

Lapstone Playing Fields Enhancements

Lapstone Playing Fields, Fair Oak

Design and Access Statement (DAS)

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1. Introduction and Background

The project has originated from the Eastleigh Playing Pitch Strategy (2017), which has identified the need for additional cricket pitch provision to meet demand from an additional 5 adult teams and 6 junior teams in the borough within the local plan period up to 2036, with an additional cricket wicket in BIFOHH to meet the requirements of Fair Oak Cricket Club the main priority for cricket in the borough (see table 3.1 on page 25 of the Eastleigh Borough Council Sports Facilities Needs Assessment & Playing Pitch Strategy Update (2017)). The club currently has over 200 playing members, consisting of 5 men's teams, 1 women's team and a large junior section of over 120 members from U7 to U19s, including a girl's team formed in 2021. Teams from the senior and junior cricket sections currently have to try and find facilities outside of the borough due to a lack of available facilities within the borough, with a lack of security of use of these facilities presenting an ongoing risk the clubs lower teams, and also limiting the growth of their youth and women/girls sections.

Following feasibility work and extensive discussions with Sport England, the England and Wales Cricket Board (ECB) and Hampshire Cricket Board (HCB), a second cricket wicket adjacent to the clubs existing facilities at Lapstone Playing Fields was considered the most viable and sustainable solution, enabling the club to utilise the existing ancillary facilities on site, such as car parking and a changing pavilion, which are adequate to support the requirements of an additional cricket pitch.

2. Context

Lapstone Playing Fields is located to the West of Botley Rd, Fair Oak, with Wyvern College and Fair Oak Junior School located to the north, residential properties to the East, Lapstone Farm to the south and Quobleigh Woods to the west. Outline planning permission has been granted (Planning Portal Reference: O/20/89498) for the One Horton Heath (OHH) development to the south west of the site, which will see the delivery of 2000 new homes in the next 10 years.

Lapstone Playing Fields is a playing field and public open space of approximately 8.4hectares, lying with countryside and the local gap, which currently consists of:

- 1nr 11-wicket cricket pitch, inclusive of 1 non-turf artificial pitch.
- 1nr two-lane cricket net facility
- 1nr 9v9 and 2nr full-size 11v11 grass football pitches
- 2nr tennis courts
- A 2-storey pavilion consisting of 4 changing rooms, disabled and official changing, clubroom, toilets and scoreboard.
- Groundsman shed
- Informal footpath from the car park in the north east of the site, running around the east and southern site perimeter to the boardwalk in the south west corner of the site.
- Car park consisting of 60 standard and 2 disabled car parking bays.

The site is used by Fair Oak Cricket Club for training and match play in the summer months, by Wyvern Football Club in the winter months, casual tennis users, and by the general public as accessible public space for walking, running, dog walking etc.

Please see 'Location Plan' and 'Existing Layout Plan and Site Photos' attached for context of Lapstone Playing Fields location and the existing facilities on site.

3. Policy

3.1 Eastleigh Borough Council Planning Policy Guidance:

The following policies from the 2016-2036 Eastleigh Borough Local Plan are of direct relevance to this site and proposal. Where relevant, policies are referred to in brackets throughout the remainder of the DAS:

Policy S1, Delivering sustainable development, states: To be sustainable, new development in the Borough should: k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.

Policy S5, New development in the countryside, states: Planning permission will be granted for new development in the countryside provided it is related to:... outdoor recreation and open space (policies DM32 and DM33);

Policy S6, Protection of settlement gaps, states: 1. Development within a Settlement Gap as set out in the policies map will be permitted provided that: a. it would not undermine the physical extent and/or visual separation of settlements; and b. it would not have an urbanising effect detrimental to: i. The character of the countryside; or ii. The separate identity of the adjoining settlements.

