay/silt.
- 7.121 Soils described as Wittering Formation were directly encountered or inferred in all exploratory holes directly underlying Made Ground and topsoil, typically comprised of soft to firm becoming stiff with depth, multicoloured, silty or sandy clay or silt.
- 7.122 Roots (including rootlets) were found in all exploratory holes, and groundwater was encountered within 6 holes.
- 7.123 Based on the above findings, the report sets out foundation recommendations, stating that foundations must not be constructed within any Made Ground/Topsoil due to variability and

potential for large load induced settlements. If roots are encountered, foundations must not be placed within any live root penetrated or desiccated cohesive soils, or those with a volume change potential. Further detail regarding the results and recommendations is set out in Section 5 of the report.

- 7.124 The report also includes a Qualitative Risk Assessment to determine risks to human health, having regard to soils, asbestos, controlled waters, ground gas, radon and groundwater. It was determined overall that there is no risk to human health, building structures and services and groundwater receptors, and therefore no remediation is required on site.

Energy and BREEAM

- 7.125 The Reserved Matters submission is accompanied by an Energy and Sustainability Statement which has been provided by SRE Consultants. The report sets out the energy strategy for the Site, which follows national policy guidance and seeks to be 'Lean', 'Clean', 'Green' and 'Seen'.
- 7.126 'Lean' principles seek to minimise the overall environmental impact and energy use through passive and active design measures.
- 7.127 Passive measures include the siting of the buildings, which maximises both internal and external spaces, utilising a high performance building envelope to ensure high levels of insulation throughout external elements and high air tightness, fenestration design that maximises natural light and beneficial passive solar heat gain whilst avoiding the risk of overheating, natural purge ventilation, efficient lighting and low-energy ventilation.
- 7.128 'Clean' principles seek to ensure that energy systems on site are efficient and produce minimal emissions. With regard to heating infrastructure, consideration was given to nearby energy infrastructure, however there are currently no existing or proposed district heating schemes located near to the development site and therefore, this has been discounted from the scheme.
- 7.129 The proposals will incorporate an air-to-water heat pump which provides a viable technical pathway to a future connection with a district heating network once the infrastructure becomes available in the area.
- 7.130 'Green' principles relate to implementation of suitable technologies to provide renewable and emission free energy sources. The renewable and low carbon energy sources that have been assessed and will be included in the proposed development are Ground Source Heat Pumps and Photovoltaic Panels.
- 7.131 Finally, the 'Seen' principles refer to monitoring through smart metering and accessible displays. It is recommended that the development is supplied with Smart Meters with associated internal energy displays. This will further improve energy efficacy through observation of energy use, therefore allowing users to manage it more effectively.

- 7.132 With the above measures in place, the proposed development will achieve a CO2 emissions improvement of 79.13% over the baseline.

Lighting Design

- 7.133 An External Lighting Strategy has been provided by RHB to identify key lighting locations, sensitive areas which may be impacted from light spill and details of the proposed luminaire types which are required for the development. The Site is classified as 'suburban' which is relevant to medium district brightness, well inhabited rural and urban settlements, small town centres of suburban locations.
- 7.134 The lighting strategy considers the location alongside environmental sensitivities such as ecological buffers and bat commuting areas to ensure that important habitats and species are appropriately protected, along with key lit areas such as pedestrian routes, external parking areas and sports facilities.
- 7.135 Calculations for lighting are carried out using the Dialux Evo modelling programme, whilst lux levels have been determined in accordance with Guidance Notes for the Reduction of Obtrusive Light. Minimum illuminance levels are set out within Section 3 of the report.
- 7.136 Key recommendations for the external lighting across the Site appropriate colour temperature, with all public realm lighting proposed as LED Amber light sources and warm white colour temperature for building mounted lighting. The proposed hours for illumination are:
- Summer – 17:00 to switch ON and *20:00 to switch OFF
 - Winter – 15:00 to switch ON and *20:00 to switch OFF
- *22:00 to switch OFF (community use)
- 7.137 In summary, the External Lighting Strategy confirms that the calculated results provide a good balance between a well-lit environment and achieving satisfactory uniformity levels for health and safety, whilst protecting the amenities of residents, and also taking into consideration local wildlife.

