

Site: Upper Acre - One Horton Heath
Prepared by: Chris Saunders
Approved by: Laura Harris
Date: 28 January 2026

Tel: 0118 467 4498
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1.0 Introduction

1.1 The Eastleigh Borough Council, One Horton Heath team submitted a reserved matters application related to the layout, scale and appearance and landscaping pursuant to condition 4 of the outline planning permission for the erection of 424 dwellings within phase 10 (The Upper Acre) of the One Horton Heath development area on December 3rd 2025 (Planning Ref. RM/25/100575)

1.2 The Highway Authority as a statutory consultee responded on the 8th January 2026 and this Technical Note addresses the points raised by the Highway Authority noting that within paragraph 3 on page 2 of the Highway Authority's response the following is stated:

"Onwards, it is further understood that the roads and footways relating to this application are not being offered for adoption by the developer. As such, HCC as local highway authority would not specifically object to the proposals given they are to remain private and such out of the specific jurisdiction of the Local Highway Authority."

1.3 While it is accepted that the highway layout does not fully comply with HCC's onerous adoption standards, it is in compliance with the Department for Transport document "Manual for Streets".

1.4 The following sections refer to the specific points raised by the Highway Authority, referring to the specific paragraphs within the response.

2.0 Internal Layout

2.1 This section deals with the specific points related to the internal layout and cross reference the specific point raised by HCC.

2.2 Paragraph 1 Page 3 and Paragraph 4, Page 5 – Revised swept path analysis for a large family car passing through the entire development and covering all junction manoeuvres are detailed on drawings 2310092-TK03 P06 [Large Car Parking], 2310092-TK06 P04 [Large Car through Site], 2310092-TK011 P01 [Large Car Junctions] and 2310092-TK13 P01 [Large Car through Site].

2.3 Paragraph 2, Page 3 – The junctions between plots 6 and 75 and 182 and 199 have been widened from 4.1 metres to 6.0 metres to allow two cars to pass as detailed on the swept path analysis attached to this Technical Note.

2.4 Paragraph 4, Page 3 and Paragraph 7, Page 5 – Revised swept path analysis of the entire site for a 7.5T panel van detailing all junction manoeuvres and passing a large car are detailed on drawings 2310092-TK07 P04 [Panel Van through Site], 2310092-TK08 P04 [Panel Van Junctions] and 2310092-TK14 P01 [Panel Van through Site].

Paragraph 6, Page 3 – HCC have commented that a delivery vehicle outside plot 191 requires an elongated reversal movement. While there will be an elongated vehicle movement to turn for delivery vehicles, this will solely occur within the private parking area where there are no active travel routes passing through and vehicle movements will be low. Delivery companies consolidate deliveries to the same location and therefore such movements will be infrequent and will not have a material let alone severe impact on road safety.

2.5 Paragraph 7, Page 3 – The ground floor plan of Apartment Block 04 submitted with the application (Drawing UAOHH-BSL-A4-GF-DR-A-3001-P1) shows the refuse store with an entrance on to the footpath and a 20 metre carry distance along the footpath to Foxwood Road, where refuse will be collected.

- 2.6 Paragraph 8, Page 3 - The road adjacent to plots 97 to 101 is a 4.1 metre wide shared surface road, serving five dwellings on the extremities of development, with 4.1 metres being a recommended road width within MfS, which enables a car to pass a car, however a refuse vehicle will obstruct the road. However given the grid design of the road network, if a refuse vehicle is obstructing the road, access is still obtainable as this section of road is not a cul-de-sac. Any widening of the road will have implications for the landscaping areas.
- 2.7 Paragraphs 1 & 2, Page 4 and Paragraphs 3 & 4 page 6 – Following HCC’s changes in size for refuse vehicles and fire tenders, the entire layout has been retracked as detailed on drawings 2310092-TK01 P10 [Refuse], 2310092-TK04 P04 [Refuse Junctions Manoeuvre], 2310092-TK15 P01 [Refuse], 2310092-TK02 P09 [Fire], 2310092-TK05 P04 [Fire Junctions Manoeuvre] and 2310092-TK16 P01 [Fire]
- 2.8 Paragraph 4, Page 4 – The north south road between plots 137 and 167 is a shared street with a main east west footway bisecting it at its midpoint. Plots 155, 154, 161 and 162 also have direct access from the main footway. The shared street design complies with MfS requirements which are less onerous than the adopted standards of HCC, while the provision of footways will have implications for the street scene and position of buildings.
- 2.9 Paragraph 5, Page 4 – The road serving plots 233 to 244 is a shared street serving nine dwellings and is in compliance with MfS requirements.
- 2.10 Paragraph 6, Page 4 and Paragraph 7, Page 6– The footways for Block 4 have been added to Drawing 2310092-06 Rev P02 as have the missing tactile paving drop kerb locations identified.
- 2.11 Paragraph 9, points 1 and 2, Page 4 and Paragraph 2, points 1 and 2, Page 7 – A Road Safety Audit Stage 1 has been undertaken and no issues were raised with regards visibility splays.
- 2.12 Paragraph 5, Page 5 – The access between plots 278 and 322 and the access to the north of Plot 375 have been widened from 4.1 metres to 6.0 metres to allow two cars to pass as detailed on the swept path analysis attached to this Technical Note.
- 2.13 Paragraph 8, Page 5 – A turning area has now been provided between parking spaces for plots 362 and 364 to enable cars parked in the spaces for plot 363 to turn. Refuse vehicles will still need to reverse but a bin collection point is provided to ensure reversing distances and carrying distances are in accordance with MfS.
- 2.14 Paragraph 1 Page 6 – The revised swept path drawings for the refuse vehicle shows that a refuse vehicle can access the refuse collection area of Block 2. Blocks 3 and 5 will have their refuse collected from Foxwood Road.
- 2.15 Paragraph 6, Page 6 - Plots 278 to 286 front Foxwood Road where footway provision is provided with the parking spaces for these plots backing onto the rear of the properties. The flats and dwellings have access to footways and the design is to ensure only residents have access to the parking spaces within the parking area.