Policy S9, Green Infrastructure, states: Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multifunctional green infrastructure, including provision of: b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6); d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;

Policy DM1, General criteria for new development, states: All new developments should... d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

Policy DM6, Sustainable surface water management and watercourse management, states: 3. Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of any watercourse will not generally be permitted, and development should wherever possible remove any existing culverts and increase on-site flood storage. Development should be laid out to enable maintenance of the watercourse.

Policy DM11, Nature Conservation, states: 5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that: a. there are no alternative solutions; b. the adverse effects are unavoidable; c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects; d. there is an overall biodiversity net gain; and e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.

Policy DM32, Protection of recreation and open space facilities, states: 1. The loss of existing or allocated recreation and open space facilities, including those identified on the policies map, are only likely to be permitted in exceptional circumstances, where: c. the development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss. 2. Development ancillary to the recreational use may be permitted on recreation sites provided that it does not adversely affect land forming part of, or capable of forming part of, a playing pitch/court/green. Any replacement provision should be made available for use prior to commencement of development.

Policy DM34, New and enhanced recreation and open space facilities, states: 1. The provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 above will be permitted provided that: a. they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan; b. in the countryside: i. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and ii. development should not involve structures, flooding or activities that cause urbanisation or detract from rural character; c. they contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its agricultural and/or landscape value and/or biodiversity interest; and; d. they are readily accessible to those they are intended to serve by means of transport other than the private car, and accord with the transport and parking policies of this Local Plan.

Other Policies and information which are relevant to this scheme include:

3.2 National Planning Policy Framework (NPPF): Paragraph 97 of the NPPF states that “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The development has carefully considered ensuring it does not contravene paragraph 97 of the NPPF through the temporary loss of 1nr 11v11 football pitch in advance of its formal replacement at the OHH development. Through the alternative football provision as described in '4.2 Layout Principles' and in more detail in 'Football Pitch Re-Provision Supporting Statement', we believe the development complies with paragraph 97 via a combination of exception b) and c).

3.3 Sport England Playing Fields Policy (March 2018)

The proposals are also relevant to the Sport England Playing Fields Policy (2018) and believed to comply with exception 5.

Exception 5: The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

4 Design Principles

4.1 Concept (Policies S1, S5 & S6)

Following consultation with client and stakeholder representatives, a design concept has been developed that aims to ensure the site meets the community sports facilities requirements of the local area, addressing existing and future demand as guided by the Eastleigh Playing Pitch Strategy (PPS), whilst also making the site an enjoyable and accessible public open space for local residents from the surrounding residential developments to enjoy.

The proposed development intends to change the sports pitch configuration at Lapstone Playing Fields, converting it into a 2 cricket pitch site, and a 2 football pitch site, meaning the loss of one existing football pitch to accommodate the new cricket pitch. The proposals also include an enhanced landscaping scheme and upgrades and extension of the existing footpath to create a sustainable transport link to the new One Horton Heath development to the south west of Lapstone Playing Fields, to the Playing Fields themselves and the two schools located to the north. The proposals do not constitute a change of use from the sites use as playing fields and there are no proposals for changes to the pavilion, tennis courts or car park.

4.2 Layout Principles

Cricket Pitches (Policies DM32 & DM34): The design considers the ECB recommended guidelines for construction and maintenance of pitches and outfield, ensuring ECB compliant pitches, with the recommended pitch orientation, boundary dimensions and outfield topography. Consideration has been given to the location of the pitches, their proximity to each other, and to neighbouring infrastructure such as tennis courts, pavilion, car park and neighbouring residential properties. On 27 May 2022, a design meeting took place with representatives from FOCC, the ECB, HCB, HCL and SPCL to consider the user requirements and the attending parties guidelines and requirements to ensure the pitch design and layout was compliant. A ball trajectory risk assessment has also been undertaken by Labosport – an ECB approved sports field testing specialist - to support the planning application, which found that the proposed design would require no additional ball-strike mitigation measures other than some mitigation on the western boundary of the northern cricket pitch, due to the close proximity between boundary and the woodland. Please see attached ‘Ball Trajectory Risk Assessment’ report for details. Whilst the pitch layout doesn’t present a risk to people or buildings, balls would get lost on a very regular basis without some form of fencing or netting installed in this location (see proposed location on ‘Layout Plan’). Accordingly, a 6m demountable ball stop netting system is proposed which allows the netting to be lowered when cricket matches are not taking place in use in order to retain permeability for biodiversity on site and minimise the impact on the visual amenity of the site. Please see ‘6m Demountable Ball Stop System’ which provides an example of the proposed system to be used.