8.0 Summary and Conclusions

- 8.1 In summary, this Reserved Matters submission is being made on behalf of Eastleigh Borough Council in accordance with Condition 4 of outline planning permission O/20/89498 which requires details of scale, layout, appearance and landscaping.
- 8.2 The Site sits to the east of the One Horton Heath masterplan area and comprises two main parcels of land which are identified in the outline planning permission as Phase 8 (Primary School Phase) which covers the northern part of the Site, and Phases 9A (Sports Pitch Phase) and 9B (Eastern Green Infrastructure including Allotments Phase) which cover the southern part of the Site. The Site sits to the southeast of the future Local Centre and to the north of The Upper Acre where 424 residential dwellings have been approved under Reserved Matters application RM/25/100575.
- 8.3 This Reserved Matters submission relates to the primary school, sports facilities and allotments, which have been secured through the outline planning permission. It has been demonstrated that the proposed development complies with the approved Parameter Plans in respect of land use, infrastructure and building heights.
- 8.4 The submission also seeks to discharge a number of planning conditions, which are set out in Paragraph 1.14 of this Planning Statement, along with the details of the relevant supporting information.
- 8.5 The proposed design approach seeks to provide a high quality, contemporary building that will act as a landmark within the wider community and not only signify an educational facility, but also an important community hub.
- 8.6 The proposals are informed by pre-application advice which was undertaken with Eastleigh Borough Council Officers and the Highways Authority at Hampshire County Council. The submission has taken into account the feedback received, which has been summarised within this Planning Statement.
- 8.7 The proposed design and layout are carefully considered in the context of surrounding land uses, notably the future Local Centre to the northwest and forthcoming Upper Acre residential development to the south. It has been demonstrated that the layout is compatible with the surrounding uses and will protect the amenity of existing and future neighbouring occupants.
- 8.8 The proposals also incorporate important community facilities in the form of sports facilities and allotments which will be available to the public. It is expected that the use of the sports facilities will be secured through a formal Community Use Agreement.
- 8.9 The Reserved Matters submission is also supported by a suite of specialist documents and technical assessments, in accordance with the relevant conditions of the outline planning permission, thereby

demonstrating how the proposed development complies with the outline masterplan and relevant planning policies.

- 8.10 In conclusion, we submit that the proposed development represents a well-designed primary school with adjoining sports facilities and allotments that will meet the needs of existing and future communities whilst complying with the relevant national and local planning policies.

Appendix A:

Copy of Pre-Application Response issued by Eastleigh Borough Council

TANYA KOZAK
UNION4 PLANNING

By email

Application	Q/26/100778
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	
Email	gregg.chapman@eastleigh.gov.uk

Thursday 26 March 2026

Without Prejudice

Dear Ms Kozak,

Application No: Q/26/100778
Description: Erection of a 3FE Primary School.
Site: Land at Burnetts Lane, Fir Tree Lane and Allington Lane,
Eastleigh, SO50 7BZ

Introduction

Outline planning permission was granted for the One Horton Heath development under application O/20/89498 on 27th October 2025. The wider outline permission is for a phased mixed-use development of up to 2,500 dwellings together with, amongst other things, a local centre, employment land, a 3FE primary school, public open space, formal sports facilities, allotments, and associated infrastructure. All matters were reserved except access. In terms of the more detailed background for the site, a background paper was prepared for the recent reserved matter schemes at Quobleigh Breach and Upper Acre, as part of the Committee papers. This is appended to this response for your information.

As with other parcels at One Horton Heath, the detailed acceptability of any future submission will need to be assessed against the outline permission, the approved Parameter Plans, the Illustrative Masterplan, the Design Code, the relevant outline conditions, and the obligations contained within the section 106 agreement.

- *Procedural Matter*

It is noted that the current pre-application material states that the design is progressing towards a full planning application. From discussions, it is understood that a reserved matters submission is anticipated now, which accords with the outline expectation and would be the normal route where an outline permission exists.

Principle of Development

- *School*

The outline permission and the supporting committee report establish the principle of a three-form-entry primary school as part of the One Horton Heath (OHH) allocation, which is consistent with the expectation of policy HH1 of the Eastleigh Borough Local Plan 2016-2036 (EBLP). The outline committee report confirms that the scheme shall provide

for a 3FE primary school on a 2.8ha site. The report also explains that the school is expected to be delivered initially as 2FE with the ability to expand to 3FE. The pre-application site area is approximately 2.6ha, but it is understood that the proposed sports pitch (not part of the pre-application to date) would also be within the school site, and from discussions with you, that the Local Education Authority have accepted this. Whilst consulted directly on this pre-application they have not responded. I presume that this is because of their direct engagement in the working group, where you will have already received their views.

The section 106 agreement then secures the school through a series of delivery triggers. In particular, it requires submission of a Primary Education Application within twelve months of the date of the agreement; prevents occupation of more than 100 dwellings before that application is submitted; prevents occupation of more than 250 dwellings unless the build contract for the Primary Education Facilities has been let; prevents occupation of more than 400 dwellings until the Primary Education Facilities are completed to at least 2FE level; requires the permanent school access by the practical completion date; and prevents occupation of more than 1,800 dwellings until the Primary Education Facilities are completed to 3FE level. The agreement also requires transfer of the Primary Education Facilities to the County Council or its nominee within one month of practical completion. That remains the principal legal framework against which delivery of the school must be considered.

The outline committee report further records that the section 106 package secures associated matters including transport arrangements for primary age children until the on-site school is operational, a commitment to a minimum design standard for the school, parking to be available prior to opening, and footpath/cycle links between each phase and the primary school before occupation of the first dwelling on each phase, subject to the trigger wording set out in the report. It also confirms provision for early years settings and SEND-related provision.

