

Morris, Rachael

From: Vaughan, Richard <richard.vaughan@hants.gov.uk>
Sent: 12 August 2026 08:29
To: Chapman, Gregg (Contractor); Morris, Rachael
Cc: Blignaut, Clarissa; King, Sarah
Subject: One Horton Heath Primary School Reserved Matters Application

Importance: High

Gregg, Rachel, please find below Hampshire County Councils initial comments of the recent Revised Matters application for a new 3fe primary school to support the One Horton Heath Development.

The County Council is making a formal objection as Local Education Authority to the Reserved Matters Application by Eastleigh Borough Council for a new 3fe primary school on the One Horton Heath Development.

The objection is based on the grounds that there is a shortfall in the accommodation required by DfE BB103 and, therefore, a failure to comply with the requirement of the S106 for adherence to DfE specifications. The shortfall in accommodation represents over 170sqm and is therefore a material matter with respect to the building's design and this RM application. There are also significant concerns and shortcomings in the external works which would need to be resolved and addressed before HCC Design professionals could recommend the LEA gives it support to a revised application.

Comments as follows:

School building:

1. The design is missing two specialist practical rooms - food tech room (69sqm) and art room (34sqm)
2. The design is missing a second SEND Resource Provision for KS2 when the school is 3FE. As previously advised to the EBC project team, this is required on the ground floor, and should include an RP classroom, associated toilet, dedicated group room, and direct access to a dedicated secure and secluded external play area.
3. The 2FE stage is missing a dedicated RP external play area.
4. The Resource Provision is directly adjacent to the kitchen and bin store. Although the location to the front of the school is acknowledged, its adjacency to the kitchen and bin store is not appropriate or acceptable as children with SEND will be particularly sensitive to, and disrupted by, noises and odours from the kitchen operations, ventilation plant, and refuse.
5. The bin store should be away from the building to avoid health issues and arson risk, rather than integrated within the building.
6. The interview room should be directly accessible from a secure entrance lobby, not within the admin suite. This is to enable parents/visitors to be met without entering the secure area of the school, to ensure staff and pupil safeguarding.
7. Staff toilets should not be accessed off children's toilets, nor directly opening onto learning areas. They need to be more discrete for safeguarding and acoustics (hand driers would disrupt teaching) and closer to or part of staff areas.
8. A pupil sick bay (6sqm) is missing, this is required in addition to medical inspection rooms to enable pupils who are unwell to be monitored by staff.
9. Reprographics room (16sqm) is missing. The copy bay shown is insufficient.
10. As designed, some class storage cupboards will be hard to access and use efficiently.
11. Clarification required for the provision of edge protection to roofs with PV and protection to rooflights, this is not shown currently. Fall arrest systems are not acceptable.

12. Clarification required over the location of the ground source heat pump pipework, with reassurance that this is within the school site ownership.

External works:

13. If the plaza and rain garden are to be maintained by the school, they will need to be fenced to 1.8m and within the full operational control of the school. Alternatively, if a fence is not provided the school plaza and rain garden will need to be maintained by the OHH Management Company, not the school (Design and Access Statement p80).
14. School front fence is required to be 1.8m. (Design and Access Statement page 78 states 'tbc').
15. Clarification required over the school use of the community 3G ATP. This is required to be full and sole use by the school within school hours, at no cost to the school, in perpetuity. The maintenance by OHH Management Company needs to include 'sweeping' /checking the pitch after all and any community use to give assurance that it is completely safe for use by the children.
16. Clarification required over staff parking calculation in relation to HCC On-site School Parking Guidelines. It appears to be 7 spaces short based on the staff numbers quoted. Moreover, additional staff parking and dedicated pupil taxi drop-off will be required for the RP provision in both 2FE and 3FE state.
17. Promoting the community car park directly to the south of the school entrance as a 'park and stride' is likely to undermine the incentive for active travel and cause congestion, with health and safety risks, at drop-off and pick up times. It is very close to the school and is likely to encourage the use of cars over non-vehicle modes.
18. Notwithstanding the above concern, if the community car park is to be used for school park and stride, the western spaces need direct access to safe footways from parking areas to avoid children walking in the driving aisles.
19. Pedestrian route from south would be better to remain on the east side of the access road, to support desire lines to the school site – or be on both sides. As currently designed, pupils arriving from the south are required to cross three vehicular routes near the school in order to reach the school entry points – this hazard should and could be designed out altogether.
20. Crossing point for pedestrians at site entrance to mini roundabout needs markings/raised platform.
21. Section and plan provide conflicting info re eastern site boundary re positioning of site fence line. Whole combination gives concern over maintenance access beyond the acoustic barrier. Acoustic barrier needs to be unclimbable for children, ie 1.8m so they can't get behind it.
22. Landscape plan required for 2FE state.
23. Assurance required over the proposed levels on the playing field, given the restriction on works within the water main easement – a running track/pitch that follows the existing levels is not acceptable. Pitch drainage will also require coordination with the easement.
24. Fencing to the pond is too low at 1.2m – it will need to be 1.8m, given the inclusion of SEND pupils and the RP within the school.

Further the above

Hampshire County Council, in its capacity as the Local Education Authority (LEA), has reviewed the Reserved Matters application relating to the proposed One Horton Heath Primary School. Whilst the County Council remains committed to the provision of a new school and ensuring sufficient school places are available to meet the needs arising from new development, the LEA does not currently support the opening of the proposed primary school in September 2028.

This position is based on the latest pupil yield forecasting and development trajectory information available to the County Council. Current projected build-out rates across the One Horton Heath development indicate that the number of children expected to be generated from within the development by September 2028 would be insufficient to provide a viable and financially sustainable intake for a Reception (Year R) cohort. Opening the school at this stage would therefore present

significant challenges in establishing and maintaining sustainable pupil numbers. With out sufficient pupil numbers funding for the new school will not cover its running costs.

The LEA is concerned that, in the absence of sufficient demand arising directly from the development, the school would need to rely on attracting pupils from outside the intended catchment area to achieve a viable intake. This could have an adverse impact on the sustainability of existing local primary schools, many of which continue to serve their communities effectively. Parental preference for a new school facility may result in children seeking places at the proposed school rather than attending their local catchment school, thereby contributing to surplus places elsewhere in the local education system and undermining the efficient use of educational resources.

Given the current forecast housing delivery rates and associated pupil yield projections, Hampshire County Council considers that opening the school in September 2028 would be premature. The County Council will continue to monitor housing completions, demographic trends and school place demand across the area and will support the opening of the school when there is sufficient demand generated by the development to ensure a sustainable and viable operation without detriment to the wider local school estate.

Accordingly, Hampshire County Council, as the Local Education Authority, does not support the proposed opening of the One Horton Heath Primary School in September 2028 and recommends that the timing of the school's opening be reviewed in line with future development build-out rates and pupil yield evidence. HCC have also discussed this situation with the Department for Education Regional Group who support this position.

Yours

Richard

Richard Vaughan

Head of Strategic Development

Childrens Services

Hampshire County Council

E-mail richard.vaughan@hants.gov.uk