

24 June 2026

Gregg Chapman
Planning & Environment – Planning/Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Gregg

**RE: RESERVED MATTERS APPLICATION – HORTON HEATH PRIMARY SCHOOL
LAND AT BURNETTS LANE, FIR TREE LANE AND ALLINGTON LANE, EASTLEIGH, SO50 7BZ**

Enclosed herewith, please find a Reserved Matters application which is submitted on behalf of Eastleigh Borough Council in respect of proposals for Horton Heath Primary School and associated sports facilities, allotments and car parking. The site is located at Land at Burnetts Lane, Fir Tree Lane and Allington Lane in Eastleigh, forming part of the wider One Horton Heath masterplan area.

One Horton Heath refers to a comprehensive redevelopment scheme to the west of Horton Heath which will provide new retail, employment, residential, senior living, a new primary school, and a new local centre, amongst other new uses on land which is currently undeveloped. This submission forms one of several Reserved Matters applications with follow on from the outline consent as detailed below.

Background

Outline Planning Permission was granted on 27 October 2025 (Ref: O/20/894498) for the following:

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 Homestal, 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*

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All Matters Reserved Except Access.

This Reserved Matters submission is pursuant to Condition 4 of the abovementioned planning permission which requires details of layout, scale, appearance and landscaping. This submission relates to provision of the primary school and associated landscaping, along with sports facilities, allotments and car parking. The description of development is 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)."

Submission Documents

In addition to this Covering Letter, the Reserved Matters application comprises the following documents and specialist reports:

- Application Form and Certificates;
- Plan Drawings;
- Planning Statement;

- Statement of Conformity;
- Statement of Community Involvement;
- Design and Access Statement;
- Transport Statement;
- Travel Plan;
- Energy and Sustainability Assessment;
- Noise Assessment;
- Flood Risk Assessment;
- Drainage Strategy;
- Ecological Mitigation and Management Plan;
- Ecological Impact Assessment;
- Biodiversity Net Gain Report;
- Arboricultural Impact Assessment;
- Air Quality Assessment;
- Landscape and Visual Compliance Statement;
- Lighting Assessment;
- Public Art Statement;
- Archaeological Statement;
- Preliminary Ground Investigation Report.

The submission also includes a full suite of drawings as listed in the table below.

Drawing No.	Drawing Title	Revision No.
OHHPS-RFT-00-ZZ-DR-A-0001	Location Plan	P06
OHHPS-RFT-00-ZZ-DR-A-0100	Site Plan – Contextual	02
OHHPS-RFT-00-ZZ-DR-A-0102	Site Plan	P22
OHH-RFT-01-00-DR-A-0200	Ground Floor Plan	P03
OHH-RFT-01-01-DR-A-0201	First Floor Plan	P03
OHH-RFT-01-02-DR-A-0202	Roof Plan	P11
OHH-RFT-01-ZZ-DR-A-0300	Elevations Contextual	02
OHH-RFT-01-ZZ-DR-A-0301	Elevations	P08
OHH-RFT-01-ZZ-DR-A-0401	Sections	P06
OHH-RFT-01-ZZ-DR-A-3001	CGI	P02
OHH-RFT-01-ZZ-DR-A-3002	CGI	P03
OHH-RFT-01-ZZ-DR-A-3003	CGI	P03
OHH-RFT-01-ZZ-DR-A-3004	CGI	P02
OHH-RFT-01-ZZ-DR-A-3005	CGI	P03
OHH-RFT-01-ZZ-DR-A-3006	CGI	P02
OHH-RFT-01-ZZ-DR-A-3007	CGI	P03
OHH-RFT-01-ZZ-DR-A-3008	CGI	P02
OHH-RFT-01-ZZ-DR-A-3009	CGI	P02
OHH-RFT-01-ZZ-DR-A-3010	CGI	P02
OHH-RFT-01-ZZ-DR-A-3011	CGI	P02
OHH-RFT-01-ZZ-DR-A-3012	CGI	P02
OHH-RFT-01-ZZ-DR-A-3013	CGI	P02
OHH-RFT-02-ZZ-DR-A-0210	Ground Floor Plan – Pavilion	P04
OHH-RFT-02-ZZ-DR-A-0211	Roof Plan – Pavilion	P02
OHH-RFT-02-ZZ-DR-A-0310	Elevations Contextual – Pavilion	P04
OHH-ZZ-00-DR-L-000001	Landscape and Public Realm Masterplan	H

OHH-ZZ-00-DR-L-000002	Landscape and Public Realm Masterplan Sheet 1	B
OHH-ZZ-00-DR-L-000003	Landscape and Public Realm Masterplan Sheet 2	B
OHH-ZZ-00-DR-L-000004	Landscape and Public Realm Masterplan Sheet 3	B
OHH-ZZ-00-DR-L-000005	Landscape and Public Realm Masterplan Sheet 4	B
OHH-ZZ-00-DR-L-000006	Landscape and Public Realm Masterplan Sheet 5	B
OHH-ZZ-00-DR-L-000007	Landscape and Public Realm Masterplan Sheet 6	B
OHH-ZZ-00-DR-L-000008	Landscape and Public Realm Masterplan Sheet 7	B
OHH-ZZ-00-DR-L-000009	Landscape and Public Realm Masterplan Sheet 8	B
OHH-ZZ-00-VS-L-000701	Landscape and Public Realm Sections	
OHH-ZZ-00-DR-L-000200	Landscape and Public Realm Planting Plan & Plant Schedule	C
OHH-ZZ-00-DR-L-000201	Landscape and Public Realm Planting Plan Sheet 1	B
OHH-ZZ-00-DR-L-000202	Landscape and Public Realm Planting Plan Sheet 2	B
OHH-ZZ-00-DR-L-000203	Landscape and Public Realm Planting Plan Sheet 3	B
OHH-ZZ-00-DR-L-000204	Landscape and Public Realm Planting Plan Sheet 4	B
OHH-ZZ-00-DR-L-000205	Landscape and Public Realm Planting Plan Sheet 5	B
OHH-ZZ-00-DR-L-000206	Landscape and Public Realm Planting Plan Sheet 6	B
OHH-ZZ-00-DR-L-000207	Landscape and Public Realm Planting Plan Sheet 7	B
OHH-ZZ-00-DR-L-000208	Landscape and Public Realm Planting Plan Sheet 8	B

We look forward to receiving confirmation that the application has been validated and please contact us if you have any queries, or if you require any clarification or information in relation to the submitted application.

Yours sincerely



Tanya Kozak
Associate

Enc.