The Design and Access Statement (DAS) sets out that the scheme relies on a phased delivery model whereby the building opens as 2FE with nursery provision and can expand to 3FE over time. That broad approach is consistent with the outline position, but it does mean that any future submission should clearly explain how the proposed layout enables that expansion in practical and design terms.

The adequacy of the future detailed submission will depend on whether it demonstrates compliance with the parameter plans, access and movement strategy, the design framework, drainage requirements, and the detailed education and site-delivery obligations secured by the legal agreement. Such matters are considered below.

- *Allotments*

This element has not yet come forward through the pre-application material currently under consideration.

The outline permission establishes the principle of allotments as part of the mixed-use scheme, and the open space evidence in the outline committee report records overall

allotment provision of 0.8ha against a standard requirement of 0.72ha. It also explains that the allotments were anticipated on the eastern side of the site, south of the local centre and school, with further allotments shown north of Fir Tree Lane.

That position is reflected expressly in Schedule 15 of the section 106 agreement, which secures both Southern Allotments and Northern Allotments. The agreement requires a specification to be submitted prior to commencement of development of the relevant phase, including layout, landscaping, applicable standards, timings for delivery, and management and maintenance. It further prevents commencement of development of more than 500 dwellings until the Southern Allotments are laid out in accordance with the approved specification, prevents commencement of development of more than 2,000 dwellings until the Northern Allotments are laid out, prevents occupation of more than 600 dwellings until the Southern Allotments have been transferred, and prevents occupation of more than 2,200 dwellings until the Northern Allotments have been transferred. Accordingly, if the current intention is to consolidate allotment provision into a single site, which has been mooted in discussion, that would not presently accord with the section 106 and would require careful justification. The justification is understood to be for practical management reasons associated with one site as opposed to two, which is understood. It is not clear if this is the desire of the likely receiving body (Parish Council). The mechanism by which a change to the agreement could be enacted would need to be discussed with legal colleagues if this is intended.

It also remains unclear whether the eventual receiving body, likely the Parish Council, has been directly engaged on the detailed layout, accessibility, servicing, parking, management and maintenance arrangements. Given the way the current concept (shown indicatively in supporting reports) integrates the allotments into the wider school and sports setting, with shared parking, that engagement should take place as early as possible.

- Sports Pitches/Facilities

This element has not yet come forward through the pre-application material currently under consideration.

The outline committee report records that, through the section 106 agreement, the development is to provide a package of sports facilities comprising a fenced and floodlit 79m x 52m 3G pitch for 9-a-side football; two 5-a-side grass pitches (with flexibility in the legal agreement for an alternative surface where justified – please note the need for justification) to be provided within the Primary Education Facilities site or at another agreed location and subject to a Community Use Agreement; at least two kickabout areas (across the whole development) including one adjacent to the 3G pitch; indoor sports space within the local centre sufficient to accommodate two indoor courts; and an off-site contribution towards enhanced cricket provision at Lapstone. Schedule 17 requires submission of a sports specification prior to occupation of the 500th dwelling, to accord with the Open Space Strategy and the FA's design guidance on Football Turf Pitches, and to include details of the 3G pitch, FIFA Quality Programme construction standards, BS EN 15330-1:2013 testing, proximity to changing accommodation, LED floodlighting, goal recesses sized for at least 9v9 football, the two 5-a-side pitches, changing and

storage facilities, indoor sports provision, car parking and drop-off, and landscaping. The agreement also secures delivery through phasing triggers, preventing commencement of more than 750 dwellings before approval of the sports specification, preventing occupation of more than 1,000 dwellings until the sports facilities are laid out, and requiring transfer of the sports facilities before occupation of the 1,250th dwelling. These provisions make clear that the formal sports offer is intended to serve both the school and the wider community.

The outline committee report also records that the Illustrative Masterplan was updated so that the sports pitch and parking arrangement matched the latest strategic infrastructure proposals, and that the sports pitch orientation was amended to reflect Sport England requirements and to ensure consistency with the submitted lighting and noise assessments. That is useful context for any future submission, as it indicates that the broad disposition and orientation of the sports provision has already been considered through the outline process.

In addition, outline conditions 48 to 53 also directly address the delivery and quality of the school sports pitches / playing fields. These require, amongst other things, ground condition assessment, sports turf agronomist input, drainage and topography assessment, and a detailed scheme to ensure that the playing fields are provided to an acceptable quality in accordance with Sport England's "Natural Turf for Sport" guidance, with the playing fields and sports pitches to be available before commencement of the 500th dwelling. Those conditions remain central to any future submission affecting the school playing fields.