Ancillary Building (Policy DM34): An ancillary building installed on a concrete base is proposed to the north east of the most southerly cricket pitch as shown on the Layout Plan. This is to meet the ground grading requirements of the Hampshire Cricket League to provide ‘pitch side facilities’ which provide cover and storage for players, scorers and umpires using the second cricket wicket. There is an existing ancillary building (L 9.5m x W 4.7m x H 2.4m) serving this function for the existing cricket wicket, which was given planning approval on 16/06/2016 (Application number F/16/78246). Initial proposals were to relocate the existing ancillary building to suit the new pitch layout as shown on the ‘Layout Plan’, however due to its condition, this will be removed and replaced with a new ancillary building. Current proposals are to replace the ancillary building with a wooden clad converted container (L 12.19m x W 4.88m x H 2.59m), to remain in keeping with the character and aesthetic of the site, whilst providing a more durable and secure solution than the existing wooden



Existing ancillary pavilion serving the cricket wicket, which received planning permission in June 2016 (F/16/78246)

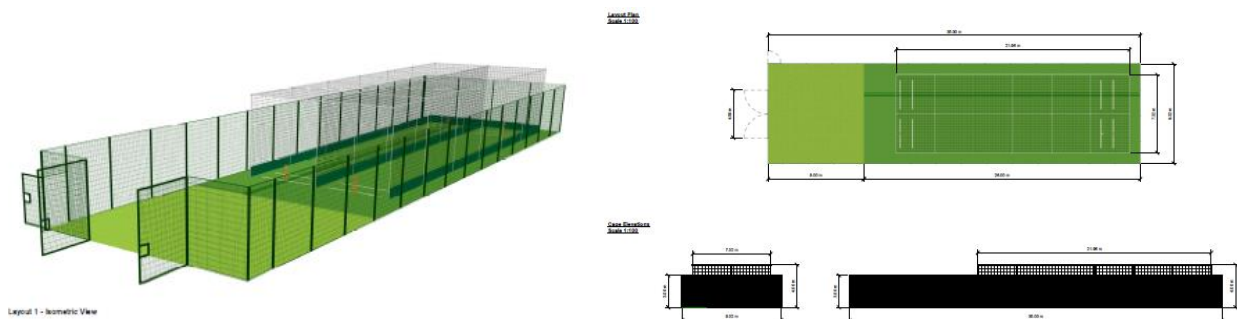


Example elevation for proposed replacement ancillary building to serve the second cricket pitch.

structure. It is intended for this building to be used under the same usage permissions given under the existing planning permission (cricket club pavilion and storage for usage practice and match day only). Please see attached 'Ancillary Building GA and Elevation Plans' for details of the proposed ancillary building.

Cricket Nets (Policy DM34): The existing 2-lane cricket nets will need to be relocated and replaced to accommodate the most northerly cricket pitch. New 2-lane cricket nets are to be located on the northern boundary of the site on the same orientation as the existing nets (see 'Layout Plan'). Whilst the recommended ECB guidance is for nets to be located in a north-to-south orientation, there is not a location on the site considered suitable to achieve this without compromising other sports provision. This location ensures the nets are located:

- i. outside of any RTZ's,
- ii. away from residential properties to avoid noise impact,
- iii. in a safe location in terms of ball strike
- iv. within proximity of storage and a power supply for use of the clubs bowling machine; and
- v. within range of the CCTV surveillance system on site due to historic issues of anti-social behaviour and vandalism. The net dimensions, inclusive of perimeter fence are 35m x 9.32m x 4m, which is consistent with the existing net system on site. Specification details accompany the application, please see 'Cricket Net Specification'.