3.0 Parking

- 3.1 This section deals with the specific points related to the parking layout and cross reference the specific point raised by HCC.
- 3.2 Parking Space 217 – The tracking for the last space shows that the overhang of the vehicle will pass over the landscaping area but the wheel base will be within the carriageway. This is a common occurrence for parking spaces at the end of a row and is not detrimental to road safety.
- 3.3 Parking spaces 137 to 166 are in an echelon arrangement, which is an acceptable arrangement within MfS. If travelling north they are accessed in a forward gear and if travelling south they are accessed by reversing in. If the spaces are rearranged parallel to the carriageway there would be insufficient spaces, while if arranged perpendicular to the carriageway would have significant implications on the street scene.

- 3.4 Parking spaces for plots 97 to 100 will overhang the landscaping area as the road is 4.1 metres in width, again a common occurrence, but the wheels of the vehicles will be within the carriageway.

4.0 Conclusion

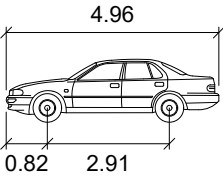
- 4.1 This Technical Note has been prepared to support a reserved matters planning application for the Upper Acre phase of the One Horton Heath development.
- 4.2 The Highway Authority, Hampshire County Council commented on the application stating the following:
"HCC as local highway authority would not specifically object to the proposals given they are to remain private and such out of the specific jurisdiction of the Local Highway Authority."
- 4.3 A significant proportion of the comments have been accommodated into a revised design, however some refer to HCC onerous standards for adoption which, on planning balance, have not been included given the implications for the proposed street scene and landscaping areas. It is noteworthy that the highway design does comply with the Department for Transport document "Manual for Streets".
- 4.4 As such, it is concluded there is no reason why the proposals should be resisted on traffic and transportation grounds.

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Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. Motion accepts no liability for any vehicle specification errors or inaccuracies within the vehicle tracking software used / or it's vehicle libraries. The vehicles speeds used for the analysis are as follows: forward 10mph / reversing 10mph.



Jaguar XF Saloon

	metres
Width	: 1.94
Track	: 1.60
Lock to Lock Time	: 4.0
Steering Angle	: 35.0

P06	Updated Site Layout	OB	CS	CS	26/01/2026
P05	Updated Site Layout	DR	CS	CS	07/11/2025
P04	Updated Site Plan	DR	CS	CS	17/10/2025
P03	Updated Site Plan	DR	CS	CS	29/09/2025
P02	Updated Site Plan	DR	CS	CS	29/08/2025
P01	First Issue	DR	CS	CS	01/08/2024
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Large Car - Site Parking

Scale: 1:2,000 (@ A3)

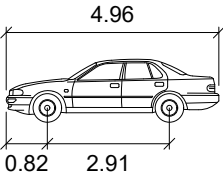
Drawing:
2310092-TK03

Revision:
P06

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- Notes
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Jaguar XF Saloon

	meters
Width	: 1.94
Track	: 1.60
Lock to Lock Time	: 4.0
Steering Angle	: 35.0

P04	Updated Site Plan	OB	CS	CS	26/01/2026
P03	Updated Site Plan	DR	CS	CS	07/11/2025
P02	Updated Site Plan	DR	CS	CS	17/10/2025
P01	First Issue	DR	CS	CS	29/09/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:

Eastleigh Borough Council

Project:

