

BEN PRIDGEON
BIDWELLS
BIDWELL HOUSE
MARIS LANE
CAMBRIDGE
CB2 9LD

Application	F/23/95045
Please ask for	Rachael Morris
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Friday 4 August 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/95045

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Installation of 2no. synthetic sports pitches, erection of fencing including new pedestrian access route, associated engineering operations and landscaping

Site: THE WIDE LANE PAVILION, UNIVERSITY OF
SOUTHAMPTON SPORTS GROUND, WIDE LANE,
EASTLEIGH, SO50 5PE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 293368-ARUP-ZZ-XX-SK-C-003, 293368-ARUP-ZZ-XX-DR-L-0201-P01, 293368-ARUP-ZZ-XX-DR-L-0100-P01, 293368-ARUP-ZZ-XX-DR-L-0600-P01, 293368-ARUP-ZZ-XX-DR-L-0300-P02, 293368-ARUP-ZZ-XX-DR-L-1000-P01, 293368-ARUP-ZZ-XX-DR-L-0200 P01, 293368-ARUP-ZZ-XX-DR-L-0601-P01, 293368-ARUP-ZZ-XX-DR-L-0101-P01, 293368-ARUP-ZZ-XX-DR-L-0301-P02, 293368-ARUP-ZZ-XX-DR-E-0201-P02, and 293368-ARUP-ZZ-XX-DR-E-0200-P02

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

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 Prior to any above ground works in construction of the Artificial Grass Pitches (AGPs) details of the design and layout of the AGPs and their compliance with:
 - RFU guidance note 7: Artificial Rugby Turf in order to achieve and maintain World Rugby Regulation 22; and
 - FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimummust be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The AGPs shall not be constructed other than in accordance with the approved details.
Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy DM34 from the Eastleigh Borough Local Plan (2016-2036).
- 4 Within six months of first use of the approved Artificial Grass Pitches (AGPs), a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the approved AGPs as well as associated ancillary provision (including car parking and changing/toilet facilities) and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy DM32 from the Eastleigh Borough Local Plan (2016-2036)
- 5 The development shall accord with the arboricultural report reference EAS-026.2023v2. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 6 The submitted Preliminary Ecological Appraisal (referenced R3270/c) shall be accorded to in full, including the recommendations listed in Section 9.
Reason: To ensure there is suitable protection of habitats and species, in accordance with Policy DM11 from the Eastleigh Borough Local Plan (2016-2036)
- 7 The proposed development shall accord in full with the Biodiversity Gain Assessment (referenced R3390/b) and the Landscape Drawings to ensure (referenced 293368-ARUP-ZZ-XX-DR-L-0300 Rev P02 and 293368-ARUP-ZZ-XX-DR-L-0301 Rev P02) a Biodiversity Net Gain (BNG) is achieved.

Reason: To ensure a BNG and biodiversity enhancements are delivered in accordance with Policy DM11 from the Eastleigh Borough Local Plan (2016-2036)

Note to Applicant: Guidance on preparing Community Use Agreements is available from Sport England.
<http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Note to Applicant: (artificial grass pitches – rugby only) The applicant is advised that the pitch should be built in accordance with RFU guidance note 7: Artificial Rugby Turf and tested biannually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.

(artificial grass pitches – football only) The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.

(artificial grass pitches football only) The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes