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<b>APPLICATION NO.</b>	23/01289/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	20.06.2023
<b>APPLICANT</b>	Trojans Club
<b>SITE</b>	The Trojans Club, Stoneham Lane, South Eastleigh, SO50 9HT, <b>CHILWORTH</b>
<b>PROPOSAL</b>	Alterations and extension to clubhouse, provision of padel courts, and provision of additional parking
<b>AMENDMENTS</b>	Response to Objections from King Edward School – 11.08.2023 Response to Sports England Comments – 14.08.2023
<b>CASE OFFICER</b>	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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## 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee due to staff interest.

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 The Trojans Club is an established sports club located off Stoneham Lane, just west of Junction 5 of the M27. The site extends to the north and south of the existing building on the site which comprises changing facilities, squash courts, exercise gym, bar areas and function rooms. Within part of the south western corner of the building there is also a physiotherapy and sports injury clinic which has a number of treatment rooms as well as a yoga/pilates studio. Land to the north and south of the building comprise training and playing pitches. Car parking for the club is located to the north, east and west of the building. Bannister Park Bowling club is located adjacent to Trojans, with part of the Stoneham Golf Club located north of the site. To the north east is King Edward VI School Sports Ground, and beyond that is Eastleigh Football Stadium.

2.2 As existing the facilities Trojans provides includes around 30 acres of playing fields, 2 clubhouses, 14 changing rooms, and 3 bars. The facilities are used by local schools, universities and businesses.

## 3.0 PROPOSAL

3.1 The application is for alterations and extension to clubhouse, provision of padel courts, and provision of additional parking.

### 3.2 In detail this includes:

- Part of the existing clubhouse, to the south east, is proposed to be removed and a new 2 storey extension built to the north east of the retained clubhouse. This provides a new accessible entrance to the Trojans Club, with a reception area, lift, and accessible WC facilities.
- Steps and a ramp provide access into the retained part of the club house where the squash courts, gym and associated changing rooms are located.
- Part of the ground floor extension is allocated to 8no. new changing rooms for the various sports played at Trojans.
- The eastern end of the extension comprises a reception area and shop for the proposed new Padel courts, as well as a covered viewing area looking towards the sports pitches.
- At first floor access into the existing building is provided, along with toilets, storage and a large multifunctional space. This will be able to be divided into smaller areas such as a bar area, social space and function room with a kitchen. Accessed from the function room is a large terrace overlooking the sports pitches.
- Externally, new parking is proposed with 222no. spaces now available. 40no. of these spaces will have provisions for electric charging with 2no. being 'active'. Accessible parking spaces are provided adjacent to the main entrance.
- To the east of the car park 6no. new lit padel courts are proposed, 2no. of these are open, with the remaining 4no. being located under cover, comprising a metal frame with pressurised canvas, enabling them to be used in all weathers, and during both daytime and evenings.

The club house will principally be clad in a dark coloured vertical profiled insulated metal cladding, with colour contrasting steel projections to windows and doors. Single storey elements of the building and the new padel club reception will be a white render.

### 4.0 HISTORY

4.1 18/02218/FULLS - Creation of new footpath and relocation of landscape bunding – Permission - 09.01.2019

4.2 17/03173/FULLS - Artificial Grass Pitch with associated hard and soft landscaping, fencing, floodlighting, ancillary storage container and dugouts – Permission subject to conditions and notes – 14.03.2018.

4.3 15/00118/OUTS - Outline (with Access to be considered): Provision of a new sports clubhouse and associated facilities to replace existing clubhouses/pavilions; new multi-use sports pitches with associated enclosures and floodlighting; new areas for the parking of cars, coaches, minibuses and cycles; access improvement works (linking to and within Stoneham Lane); associated landscaping and works, engineering operations and supporting infrastructure; demolition of existing buildings. (Matters of Appearance, Landscaping, Layout and Scale are reserved) – Outline permission – 02.06.2015.

4.4 12/01845/FULLS – Installation of 9no 15m high galvanised steel columns with new floodlighting to serve 2no rugby training pitches – permitted, 24.10.2012.

## 5.0 **CONSULTATIONS**

5.1 Highways – No Objection subject to condition and clarification on parking

5.2 Ecology – No Objection subject to condition

5.3 Trees – No Objection subject to conditions

5.4 Leisure and wellbeing – Support

5.5 Southampton City Council – No Objection

5.6 Eastleigh Council – No Objection

Any conditions raised by Sport England should be delivered in regard of loss of open space including the replacement of the existing cricket nets.

5.7 Trees – No Objection subject to conditions

5.8 Sports England – Comment

Generally supportive of the proposals but we consider there are some elements which require further consideration or information before we can fully support the application under our E5 and E2 exceptions.

These include:

1. undertake a ball strike risk assessment by the ECB's recommended specialist and consider whether any mitigation is needed to protect users of the padel tennis courts and the courts themselves. Subject to the risk assessment report, mitigation in the form of ball stop netting/fencing may be required.
2. More technical details on the design; layout and specification of the padel tennis courts including sports lighting;
3. revised site plan showing the location of the replacement cricket practice nets in accordance with ECB guidance; and
4. consideration of the governing bodies comments on the design and layout of the ancillary provision.

At the time of writing this agenda report the above information has been received from the applicant. A further Sport England comment on this additional information will be provided in the Update paper.

6.0 **REPRESENTATIONS** Expired 02.08.2023

6.1 Chilworth PC – No Objection

6.2 **138 x letter / email - Support (summarised)**

- Grass root development and exposure is vital for our community and potentially sporting excellence for our country
- Bring many benefits to the community
- Much needed development
- The club is busy every day of the week providing a variety of physical activity to multiple age groups and levels of fitness.

- The facilities are now tired and in desperate need of updating
- The roof leaks and the building needs an overall.
- Significant benefits to the health of the population
- Proposed padel court will provide a valuable resource for this up and coming sport
- I joined the club in 1974 and been a playing member of the hickey section for 49 years. Trojans has a positive impact on the social, emotional and physical wellbeing of the local and wider community.
- Hampshire Squash and Racketball relies on Trojans for facilities for Hampshire to strive for success.
- The club is a paragon of diversity and inclusion with many communities taking part in sports and social communion at the club including the local Zimbabwean community and local Asian groups
- Extremely surprised to see the objection from the school. The number of "false truths" are shameful and should be called out. In section 6 (of the submitted objection) on a day where 22 cricketers were playing at the club (and there was not more than one supporter per player), and Eastleigh Football Club played Bristol City less than 100 yards from the entrance to the ground, it is unreasonable to draw a conclusion that those cars are anything other than football fans.

### 6.3 **1 x email King Edward VI School – Objection (Summarised)**

The information provided in relation to the Proposal by the Applicant is inadequate in that it fails to address the following matters:

- The predicted numbers of vehicles, cyclists and pedestrians accessing the Site at peak times should planning permission be granted (a significant increase can be assumed given the improved facilities and additional parking spaces proposed)
- What improvements need to be made to the Access Route to allow for the inevitable significant increase in vehicular movement on the Access Route
- How the increased traffic on the Access Route will impact users on Stoneham Lane, including children
- How the narrow Access Route can accommodate larger vehicles (including coaches and minibuses), where, in its current form, it cannot even accommodate for two-way traffic were a pedestrian or a cyclist to use the Access Route
- How cyclists or pedestrians can access the Clubhouse safely given there is no cycle path or pedestrian footway.

The proposal conflicts with policy T1 and T2.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### 7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement Hierarchy  
E1 – High Quality Development

E2 - Protect, Conserve and Enhance the Landscape Character of the Borough  
E3 - Local Gaps  
E5 – Biodiversity  
E7 – Water Management  
LHW4 – Amenity  
T1 – Managing movement  
T2 Parking standards

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Landscape impacts and the strategic gap
- Design and layout
- Highway safety
- Parking provision
- Sport England
- Amenity
- Ecology

8.2 The application site lies in an area designated as both countryside and a local gap within the Test Valley Revised Borough Local Plan 2016. Policy COM2 relates to development outside settlement boundaries in the countryside and states that development will only be permitted if a) it is appropriate in the countryside as set out within relevant Revised Borough Local Plan policy or if b) it is essential for the proposal to be located in the countryside.

8.3 This application does not relate to the policies listed in criterion a) and therefore criterion b) is considered as follows. Trojans and Hardmoor Sports Grounds are well established recreational facilities which provide for a range of sports including cricket, tennis, hockey and rugby. Given the established use and the associated facilities already located in this existing countryside site the principle of the proposed extension and alterations is considered essential in accordance with policy COM2 b). Other relevant policies and material considerations are set out below.

### 8.4 **Landscape & Strategic Gap**

The application site lies in an area designated as local gap within the adopted Revised Local Plan. Policy E3 states that development will be permitted provided that it would not diminish the physical separation and/or visual separation and it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap. The site is currently in sporting use, with Trojans being an established club/ground within the local area. The proposed development does not result in an increase in the overall area of the gap being used for recreational purposes – it seeks to provide a rebuilt clubhouse and courts. It is not therefore considered that the proposed development would result in any physical diminishment of the gap as a result of the proposals or that the development would compromise the integrity of the gap.

8.5 The site itself is well contained and screened in terms of landscaping, with areas of hedgerow and tree planting to the site boundaries. It is considered that development of this nature protects and conserves the wider landscape of the Borough by providing high quality development on this existing sports pitch complex. This would be in accordance with policies E1, E2 and E3 of the Revised Borough Local Plan 2016.

8.6 **Design and layout**

As existing The Trojans clubhouse was built in stages in the 1970s and 1980s, and upon visiting the site it is very clear that this is now outdated and requires significant maintenance. The Design and Access Statement confirms that accessibility to the club and facilities is restricted and the current changing rooms do not conform to Sports England regulations. Running costs for the club are an issue due to the poor building performance, and following investigations into the current condition of the building, a large sum of money would be required each year to just keep the existing building maintained.

8.7 Policy E1 seeks good design as follows:

Policy E1: High Quality Development in the Borough

Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:

- a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;
- b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;
- c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and
- d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.

Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.

8.8 As proposed part of the existing clubhouse, to the south east, is to be removed and a new 2 storey extension built to the north east of the retained clubhouse. The new extension will provide a new accessible entrance, with a reception area, lift, and accessible WC facilities. Steps and a ramp provide access into the retained part of the club house where the squash courts, gym and associated changing rooms are located. The ground floor of the remainder of the extension is mostly allocated to 8 new changing rooms for the various sports played at Trojans. The submission advises that these have been designed in accordance with requirements set out by Sport England. The eastern end of the extension comprises a reception area and shop for the proposed new Padel courts, as well as a covered viewing area looking towards the sports pitches. At first floor access into the existing building is provided, along with toilets, storage and a large multifunctional space. This will be able to be divided into smaller areas such as a bar area, social space and function room with a kitchen. Accessed from the function room is a large terrace overlooking the sports pitches

8.9 Externally, new parking is proposed with 222 spaces, accessible parking spaces would be provided adjacent to the main entrance. To the east of the car park 6 new lit padel courts are proposed, 2 of these are open, with the remaining 4 being located under cover, comprising a metal frame with pressurised canvas, enabling them to be used in all weathers, and during both daytime and evenings. Existing batting nets are proposed to be repositioned to allow for the new padel courts. In terms of materials the club house will mostly all be clad in a dark coloured vertical profiled insulated metal cladding, with colour contrasting steel projections to windows and doors. Existing single storey elements of the building and the new padel club reception will be a white render. It is considered appropriate to condition the submission of samples of these materials to ensure they are appropriate and complement the existing use of the area. Subject to appropriate conditions it is considered that the development can provide essential facilities which would integrate, respect and complement the existing playing fields and wider leisure uses in this area of Stoneham in terms of layout, appearance, scale, materials and building styles in accordance with policy E1 of the Revised Borough Local Plan 2016.

8.10 **Highway Safety**

Significant concern has been raised by the King Edward VI School who it is understood owns the majority of the length of the access route from Stoneham Lane included within the application site. The objection from the School sets out that there are no public rights of way over the Access Route but that certain private rights were granted by the school's predecessor. Those rights were granted in entirely different circumstances before the intensification of uses which has taken place since that time and which has placed ever increasing pressures on the Access Route. The School advises that they have previously raised concerns with Eastleigh Borough Council and the Applicant to no avail as to the nature of that intensification.

8.11 The school has asked specific questions in relation to the submission which the applicant was asked to address. These queries are detailed as follows.

- The predicted numbers of vehicles, cyclists and pedestrians accessing the Site at peak times should planning permission be granted (a significant increase can be assumed given the improved facilities and additional parking spaces proposed)
- What improvements need to be made to the Access Route to allow for the inevitable significant increase in vehicular movement on the Access Route
- How the increased traffic on the Access Route will impact users on Stoneham Lane, including children
- How the narrow Access Route can accommodate larger vehicles (including coaches and minibuses), where, in its current form, it cannot even accommodate for two-way traffic were a pedestrian or a cyclist to use the Access Route
- How cyclists or pedestrians can access the Clubhouse safely given there is no cycle path or pedestrian footway.

- 8.12 The applicant has provided a response to the above points as follows using the criteria of policy T1 of the Revised Local Plan.

Development will be permitted provided that:

a) Its location is connected with existing and proposed pedestrian, cycle and public transport links to key destinations and networks; and

The applicant states that the site is connected to the existing cycle and pedestrian network on Stoneham Lane. There is a bus route (Number 2) on Stoneham lane which provides a frequent service between Eastleigh and Southampton. The Case Officer has visited the site and confirms that the access to the site would remain unchanged as a result of the development.

- 8.13 b) measures are in place to minimise its impact on the highway and rights of way network and pedestrian, cycle or public transport users; and

The applicant highlights that no adverse impact arising from the proposed development has been identified by the Highway Authority on the highway network, pedestrians, cyclists or public transport users and no right of way is affected by the proposals.

- 8.14 c) the internal layout, access and highway network is safe, attractive, in character, functional and accessible for all users and does not discourage existing and proposed users; and

The applicant highlights that the internal layout of the proposed development will result in an improved environment for all users with the provision of marked bays for parking, dedicated cycle parking and improved access to and within the building for all users. The access road has served the site since the club located there and has been deemed acceptable by the planning and highway authorities in respect of the current application. It functions as a shared route for vehicles, pedestrians and cyclists. A number traffic calming measures in the form of speed humps have been installed which means that vehicle speeds are low. There is no record of accidents on the access road within the land controlled by TC, or as far as it is aware, on the section to the east in the ownership of the school.

- 8.15 *Clarification on uncontrolled parking on the access road and the impact that it has on the users of the access road and potentially Stoneham Lane*

A number of photographs, including some provided by Trojans to the School, have been submitted in support of its objection. The section of the access road where the uncontrolled parking takes place extends along the access road from Stoneham Lane to the boundary of the School playing fields and the Trojans boundary. It is the applicant's understanding that the parking is linked to activities at Eastleigh Football Club on match days. The photos provided by Trojans to the School was part of an approach to them to make them aware of the issue as they are the owners of that section of the access road. The Trojans photos were taken when Eastleigh FC were playing a league match v Wrexham last season. I Transport in its report, ref para 6.9, refer to a site visit one of its staff made on the 8<sup>th</sup> July 2023 where parking alongside the access road was observed. The time of the visit coincided with a pre-season football match between Eastleigh FC and Bristol Rovers. The parking was not linked to Trojans Sports Club. The applicant advises that King Edward VI School could



remedy the situation, they have relied on in support of their objection, by providing an on-site presence on match days to prevent parking from taking place, such as is used by the Stoneham lane football facility. The section of access road where the issue of unmanaged parking and condition of the road are in the control of the school. The applicant advises that they have approached the school on numerous occasions raising the issues with no positive outcome to date. The uncontrolled parking presents an inconvenience to users of the Trojans Club but as far as it is aware it has not had an adverse impact on Stoneham Lane itself.