One Horton Heath, Eastleigh

Title:

Swept Path Analysis
Large Car Manoeuvring Through Site

Scale: 1:2,000 (@ A3)

Drawing:

2310092-TK06

Revision:

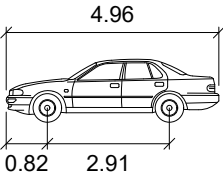
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Notes

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Jaguar XF Saloon

	meters
Width	: 1.94
Track	: 1.60
Lock to Lock Time	: 4.0
Steering Angle	: 35.0

P01	First Issue	OB	CS	CS	26/01/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Large Car Manoeuvring Through Site

Scale: 1:2,000 (@ A3)

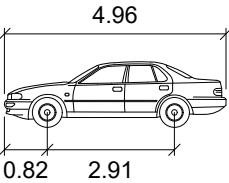
Drawing:	Revision:
2310092-TK13	P01

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Jaguar XF Saloon

	metres
Width	: 1.94
Track	: 1.60
Lock to Lock Time	: 4.0
Steering Angle	: 35.0

P01	First Issue	OB	CS	CS	26/01/2026
Rev.	Description	Drn	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Large Car Turning Manoeuvres

Scale: 1:2,000 (@ A3)

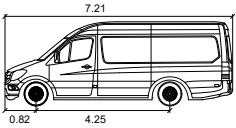
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7.5t Panel Van

	metres
Width	: 2.19
Track	: 1.86
Lock to Lock Time	: 4.0
Steering Angle	: 39.7

P04	Updated Site Plan	OB	CS	CS	26/01/2026
P03	Updated Site Plan	DR	CS	CS	07/11/2025
P02	Updated Site Plan	DR	CS	CS	17/10/2025
P01	First Issue	DR	CS	CS	29/09/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

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Client:
Eastleigh Borough Council

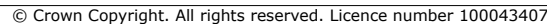
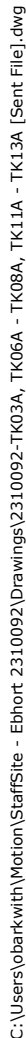
Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Panel Van Manoeuvring Through Site

Scale: 1:2,000 (@ A3)

Drawing:
2310092-TK07

Revision:
P04



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Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Panel Van Manoeuvring Through Site

Scale: 1:2,000 (@ A3)

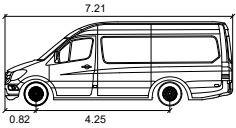
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2310092-TK14	P01

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Notes

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7.5t Panel Van

	metres
Width	: 2.19
Track	: 1.86
Lock to Lock Time	: 4.0
Steering Angle	: 39.7

P04	Updated Site Plan	OB	CS	CS	26/01/2026
P03	Updated Site Plan	DR	CS	CS	07/11/2025
P02	Updated Site Plan	DR	CS	CS	17/10/2025
P01	First Issue	DR	CS	CS	29/09/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

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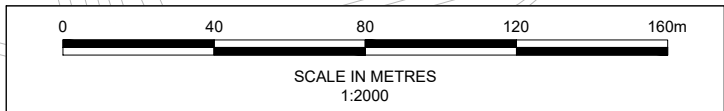
Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Panel Van Turning Manoeuvres

Scale: 1:2,000 (@ A3)

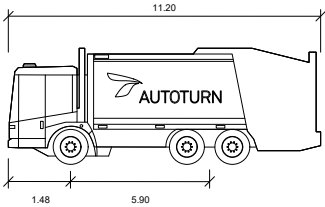
Drawing: 2310092-TK08 Revision: P04

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11.2m Refuse Vehicle

	metres
Width	: 2.53
Track	: 2.53
Lock to Lock Time	: 4.0
Steering Angle	: 41.0

P10	Updated Vehicle	AG	CS	CS	30/01/2026
P09	Updated Site Plan	DR	CS	CS	07/11/2025
P08	Updated Site Plan	DR	CS	CS	17/10/2025
P07	Updated Site Plan	DR	CS	CS	29/09/2025
P06	Updated Site Plan	DR	CS	CS	29/08/2025
P05	Updated Site Plan	DR	CS	CS	11/08/2025
P04	Updated Site Plan	DR	CS	CS	09/09/2024
P03	Updated Site Plan	DR	CS	CS	28/08/2024
P02	Updated Site Plan	DR	CS	CS	01/08/2024
P01	First Issue	DR	CS	CS	15/05/2024
Rev.	Description	Drm	Chk	App	Date

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Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
of Site Refuse Arrangements

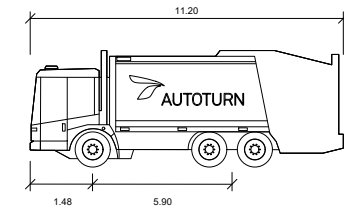
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Drawing: 2310092-TK01 Revision: P10