Football Pitches (Policies DM32 & DM34): Lapstone currently consists of 3 football pitches and 1 cricket wicket and the revised proposal is for this to change to 2 cricket pitches and 2 football pitches, with the existing 9v9 pitch to the north of the site being retained, the 11v11 pitch to the south moving approx. 20 yards west, and the 11v11 pitch in the middle of the site being lost to accommodate the new cricket pitch layout. The 3 pitches are currently well used by local football club Wyvern FC. Accordingly, alternative provision has been sought to ensure continuity of use and that no football teams are displaced without suitable alternative provision as a result of the project. Following consultation with Wyvern FC, the Hampshire FA and Wyvern College it is agreed to enhance the maintenance of the 11v11 grass pitch located at Wyvern College, which is adjacent to Lapstone Playing Fields and make it available for community use. Please see 'Football Pitch Re-Provision_Supporting

Statement’ which provides a more detailed explanation of the football re-provision proposals and explains how this approach is viewed to align with exception b) and c) of paragraph 97 of the National Planning Policy Framework (NPPF).

Pedestrian Footway (Policies S6 & S9): A 1.8m permeable pedestrian footway is to be delivered to create a sustainable transport link between the forthcoming One Horton Heath housing development, Lapstone Playing Fields and the two schools to the north (see ‘Layout Plan’). This predominantly follows the route of the existing footpath across Lapstone Playing Fields connecting the car park at the north east the site, to the recently refurbished boardwalk at the south west. The alignment is slightly amended to ensure it safely navigates around the perimeter of the new cricket pitch boundary. The path shall not be lit. The footpath specification for this section of footpath will follow ‘Hampshire Countryside Service Design Standards (2020)’ to retain in keeping with the countryside/recreational setting. Please see attached for specification details.

Following consultation with the OHH development team and site visits with EBC planning, countryside and biodiversity officers, the proposed route to the south of the boardwalk was agreed. This route is clearly already used as a desire line by walkers and ties in with the draft green infrastructure plans for OHH (yet to be submitted), to provide the opportunity for future connectivity between the permissive routes and public rights of way (PRoW) from the OHH development to Lapstone Playing Fields. This route is also considered the least intrusive option from an arboricultural and ecological perspective. In order to protect route protection zones and in keeping with the woodland setting, a timber edged, bark chipping surface is proposed for this 30m section of footway. Further details regards the proposed route and construction method can be found in the ‘Arb Impact Assessment/Method Statement’.

5 Access

Traffic and Car Parking: The playing fields have existing access off of Pavilion Close, and an existing car park consisting of 60 standard and 2 disabled car parking bays. The existing car parking capacity is not quite adequate for existing peak time usage of the car park, which is



Pictures of the car park during a cricket match on Saturday 20th August 2022, with 22 of the 62 available spaces being used.

Sundays in the football season (Sept – April) when all 3 existing football pitches are in use. This leads to users parking on verges and kerbs along the access road, Pavilion Close during these times. During cricket usage periods (Saturdays and Sundays May – August) there is currently significant additional car parking capacity. Below shows images of the car park taken on a Saturday afternoon in August during a cricket fixture which is deemed the busiest time during the cricket season. 22 of the available 62 spaces were being used.

It is reasonable to assume that the proposals for 2 cricket pitches instead of 1 could double the level of car park usage on Saturdays and Sundays in the cricket season, leading to approximately 40-45 spaces being used. Accordingly, it is viewed that the existing car park and access arrangements would be more than adequate to accommodate these proposals. In fact, the revised pitch configuration, which reduces to 2 football pitches on site, should actually help to alleviate the existing peak time parking issues experienced during the football season when all 3 existing football pitches are in use, as cars/traffic using the replacement pitch at Wyvern College will use their car parking facilities instead.