8.16 d) it does not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network or rights of way network; and

The applicant sets out that the Highway Authority has not raised an objection to the current application. There is not much to be gained from speculating as why or how the Highway Authority has come to its view, as I Transport have done in its report. However, it is of interest that the case officer for the County Council responding to the current application also responded to the 2018 application and was familiar with the transport issues arising from the 2015 application. Clearly the officer has a good knowledge of the site and if they had concerns they would have raised them.

8.17 e) Provision is made to support and promote the use of sustainable transport, including the submission of a site travel plan where appropriate.

In its objection letter the school state a travel plan is required and in support of that objection refers to para 9.9 of the Local Plan and para 113 of the NPPF. In both documents the need for a travel plan is predicated on a significant amount of movements being generated. Policy T1 seeks a travel plan where appropriate. In the context of para 9.9 of the supporting text it would be appropriate if a significant amount of movement was generated by the development proposed. The applicant clarifies that the proposed development comprises a net increase of 194sqm and 22 parking spaces. The applicant confirms that they encourage members to minimise the use of private cars when visiting the site. However, the nature of the sporting activities, the need to have personal sports equipment and the wide catchment area from which the membership is drawn does limit the potential for car sharing and use of alternative means of transport. Visiting teams often arrive by mini-bus/small coach and if not do car share due to distances travelled. The applicant also confirms that over a number of years they have reviewed activities which take place on-site. For instance, six tennis courts and four netball courts have been removed from the Hardmoor site as they were in a poor state of repair. From September 2023 there will no longer be 5-a-side football taking place on 2 mid-week evenings involving in excess of 120 participants to be replaced by the U16 girls hockey team training which currently happens offsite.

8.18 Conclusion on highway safety

It is clear there are private ownership matters which need to be addressed between King Edward VI School and the applicant and it is understood that both parties are meeting to discuss these matters in August 2023. However, overall these private ownership objections are not considerations that can be afforded any significant material weight. The additional parking and floor space created does not constitute significant development and does not trigger a requirement for a travel plan. The HCC Highway Officer has no objection to the proposals. Following review of the proposals, whilst the development may well attract some additional visitor's and associated vehicular trips, the Highway Authority is satisfied that the access and development is capable of accommodating the likely increase without material issue. This response together with the clarification received from the applicant results in the development being considered in accordance with policy T1 without significant impacts on the safety of the highway.

8.19 **Parking provision**

Initially there was some disparity between the amount of parking spaces being proposed on different documents and a lack of information in respect of why the final number is proposed. The HCC Highways Officer also highlighted that the proposed internal layout, circulation and parking areas are considered broadly acceptable; however, it is noted that the access way is now proposed to incorporate a large number of parallel parking bays. Parallel parking bays must have a minimum dimension of 6m length, and this is necessary to allow for ease of access and egress of the bays.

8.20 The applicant has clarified that the application form states that the proposal is to replace the existing marked spaces (69) adjacent to the club house, which includes 4 bays for disabled parking. However, this does not represent what is currently on site. . Currently there are a number of unmarked spaces to the south and west of the club house, and an unmarked area to the east all within the application site. The current total provision of parking within the application site is circa 200 spaces. The new provision within the application site would be 222 as stated on the application form which should be sufficient to meet the proposed modest increase in floor space proposed. In addition there are 117 spaces permitted by planning application 18/01872/FULLS for the Hardmoor site south of the pavilion which is part of and controlled by Trojans. This significantly exceeds the requirement for that facility and provides spare capacity. In total the applicant confirms that the Trojans complex currently has available a total of 317 spaces.