While Sport England no longer comments on pre-applications, the future application will still need to be supported by material demonstrating compliance with the outline conditions, the section 106 requirements, and relevant Sport England / FA guidance, for the pitches and associated facilities such as changing (there are strict size requirements) because those matters are clearly embedded within the outline approval framework. The consequences of any Sport England objection at application stage (referral to the Secretary of State), should also be borne in mind.

Urban Design

The following advice is only in respect of the school, as detailed plans are yet to be submitted for the sports provision, parking and allotments.

- *Layout*

In locational terms, the outline material indicated that the primary school, sports pitches and allotments would be on the eastern side of the wider OHH site, south of the local centre, and that the applicants envisaged the school building itself on the western side of the land identified for the primary school. This is what is proposed.

In terms of the emerging layout and positioning, the proposal has a number of clear strengths. The school is positioned as a civic anchor within the Local Centre, at a prominent junction where key pedestrian, cycle, bus and vehicular routes converge. This

gives the building a role that is wider than that of a standalone education facility and will help it perform as part of the mixed-use heart of the wider development. The school is intended to front onto a 'School Square', with the entrance, hall and associated public-facing elements contributing to a more outward-looking arrangement. The Urban Design Officer supports this approach as aligned with the emerging Design Code and placemaking principles.

The proposed layout also appears legible and well organised internally. The building is structured around a clear plan form, with the entrance foyer acting as an organising element and teaching, administrative and hall functions arranged to support both school operation and controlled community access. The DAS indicates that the hall, foyer and studio are positioned so that they can operate on a managed out-of-hours basis, while pupil-focused areas remain behind secure lines. This is a positive urban design response, allowing the school to contribute activity and presence to the square without undermining safeguarding requirements.

A further strength is that the school does not present as an inward-facing or defensive compound. The DAS promotes an open and generous civic edge, and the Urban Design Officer considers that the school's siting helps define key movement corridors and provides a clear visual termination to routes arriving from the Local Centre. The active frontage provided by the hall and studio to the School Square is particularly important in this respect, improving animation, passive surveillance and the relationship between the school and surrounding public spaces.

Notwithstanding these positive aspects, the Urban Design Officer considers that the layout would benefit from clearer explanation of the school's role within the wider hierarchy of civic spaces. They refer to the relationship between the School Square, the Market Square and adjacent retail and community uses and consider that this should be further articulated. This could be further development of the concept diagrams of the DAS, which provide a sound starting point.

The phased 2FE to 3FE strategy is another positive aspect of the layout and appears robust. However, this should be demonstrated more explicitly within the submission so that future expansion can be accommodated without eroding the quality of the school's frontage, undermining the School Square, or resulting in a compromised plan form.

As to circulation and servicing, the overall layout benefits from a clear separation between the principal school frontage and more functional elements. The Urban Design Officer supports the separation of staff parking, servicing and parent drop-off from the main civic frontage, and the DAS likewise shows kitchen deliveries and staff access arranged away from the principal square. This is the correct approach in urban design terms, as it helps preserve the School Square as the primary address of the building. However, the success of this arrangement depends on detailed clarity as to how movement works at peak times, particularly around parent drop-off arrangements and pedestrian priority at junctions.

- *Scale*

The approach to scale appears, in principle, to be well judged. The DAS explains that the school's massing steps up gradually from single storey to two storeys towards the Local Centre, which is an appropriate response to the more urban character of that part of the site. The two-storey element to the north-east and the lower single-storey teaching accommodation to the south-west suggest a deliberate response both to context and to functional requirements. This creates a hierarchy of built form which is legible and avoids unnecessary bulk at more sensitive edges.

The Urban Design Officer is supportive of the overall massing strategy, noting that the hall is successfully expressed as a taller volume without overwhelming the surrounding public realm, and that the massing is legible, contextual and consistent with the Design Code principle of gradual transition. The hall has a civic role within the composition, and its slightly greater scale appears justified in townscape terms, provided it remains carefully detailed and does not become visually over-dominant.

The scale strategy also appears to align with the broader outline framework, which anticipates a gradation from more urban development in the Local Centre to softer edges elsewhere. In that context, the school's increased prominence at the Local Centre side of the site is appropriate and should assist legibility and wayfinding.

However, while the overall scale strategy is sound, the submission should make clearer how the school frontage is intended to perform as a landmark element within longer views. This is not necessarily an argument for additional height, but rather a question of whether the composition, massing and architectural emphasis are sufficient to give the school a recognisable civic presence. As with comments under 'layout', further developed conceptual plans or artists' impressions may assist in illustrating how this could be achieved, although these would not be binding to future phases.

- *Appearance*

In terms of appearance, the broad architectural direction is promising. The school is clearly being conceived as a civic and community-facing building, rather than simply a functional institutional block. The DAS places emphasis on the entrance and hall fronting the School Square, with those elements helping to establish identity and a strong civic presence. That is supported by the Urban Design Officer, who considers the school's role as a permanent anchor building within the Local Centre to be a central part of the design concept.