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- Notes
1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
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11.2m Refuse Vehicle

	metres
Width	: 2.53
Track	: 2.53
Lock to Lock Time	: 4.0
Steering Angle	: 41.0

P01	First Issue	AG	CS	CS	26/01/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
**Swept Path Analysis
of Site Refuse Arrangements**

Scale: 1:2,000 (@ A3)

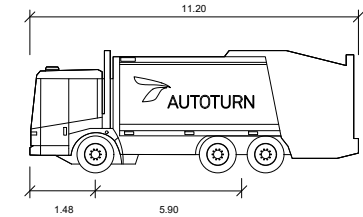
Drawing:
2310092-TK15

Revision:
P01

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- Notes
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11.2m Refuse Vehicle

	metres
Width	: 2.53
Track	: 2.53
Lock to Lock Time	: 4.0
Steering Angle	: 41.0

P04	Updated Site Plan	AG	CS	CS	26/01/2026
P03	Updated Site Plan	DR	CS	CS	07/11/2025
P02	Updated Site Plan	DR	CS	CS	17/10/2025
P01	First Issue	DR	CS	CS	29/09/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
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Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
of Site Refuse Arrangements
Refuse Vehicle Manoeuvres

Scale: 1:2,000 (@ A3)

Drawing:
2310092-TK04

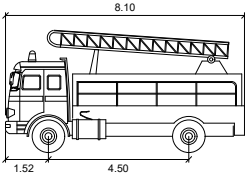
Revision:
P04

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Notes

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Hampshire Fire Aerial Ladder Platform
meters

Width	: 2.55	Lock to Lock Time	: 6.0
Track	: 2.12	Steering Angle	: 41.6
		Articulating Angle	: AA

P09	Updated Site Layout and Vehicle	AG	CS	CS	26/01/2026
P08	Updated Site Layout	DR	CS	CS	11/07/2025
P07	Updated Site Layout	DR	CS	CS	17/10/2025
P06	Updated Site Layout	DR	CS	CS	29/09/2025
P05	Updated Site Layout	DR	CS	CS	29/08/2025
P04	Updated Site Layout	DR	CS	CS	11/08/2025
P03	Updated Site Layout	DR	CS	CS	09/09/2024
P02	Updated Site Layout	DR	CS	CS	28/08/2024
P01	First Issue	DR	CS	CS	01/08/2024
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

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Client:

Eastleigh Borough Council

Project:

One Horton Heath, Eastleigh

Title:

Swept Path Analysis
Fire Appliance

Scale: 1:2,000 (@ A3)

Drawing:

2310092-TK02

Revision:

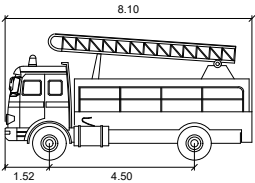
P09

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Notes

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Hampshire Fire Aerial Ladder Platform
meters
Width : 2.55 Lock to Lock Time : 6.0
Track : 2.12 Steering Angle : 41.6
Articulating Angle : AA

P01	First Issue	AG	CS	CS	26/01/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
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Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

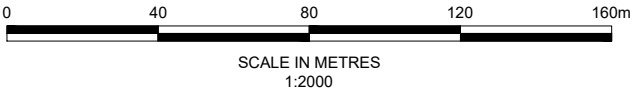
Title:
Swept Path Analysis
Fire Appliance

Scale: 1:2,000 (@ A3)

Drawing:
2310092-TK16

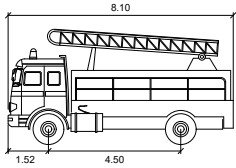
Revision:
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Notes

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Hampshire Fire Aerial Ladder Platform
metres
Width : 2.55 Lock to Lock Time : 6.0
Track : 2.12 Steering Angle : 41.6
Articulating Angle : AA

P04	Updated Site Plan	AG	CS	CS	26/01/2026
P03	Updated Site Plan	DR	CS	CS	07/11/2025
P02	Updated Site Plan	DR	CS	CS	17/10/2025
P01	First Issue	DR	CS	CS	29/09/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



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Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Swept Path Analysis
Fire Appliance
Fire Appliance Turning Manoeuvres

Scale: 1:2,000 (@ A3)

Drawing:
2310092-TK05

Revision:
P04

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Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.

P02	Updated Layout	AG	CS	CS	23/01/2026
P01	First Issue	DR	CS	CS	14/11/2025
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION



Guildford - Reading - London
www.motion.co.uk

Client:
Eastleigh Borough Council

Project:
One Horton Heath, Eastleigh

Title:
Pedestrian Crossing Locations

Scale: 1:2,000 (@ A3)

Drawing:	Revision:
2310092-06	P02