The application site together with the Hardmoor site can meet the parking standards of the Local Plan for the existing and proposed development and indeed exceeds the requirement which means Trojans has some flexibility when it comes to managing very high demands for parking if it should occasionally occur. The applicant confirms that they have not seen any evidence either from there operation or the objections received to demonstrate that the parking needs generated by users are not being met.

8.21 The parking standards at annexe G of the Local Plan sets out a number of options for the ongoing uses at Trojans as follows:

	Car Parking Standard	Cycle Standard
Sports Hall	1 space per 5 fixed seats and 1 space per 30 sqm playing area	1 space per 30 sqm of playing area
Swimming Pools, Health Clubs/ Gymnasium	1 space per 5 fixed seats and 1 space per 10sqm open hall/pool area	1 space per 30sqm of open hall/ pool area
Tennis Courts	2 spaces per court	2 spaces per court
Squash Court	1 spaces per court	1 space per court
Playing fields	12 spaces per hectare pitch area	6 spaces per pitch

The site as a whole is measured at approx. 13.4ha. Taking the playing field standard at  $12 \times 13.4 = 160.8$  space requirement. This can comfortably be accommodated on this site together with  $6 \times 2$  spaces for the padel courts and  $4 \times 1$  in respect of the squash courts. Overall adequate space is provided on site and the formalisation of the parking overall is welcomed and a condition is recommended to secure this. Subject to this condition it is considered that the development can be provided in accordance with policy T2 of the Revised Local Plan.

## 8.22 Sport England

Sport England consider the site to be an important multi-sport club which serves a wide community area across administrative borders including helping to meet the demand for sport from Southampton. The club's ground provides opportunities for rugby; hockey; cricket; archery; and squash. Sport England does not consider the proposal results in the loss of playing field/pitches at the site such that the quantity and/or quality of playing pitches are unaffected. However, it is noted that the new padel courts will require the relocation of the cricket nets in the south east corner of the site. Initially Sport England are generally supportive of the proposals and have requested clarification on the following points:

1. undertake a ball strike risk assessment by the ECB's recommended specialist and consider whether any mitigation is needed to protect users of the padel tennis courts and the courts themselves. Subject to the risk assessment report, mitigation in the form of ball stop netting/fencing may be required.
2. More technical details on the design; layout and specification of the padel tennis courts including sports lighting;
3. revised site plan showing the location of the replacement cricket practice nets in accordance with ECB guidance; and
4. consideration of the governing bodies comments on the design and layout of the ancillary provision.

8.23 The applicant has sought to address these points with the submission of the following detail:

#### Ball Strike

- Ball Strike Assessment by Labosport (LSUK23-0573CBAV1)
- Site plan (P20-080 Planning 02-02-006) shows the area proposed to be occupied by Padel and its proximity to the current cricket pitch.
- The applicant confirms that they have already had a number of discussions with the Padel providers about options to mitigate against ball strike risk. They will now ensure full consideration of this report and work alongside the Cricket Board to ensure plans are suitable.

#### Padel technical information

- Steel vision tech info
- Padel courts deluxe-vision steel calculations & steel vision imagery give additional detail layout and specification.
- LTA Letter of support

#### Cricket nets relocation

- The proposed site layout is set out in drawing P20-080 Planning 02-02-006 including relocated cricket practice nets, built to the necessary specification.
- For confirmation, all existing pitches of cricket, hockey, and rugby are not affected or reduced by these proposals.

#### Ancillary facilities changing

- We have given further active consideration to the comments of the governing bodies about layout and design. Indeed, the project group has been “around this buoy” a number of times already. We do undertake to continually revisit our previous designs for the same ground floor space and our working assumptions about the nature of the sport that will be played at any one time. (These previous interior design fit-outs have included separate official changing facilities and some slightly smaller changing rooms.) As is recognised, we have multi-sports requirements played at different times; the submitted plans we believe give the best flexibility while keeping costs and maintenance in mind. In deciding on the current design/fit out in the submitted design we also know that we have additional changing facilities to help with any pinch points should they materialise. These are in the squash area (male and female) that is proposed to remain (but be refurbished) and at the adjacent site of the hardmoor pavilion (x2) which was recently built to contemporary specifications. We note the concerns raised around privacy and individual sensitivities and undertake as a minimum to have some curtained areas and to explore the practicalities of introducing some screening.