In appearance terms, the key issue is not simply which of the three material options is preferred, but whether the final design achieves sufficient articulation, depth, rhythm and durability to give the building the civic quality expected in this location. Careful detailing of brickwork, bonds, window proportions, reveals, transitions and junctions will therefore be critical whichever option is taken forward.

Of the options presented, Option 3, which it is noted is the Applicant's preferred option, appears the strongest in urban design terms, as it is considered to provide the most

balanced and contextually responsive outcome. It is also noted that it is likely to require less maintenance than the other options, which in practical/management terms is recognised as a benefit to the end users, and would provide a longevity of approach.

Landscaping

In landscape terms, the proposal is supported in principle, but at present the information provided is too limited. The application will need to be accompanied by a comprehensive site-wide landscape masterplan. As already set out in the Landscape Officer's comments, as previously forwarded, the DAS landscape concept is helpful in showing the intended range of external spaces, but the submitted site plan is much less comprehensive and does not yet provide enough detail to properly assess the landscape treatment of the school grounds.

A key strength of the proposal is the School Square, which is supported as a sound landscape and urban design proposition and has the potential, with careful detailing, to provide an attractive setting to the main school entrance. This is an important arrival space and should therefore be treated as a distinctive part of the scheme. As the Landscape Officer has already advised, there is scope for a stronger hard landscape treatment here, including a more considered paving composition, seating integrated into the design, and tree planting delivered in a way that is practical and robust.

More generally, the landscape structure across the site needs to be more clearly articulated. Existing vegetation should be clearly shown on future plans, with hedgerows assessed and any gaps, areas requiring reinforcement, or opportunities for bolster planting clearly identified. This is important not only in visual terms but also in showing how the school parcel will sit within the wider green infrastructure framework established by the outline permission.

The Landscape Officer has also identified the need for further detail in the external teaching and play spaces. The nursery, reception and classroom gardens are positive in principle, but each should include meaningful planting rather than being treated simply as incidental external areas. Similarly, the playgrounds should be developed with more thought given to planting, tree cover and hard surfacing so that they contribute positively to the overall character of the school grounds rather than reading as purely functional spaces.

The staff parking and service areas also require further work. Tree planting within the parking area is supported and there is scope to strengthen the landscape framework here so that hard surfacing is better softened. The Landscape Officer's suggestion of additional clipped hedging is sensible, particularly to filter lower-level views of parked cars, and the use of softer surfacing treatments in appropriate locations should also be explored. Related to this, the siting and treatment of utilitarian elements such as the sprinkler tank/pump station will need careful consideration to ensure these do not become visually intrusive.

A further point raised in the comments, and one that should be resolved before submission, is that certain parts of the layout remain unclear in practical and landscape

terms. This includes the relationship with adjacent footpath connections, the northern bike/scooter store, the detailing of the adjacent SuDS area, and the overall operation of drop-off and collection. These matters are not just technical issues; they will materially influence the success, legibility and visual quality of the external environment.

Finally, full details of boundaries, enclosures and hard landscape materials will be required. At this stage there is too little information on these elements, but they will be important to the final quality of the scheme. As advised by the Landscape Officer, boundary treatments need to be carefully selected, and any mesh fencing should avoid the standard green finish.

The proposal is capable of achieving a good landscape outcome, and the Landscape Officer's comments are broadly supportive of the direction of travel. However, the success of the scheme will depend on the submission of a much more developed and coordinated landscape masterplan with the reserved matters application, showing hard and soft landscaping, retained and proposed planting, boundary treatments, play space design, service/drainage corridors, and the treatment of all key external spaces.

Trees

In arboricultural terms, there is no in-principle objection to the current layout. The Tree Officer notes that the site is largely tree-free, with the main arboricultural features located around the site edges and beyond the red line, most notably the northern belt of woodland which includes veteran trees. The current layout therefore appears capable of working, subject to the necessary arboricultural information being provided at application stage.

The Tree Officer also notes that the submitted tree information does not fully align with the site plan. Whilst this discrepancy is not substantial, it should be resolved so that the tree survey, root protection areas and layout are fully consistent. In particular, the site plan is preferred as it shows no development within the root protection area of veteran tree T158, and that position should be maintained.

The outline permission requires each reserved matters application to be accompanied by a Tree Survey, Arboricultural Impact Assessment, details of tree removals and tree works, an Arboricultural Method Statement, and a Tree Protection Plan, all in accordance with BS 5837:2012. These will need to demonstrate that retained trees, root protection areas and adjoining woodland can be safeguarded during construction, including in relation to services, drainage and changes in level.

Although the parcel contains limited existing tree cover, the final scheme should also make a positive contribution through new tree planting, particularly within external spaces and around parking and other hard surfaced areas. This should be quantified to allow this to be considered as part of the overall balance of assessment.