Access to Lapstone Playing Fields is off of Pavilion Close, which is a residential street that often sees heavy road-side parking during school drop off and pick up times. Accordingly, careful consideration will need to be given to construction vehicular access. It is suggested that construction access is restricted during school drop off (8.15am-9.15am) and pick up times (3pm-4pm) in order to minimise disruption to residents of Pavilion Close. It is suggested that a more detailed traffic management plan is provided as part of a Construction and Environmental Management Plan (CEMP), to be submitted for approval as a pre-commencement condition.

Pedestrian Footway (Policy S6 & S9): The footpath link is an important part of this application linking the playing fields, village and schools to the north to the forthcoming One Horton Heath housing development to the south west of the site. This is a vital public link so that existing and future residents can easily access this open space. See '4.2 Layout Principles' for details.

6 Environmental Considerations

The primary sensitivity of the development proposal is the requirement to extend the existing drainage culvert by 44m, remove the surrounding goat willow trees and fill the ground above it to create a level outfield for the most northerly cricket pitch. Alternative design solutions have been extensively explored to see if two ECB compliant cricket pitches can be delivered on the site without the need to extend this culvert, but it is not achievable, due to the minimum boundary requirements and the proximity of the two pitch boundaries to both each other and surrounding infrastructure.

Off-site solutions were also explored, but nowhere was identified within the Parish which could accommodate the required space and facilities. Fundamental to the rationale of the proposals is that Lapstone Playing Fields benefits from an existing 4 changing room pavilion, adequate to meet the requirements of 2 cricket pitches, along with adequate parking and existing maintenance equipment and storage. These proposals will provide enhanced

facilities to meet the match play and training requirements of all of Fair Oak Cricket Club's teams, facilitating their development and growth, whilst also removing the current risk their teams face, having to seek alternative pitch provision outside their borough on a season-by-season basis. Consolidation of cricket provision on one site also creates a much more secure and sustainable solution for ongoing provision in the long term, ensuring the use of the existing ancillary facilities are maximised and avoiding the additional capital and ongoing maintenance costs if the facilities were to be duplicated elsewhere to provide a second pitch in the Parish. This is a solution that both Fair Oak Parish Council and Fair Oak Cricket Club have said would be unsustainable for them. The proposed approach therefore strongly aligns with Aim 4 of Eastleigh's Sport and Active Lifestyles Strategy (2022-2026); Enhancing our open spaces and playing pitches to enable more active environments; Providing and protecting playing pitch provision guided by Eastleigh Borough Council's Playing Pitch Strategy; and maintaining, renewing, and upgrading our existing facilities to meet identified need.

The applicant acknowledges that extending the existing culvert and removing a small section of 'wet woodland' does not fully align with the recommendations of Policy's DM6 and DM11, however the scheme looks to deliver a comprehensive compensation scheme that creates an overall environmental enhancement and biodiversity net gain.

Trees (Policy DM 1): Policy DM1 states that a proposal should "not involve the loss of or damage to trees, woodlands... unless they can be replaced with features of equivalent or enhanced value". As stated, a design solution without the removal of some trees was not viable and therefore a Tree Survey and Arboricultural Impact Assessment (AIA) were undertaken to understand the number and species of trees that would be effected by the proposals, so that a comprehensive mitigation proposal could be delivered that would provide enhanced value. The AIA identified that approximately 50 young Goat Willow trees would be lost to deliver the project. These trees are not subject to TPO's or forming part of a conservation area. The Arborist confirmed their loss could be more than compensated for by the proposed landscaping scheme. Whilst replacement goat willow is proposed as part of the landscaping scheme to recreate the willow scrub and wet woodland habitat being lost, we also propose to plant a range of species in order to retain a diverse tree population which will be resilient to climate change and new pests and diseases. The landscape plan will enhance the arboricultural interest of the playing fields, providing a richer and more diverse range of species for the benefit of biodiversity that will also be more aesthetically pleasing for local residents. Whilst the LPA's SPD indicates as 1:1 tree replacement ratio is required for category C trees, this development looks to replace at a greater ratio to provide a significant net gain and enhance to local landscape. Please see 'Arb Impact Assessment/Method Statement' and 'Landscape Management Plan' for further detail.