8.24 A further consultation has been sent to Sports England with a request for further comment on the responses provided above. An update will be provided to the committee. In the Case Officers view Sport England's latest comments are about the final technical design and do not prohibit the Council from positively determining the application. Should minor technical changes to the layout or design of the sports provision, these can be agreed by a further application or through a NMA.

8.25 **Amenity**

There are no residential properties in close proximity to the development. The development can be provided in accordance with policy LHW4 which considers amenity.

8.26 **Ecology**

The application is supported by Preliminary Roost Assessment by ARB Tech (August 2021). The building to be extended/renovated was assessed to have negligible suitability to support roosting bats. However, a bird nest was identified. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Providing the measures within the report (Section 4.2) and nesting bird avoidance measures are followed the County Ecologist raises no concerns over these proposals. It is considered that the development can be provided in accordance with policy E5 of the Revised Borough Local Plan.

9.0 **CONCLUSION**

9.1 It is considered that the proposal can be provided in accordance with the development plan and is considered acceptable.

10.0 **RECOMMENDATION**

**PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
  - P20-080 02-02-004 - site location plan**
  - P20-080 02-02-001 - block plan**
  - P20-080 02-02-002 - site plan**
  - P20-080 02-02-003 - Topo survey**
  - P20-080 02-05-001 - Proposed elevations**
  - P20-080 02-05-002 - Proposed Elevations**
  - P20-080 02-03-001 - Proposed ground floor**
  - P20-080 02-03-002 - Proposed first floor**
  - P20-080 02-03-003 - Existing ground floor**
  - P20-080 02-05-004 - Existing first floor**
  - P20-080 02-05-003 - Existing elevation**
  - P20-080 02-02-005 - court plan**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

- 4. Development shall proceed in accordance with the measures set out in Section 4.2 (Table 8) of the PRA report by Arb Tech (August 2021). In addition, it is highly advisable to undertake clearance of potential bird nesting areas outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**

**Reason: To protect and enhance biodiversity in accordance with the Habitat and Species Regulations 2017, Wildlife and Countryside Act 1981, NERC Act, NPPF and Policy E5 of the Test Valley Local Plan.**

- 5. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees shown on the approved plans to be retained are to be protected has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**

- 6. Tree protective measures installed (in accordance with the preceding tree protection condition) shall be installed, maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. Prior to the first use of any part of the development hereby approved a replacement tree planting plan and specification shall be submitted to and agreed by the Local Planning Authority. The new trees as detailed shall be planted in the approved positions in the first planting season following the completion of the development. This must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape -Recommendations'. Any trees which die or become damaged within 5 years shall be replaced,**

**Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with policy E2.**
- 8. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

**Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 9. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan P20-080 02-02-002 Site plan. Prior to use of the car parking areas details of how these parking spaces are to be demarcated shall be submitted to and approved in writing by the Local Planning Authority. Once approved the parking spaces shall be provided and demarcated in accordance with the approved details prior to the first use and these spaces shall thereafter be reserved for such purposes at all times as shall the demarcation of each individual space.**

**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and to ensure that parking is provided and the correct number of spaces.**
- 10. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to the occupation or first use of any part of the development . Development shall be carried out and maintained in accordance with the approved details and no additional external lighting shall be provided thereafter.**

**Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and LHW4.**

- 11. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -**

- 1) The parking of site operatives and visitors' vehicles.**
  - 2) Loading and unloading of plant and materials.**
  - 3) Management of construction traffic and access routes.**
  - 4) Storage of plant and materials used in constructing the development.**
  - 5) Full swept path vehicle tracking**
  - 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site**
  - 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.**
- Development shall be carried out in accordance with the approved detail.**

**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

**Note to Applicant:**

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
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