Ecology

Whilst the Council Ecologist raises no objection in principle, the ecology position should be addressed more clearly in the context of the outline planning permission framework. The scheme is part of the wider One Horton Heath outline permission and is therefore bound by the approved Environmental Statement, the Ecological Mitigation and Management Strategy, the Green Infrastructure Parameter Plan, and the relevant outline conditions, in particular Conditions 63 and 64 requiring compliance with the EMMS and submission of a phase-specific Ecological Mitigation and Management Plan based on up-to-date survey information.

Further work is clearly required, and it is noted that additional reports are being prepared.

Highways

At present, it is unclear whether the separate pre-application discussions with Hampshire County Council Highways have progressed to a point where an agreed highways position has been reached. No school-specific Transport Assessment or Travel Plan has been submitted with the current material, which is a notable omission given the nature of the proposal and the reliance on shared access, parking and circulation arrangements with adjoining uses.

This is particularly important in the context of the outline planning permission framework. The outline committee report indicates that highway and transport matters were a significant part of the outline assessment, with the development supported subject to conditions and section 106 obligations including a full Travel Plan, bus service and infrastructure provision, pedestrian and cycle improvements, school access arrangements prior to opening, and transport arrangements for primary age children until the on-site school is operational. The section 106 agreement is also directly relevant, requiring the provision of the Permanent School Access by the Practical Completion Date, with that term expressly including safe and accessible provision for vehicles, cyclists, scooterists and pedestrians, including footways, parking and crossing points.

Whilst the DAS demonstrates a broadly logical layout in transport terms, including separation of the principal school frontage from servicing, staff parking and drop-off activity, the submission does not yet provide sufficient detail on how the school would operate in practice. It is not clear how sustainable travel to the school will be encouraged, whether through walking and cycling links, secure cycle and scooter parking, travel planning measures, bus integration, or management of drop-off and pick-up activity. Given the emphasis placed on sustainable movement through the outline permission, these matters should be addressed directly.

The parking strategy also requires further justification. The current material indicates on-site staff and disabled parking, together with reliance on adjoining sports/community parking for parent drop-off and wider shared use. However, the submission does not explain how parking numbers have been derived for each use, what assumptions have been made regarding overlap between school, sports and allotment demand, whether those assumptions are reasonable at peak times, or how any shared arrangements would

be managed in practice, particularly if the allotments are operated by the Parish Council or another third party, and depending how the Sports Facilities and Sports Pavilion are managed. These issues will need to be clearly evidenced.

Any future application should be supported by an appropriate transport package, clearly setting out the basis for access, circulation, servicing, parking and sustainable travel arrangements, and demonstrating compliance with the requirements and expectations established by the outline planning permission, the section 106 agreement and the relevant conditions.

Residential Amenity

In principle, the outline planning permission establishes that the school, allotments and sports uses in this location are acceptable, subject to careful detailed design at application stage. The outline committee report recognised that there are existing residential properties adjoining or near to this part of the site, including Bramley Gardens, Barley Fields and other neighbouring dwellings, and that the school, allotments and sports pitches would share boundaries with existing and future residential areas. It concluded that impacts on visual amenity and outlook could be mitigated through appropriate separation, landscape buffers and control of building height, but made clear that the effect on individual properties would need to be considered in detail at reserved matters stage. The report also noted that the primary school is envisaged on the western side of the education parcel, which was identified as the best option in terms of its relationship with neighbours.

In relation to noise and disturbance, the outline committee report records that specific assessments were undertaken for the sports pitches and associated lighting, and that, with the proposed separation distances, landscape screening and controls on hours of use, noise impacts on nearby residents would not be unduly harmful in principle. However, the committee report also records that those conclusions were queried by the Environmental Health Officers and were subject to particular third party objection, and it was set out that direct impacts would need to be assessed further at reserved matters stage once the exact siting of buildings, uses, landscaping and other mitigation measures are known. That position is reflected in Condition 48 of the Decision Notice, which requires the sports pitch development to accord broadly with the approved parameter plan (which they broadly do, although there is a degree of evolution), masterplan and the submitted sports pitch noise and lighting assessments, and restricts use of the sports pitches and associated lighting so that all use ceases before 2200 hours.

For the current school proposal, the key issue is therefore whether the submitted layout and supporting information demonstrate, in sufficient detail, that acceptable living conditions can be achieved for both existing residents and future occupiers of adjoining parcels such as Upper Acre. The DAS refers to a proposed 50 metre acoustic buffer from sports facilities to protect existing gardens along the eastern edge and future dwellings to the south, and this is a relevant consideration. Nevertheless, and consistent with the Environmental Health Officer comments already provided separately, the current submission does not yet give sufficient confidence as to the likely effects of the detailed arrangement in practice. Given the close relationship between the school, the MUGA /

grass pitches, shared parking and adjoining residential areas, the application will need to address residential amenity in a more comprehensive and integrated way. Further detail is required in respect of noise from school activity, sports use, arrivals and departures, community use, parking and drop-off activity, servicing, external lighting, the way these uses would operate at peak times and outside normal school hours, and associated mitigation, where necessary.