Ecology (Policy S1, DM1, DM6, DM11): The proposals look to extend the existing drainage culvert over an existing area of wooded watercourse, which could be considered as 'Wet Woodland' habitat under the UK Biodiversity Action Plan (BAP) definition. A Preliminary Ecological Assessment (PEA) was undertaken to assess the impact on habitat loss and any mitigation required. The PEA identified the section of wooded watercourse as not particularly good quality wet woodland habitat, lacking in structural and species diversity.

The PEA also identified this area as potential Great Crested Newt (GCN) and Dormouse Habitat. Accordingly, subsequent GCN surveys and Dormouse Surveys were undertaken, which identified no evidence of either species being present in the area to be removed. However, due to their presence being recorded within the proximity of the area to be lost, the ecological appraisal advises of the requirement to attain a European Protected Species Licence for Dormice and a Great Crested Newt Licence from Natural England before work can be carried out under the supervision of an Ecological Clerk of Works.

In line with EBC Planning Policy (DM11 4.d) the scheme seeks to achieve an overall Biodiversity Net Gain (BNG) of over 10%, delivering replacement and enhanced habitat in the surrounding area to mitigate the loss of this potential habitat. Please see 'GCN Survey Report', 'Dormouse Survey Report' and 'Ecological Appraisal Report' attached, which detail mitigation proposals to ensure replacement and enhancement of habitat in the surrounding area for a variety of species to achieve a biodiversity net gain. This includes a recreation of the wet woodland habitat in the south west corner of the site, which looks to support a more diverse range of species with individual trees of different ages rather than a monoculture of willow as currently exists. It also includes, planting to enhance the site for wildlife; new bat roost provision; lighting restrictions; new bird nesting provision; new log and turf piles for reptiles and great crested newts; and new invertebrate boxes.

Flood Risk and Drainage: Based on information obtained from the Environment Agency (EA), the development area has a very low risk (<0.1%) of flooding from Surface Water, Rivers and Seas. The playing fields have an existing primary piped drainage system (see 'Existing Primary Drainage System_Lapstone'), with supplementary secondary drainage, which discharges into the watercourse downstream of the existing culvert. The proposed development looks to retain the playing fields as a greenfield site, enhancing the surface water drainage in two areas to connect into the existing primary drainage system. This consists of 1m sand slits to the amended footprint of the 11v11 football pitch and 3m lateral drains into collector drains for the area to be filled to create the outfield of the northerly cricket pitch as per Sport England's Design Guidance Notes for Natural Turf (see 'Tgms111.9.3 Lapstone Playing Fields - Drainage Design' for details). Accordingly, the existing outfall locations are not altered. Greenfield runoff rates and drainage outfall rates have been calculated using the Flood Estimation Handbook method, confirming the drainage proposals would not cause faster or greater flow than the current greenfield condition (See 'Feasibility Study' pages 6-8). The site therefore remains at low risk of flooding, and proposals will not adversely impact on the flood risk further down the water course. In fact, the enhanced landscaping proposals (see 'Landscape Management Plan') are delivering a significant net gain in trees and native hedging around the perimeter of the site which will help to intercept, retain and slow down rainfall run off.

Noise: A temporary noise impact is to be expected during the period of construction due to the use of heavy machinery required for the construction of the natural turf sports pitches. It is proposed that works only take place between the hours of 8:00 and 18:00 Monday to Friday and 8:00 – 13:00 on Saturdays.