The outline permission is also clear that noise mitigation is not left solely to the outline stage. Conditions 45 and 46 require detailed noise assessment and mitigation for relevant phases and verification of the approved acoustic measures prior to occupation, while Condition 47 requires control of amplified music noise from relevant commercial or community use buildings. Those controls sit alongside the sports pitch-specific conditions and underline that amenity impacts will need to be fully demonstrated through the detailed submission. This should include clear regard to the Environmental Health Officer comments on noise and amenity, alongside the outline committee report findings and the relevant supporting assessments.

Conditions

The following outline conditions are of direct relevance to the school sports pitches/ playing fields:

- 48. **Sports Pitch development to accord with outline plans and reports**
- 49/50. **Sports turf agronomist assessment, proposals report and implementation**
- 51. **Restriction on use of pitches.**
- 52. **Sports Pitch Timing**
- 53. **Community Use Agreement for Pitches (Prior to Occupation of School)**

- *Other Conditions relevant to the Reserved Matters Evolution*

The school submission should also be prepared with the wider condition framework in mind, particularly where conditions either need to be addressed at this stage or are necessary to demonstrate that the scheme is acceptable.

- **Condition 4** – Reserved Matters submission;
- **Condition 5** – Phasing Plan;
- **Condition 6** – Illustrative Masterplan / phase compliance;
- **Condition 16** – arboricultural information;
- **Condition 19** – finished floor levels and retaining structures;
- **Condition 21** – Design Code compliance;
- **Condition 22** – road, footway, cycleway and bridleway details;
- **Condition 24** – final lighting design strategy;
- **Condition 25** – refuse collection strategy;
- **Conditions 45, 46 and 47** – noise assessment, mitigation and verification;
- **Condition 58** – flood risk mitigation;
- **Condition 61** – drainage scheme;
- **Condition 64** – Ecological Mitigation and Management Plan;
- **Condition 67** – Reserved Matters landscape details;

- **Condition 71** – Biodiversity Net Gain.
- *Other Relevant Conditions to the Phase (but not necessary for informing the Reserved Matters);*
- **Condition 12** – Construction Environmental Management Plan;
- **Condition 13** – Construction Traffic Management Plan;
- **Condition 15** - construction piling (if any);
- **Condition 20** – detailed design information, including materials, photovoltaics / solar panels, boundary treatments, green roofs / walls and street furniture;
- **Condition 33** – sustainable design and construction / BREEAM “Excellent”;
- **Condition 36** – details of external plant;
- **Condition 38** – crime and anti-social behaviour provision;
- **Condition 39** – bird hazard management plan (as part of CEMP);
- **Condition 40** – details of pumping/sub-stations (where relevant);
- **Conditions 42, 43 and 44** – contaminated land investigation and remediation, if relevant to the parcel;
- **Condition 54 and 55** – archaeological assessment;
- **Condition 56** – minerals safeguarding;
- **Condition 57** – best and most versatile agricultural land;
- **Condition 59** – foul sewerage;
- **Condition 65** - Landscape and Ecological Management and Enhancement Plan;
- **Condition 75** – SuDS Management and Maintenance Protocol.

The above lists do not directly correlate with the information required for a major application through the Local Validation Checklist.

Legal Agreement

The section 106 agreement is a key part of the control framework for this development. I have set out a summary of the key parts within the advice above and have appended relevant extracts at Appendix 1 of this document. I have also attached, for your ease of reference, the relevant sections of the legal agreement. This should not be used as a substitute for full review of the Legal Agreement, as there are other obligations that relate to the whole site also, for example, Schedule 6 which includes Sustainable Drainage, Schedule 7 (Highway Works), Schedule 9 (Employment and Skills), Schedule 11 (Public Art).

Planning Balance and Conclusion

The principle of a primary school on this parcel is established through the outline planning permission, the approved Parameter Plans, the section 106 agreement and policy HH1 of the Eastleigh Borough Local Plan 2016–2036. The outline permission also establishes, in principle, the associated allotments and sports facilities, and the current pre-application material demonstrates a number of positive features, particularly in terms of the school's siting, civic role within the Local Centre, and the broad urban design approach.

However, the submission remains insufficiently developed in a number of important respects. Most notably, the school is being advanced ahead of the adjoining sports, parking and allotment elements on which aspects of its operation depend, creating uncertainty in relation to access, parking, servicing, management and residential amenity. There are also gaps in the supporting material, particularly in respect of highways and transport, landscape, ecology, noise and the relationship of the proposal to the wider outline planning permission framework, including the Environmental Statement, the relevant conditions and the section 106 obligations.

Overall, the proposal appears capable of forming an acceptable reserved matters submission in due course, and there is much in the current concept that is encouraging. However, based on the material currently provided, substantial further work is required before a formal submission is made. Any future application should therefore ensure that the school proposal is properly coordinated with the related sports and allotment provision, supported by the necessary technical information, and clearly demonstrates compliance with the outline planning permission framework.

- Submission Requirements

I have previously shared with you a list of the documents that had accompanied the residential reserved matters parcels for OHH. A helpful list of documents currently in preparation has now been sent over, and this appears to be broadly correct.

The difficulty, however, lies in understanding exactly what each report is intended to cover. For example, there is a requirement for a Design Code Compliance Statement to address compliance with Condition 21, but it may be that this is intended to be incorporated within the Design and Access Statement. Similarly, the Drainage Strategy may be intended to encompass the SuDS Management and Maintenance Strategy, which might otherwise be expected as a separate document.

In addition, the 'Tree Survey' referred to will need to comprise the full suite of arboricultural reports identified above, rather than simply a standalone tree survey.

This illustrates one of the challenges arising from the fact that these reports have not yet been prepared or shared at the pre-application stage, given the intended submission in May.

- Fee

As of 1st April 2026, the fee for non-residential development is £659 for each 75 square metres (or part thereof) where the gross floor space of all buildings to be created is at least 1,000 square metres but does not exceed 3,750 square metres, and £32,578 plus £196 for each additional 75 square metres (or part thereof) above 3,750 square metres where the gross floor space exceeds 3,750 square metres, subject to a maximum fee of £427,537.

It is noted from RE-FORMAT drawing OHH-RFT-01-ZZ-DR-A-0201 revision P that the main school building was 3,400.57 m² (which equates to £30,314). The pavilion building

and all other ancillary buildings will need to be added to this floor area and the fee adjusted accordingly.

- *For Information*

As identified above, condition 57 requires that no development occurs within a phase which includes Grades 1, 2, or 3a agricultural land until a soils handling strategy is approved. The site is within 3a agricultural land, and therefore a soils handling strategy will be required.

Condition 59 relates to minerals requiring a method for recovering incidental minerals in the locations shown (in this case – Soft Sand) which can be viably recovered. This must be carried out in consultation with HCC as the Mineral Authority.

Whilst not matters for the future reserved matters application (being later 'prior to commencement' matters), the condition requirements could impact upon construction/timing, as matters that will need to be resolved following any reserved matters approval, but prior to works starting. I am, therefore, raising this for your information at this early stage.

- *Without prejudice.*

I trust the comments are of assistance. As you will know, these comments are informal and based only on my assessment of the information that you have provided and that is otherwise available to me. The opinions expressed cannot be binding on the determination of any formal planning application.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

Appendix 1 – Legal agreement definitions / key obligations summary

Primary Education;

"Primary School" means the primary school to be delivered as part of the Primary Education Facilities

"Primary Education Application"	means an application for Reserved Matters Approval for the Primary Education Facilities	"Primary Education Facilities Construction Programme"	means a gantt-chart programme showing the overall time period and critical path for construction of the Primary Education Facilities agreed with the Education Steering Group
"Primary Education Community Facilities"	means the 2 x 5-a-side pitches and the assembly hall situated within the Primary Education Facilities	"Primary Education Facilities Site"	means a site broadly as identified on the Land Use Parameter Plan of sufficient size to accommodate the Primary Education Facilities
"Primary Education Facilities"	means a 3FE primary school to be provided on the Primary Education Facilities Site in accordance with the LEA Design Requirements together with 2 x 5-a-side grass pitches, the SEND Facilities and the Primary Education Fit Out to provide for the demand arising from the Development	"Primary Education Fit Out "	means the fitting out of the Primary Education Facilities to DFE standards including but not limited to fixed and loose furniture and IT equipment

Sports Facilities;

"Sports Facilities"	means the provision of a 3G floodlit artificial football pitch of not less than 79m x 52m (including runs offs and spectator area) in accordance with the FA Guide to 3G Football Turf Pitch Design Principles and Layouts Version 2 updated 2019 and two grass pitches that shall be constructed and laid out in accordance with the planning application and associated drawings and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England 2011) and all ancillary facilities to be delivered on the Site in accordance with the Sports Facilities Specification	"Sports Facilities Commuted Maintenance Sum"	means the sum of three hundred and eight thousand and five hundred pounds (£308,500) index linked in accordance with clause 10 from and including December 2021 to be paid by the Owner to the Council and used towards the ongoing maintenance of the pitch, floodlighting and associated facilities
"Sports Facilities Specification"	means the specification for the Sports Facilities in accordance with Schedule Seventeen to be submitted to the Council and approved in writing	"Sports Facilities Supervision Fee"	means the sum of five thousand pounds (£5,000) index linked in accordance with clause 10 from and including December 2021 paid by the Owner for the Council's supervision of the works during the construction of the Sports Facilities

Allotments;

"Allotments"

means the two parcels of land being not less than 0.82 hectares in total comprising of the Northern Allotments and the Southern Allotments to be used as allotments as shown on the Land Use Parameter Plan