A noise impact assessment to assess the possible noise impact on the local residential properties as a result of the development is not deemed required, as the proposals result in

change in pitch configuration of existing sporting activities which take place on the site, with the new layouts not increasing the proximity of playing pitches to the local residential properties to the east of the site. Accordingly, it is not considered that the development will result in any material difference in noise generated from the use of the site as playing fields. The requirement for a noise impact assessment was not raised during pre-application consultation, and even suggested that the change in land use purpose to more cricket and less football provision could be less impacting due to the nature of the sport and no use of a whistle.

Lighting (Policy DM34): No additional lighting, temporary or permanent, forms part of the development proposals. This aligns with policy DM34 guidance by avoiding an urbanising effect that would impact negatively on biodiversity.

Construction Methodology: The development proposes to alter ground levels on site in two areas as identified on the 'Layout Plan'. This therefore involves cut and fill exercises, with cutting in the south east corner of the site, and infilling above the culvert to be extended on the western boundary of the site to create pitch boundary gradients which are compliant with ECB guidelines. 865m³ of earth will be cut from the southwest corner, along with 90m³ to deliver the footpath. Excavated material shall be used to infill on top of the extended culvert. The exact amount of material required to infill this area is difficult to accurately quantify due to the difficulty in surveying the area until the trees are removed. However it is estimated that a total of 1695m³ is required so it is anticipated that circa 700-800m³ of imported material will be required, which will have to be tested for contaminants prior to importation. Based on information obtained from the Environment Agency (EA), the development area is not located over any former landfill sites.

Due to the nature of these groundworks, it is acknowledged that construction management and environmental controls will be important for things such as dust suppression, noise reduction and surface water management. Accordingly it is proposed that a Construction and Environmental Management Plan is submitted prior to commencement of development, to satisfy the local planning authority that these issues have been fully considered and will be managed in accordance with best practice guidance and the relevant BS standards, such as BS5228 "Code of practice for noise and vibration control on construction and open sites" and the Institute of Air Quality Management's "Guidance on the assessment of dust from demolition and construction".

7 Consultation

7.1 Stakeholder Consultation: Pre-application enquiries have taken place with planning officers at Eastleigh Borough Council, along with various key stakeholders being consulted throughout the design process to inform designs. Stakeholders have included:

- Fair Oak Parish Council (FOPC),
- Fair Oak Cricket Club (FOCC),
- England and Wales Cricket Board (ECB),
- Hampshire Cricket Board (HCB),

- Hampshire Cricket League (HCL),
- Southern Premier Cricket League (SPCL),
- Sport England
- Hampshire FA (HFA),

Landowners, Fair Oak Parish Council, gave their approval for the scheme at the Parish Council meeting dated 25 April 2022.

7.2 User and Public Consultation: A pre-app user consultation took place on 13 October 2022 and a public consultation took place on 14 October 2022 to gather the views of users and local residents on the proposals. Please see the 'Public Consultation Report' for a summary of the methodology used and the responses received from users and residents, which have been considered in the design proposal where appropriate and practicable.

8 Summary

The proposals have been developed with the aim of fulfilling the client and users' specific requirements for additional cricket provision – a need identified in the Councils Playing Pitch Strategy (2017) and as supported by Sport England and the ECB. The project aims to meet its objectives, whilst retaining continuity of use for existing users of the site, and integration into the existing countryside setting. The project also looks to utilise the existing supporting infrastructure at Lapstone Playing Fields such as the car park and pavilion to support the use of the sport facilities and avoid unnecessary development on alternative sites.

To achieve this aim, a small area of wet woodland habitat has to be removed to accommodate the outfield of the second cricket wicket. Onsite and offsite design alternatives were explored to try and avoid this requirement but were not considered viable on a number of grounds. Accordingly, the proposals seek to deliver a comprehensive mitigation package, which replaces the habitat loss to an enhanced quantity and standard, to achieve an overall BNG of over 10%.

In conclusion, the proposed development represents a valuable community facility, that will provide a high-quality space for both formal and informal recreation for the local community it will serve, as well as new green infrastructure links, better connecting the playing fields to new and existing residential developments.