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Application	F/22/94174
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Friday 11 August 2023

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

Application No. F/22/94174

In pursuance of their powers under the above Act and in accordance with your application received on Monday 28 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of the existing playing field to accommodate 2.no football pitches and 2.no cricket pitches with the loss of 1.no football pitch. Erection of a single-storey cricket score-box & storage cabin. Erection of cricket nets. Extension to an existing culvert. Associated landscaping and footpath upgrade.
Site:	FAIR OAK SPORTS PAVILION, PAVILION CLOSE, FAIR OAK, EASTLEIGH, SO50 7PS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: TGMS1111.9-3 Rev 4, 25 05 23-Rev1, Tgms1111.9-6 Rev3, TGMS1111.9-1 Rev6, Tgms1111.9-5, Tgms1111.9-4
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 the commencement of work relating to the ancillary storage building, full elevational details and materials to be used shall be submitted and approved in writing by the Local Planning Authority. The details shall be in broad accordance with plan references Part 2 Rev 5 and Part 3 Rev 5.
Reason: To ensure a high-quality design in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Within 3 months of commencement of development, a Landscape Ecological Management Plan (LEMP) and final landscaping scheme shall be submitted and approved in writing by the Local Planning Authority. The submitted LEMP and landscaping scheme shall include detail in broad accordance to the submitted Enhancements Plan (25 05 23-Rev1) and submitted Landscape Management Plan (HBD2230LSR2). The scheme shall cover all biodiversity enhancements, hard and soft landscaping including trees, planting, boundary treatments, and hard surfacing and provide details of timings for all landscaping. This must ensure the approved Biodiversity Net Gain on site is maintained. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure biodiversity enhancement and suitable management on site. In the interests of the visual amenity of the locality and biodiversity on site.
- 5 Prior to the commencement of works a schedule of playing field maintenance for the adjacent 11x11 football pitch on the Wyvern College site, including a programme for implementation for a minimum period of 5 years, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following written approval of the schedule of playing field maintenance by the Local Planning Authority the approved schedule shall be complied with in full.
Reason: To ensure the alternative football provision is maintained to standard
- 6 Prior to any drainage works or culvert works, culvert details and detailed drainage plans showing how the pitch drainage will feed into the proposed area of wet woodland, the size of the drainage catchment area for the proposed wet woodland, cross sections and long sections of the proposed wet woodland and details for the remainder of the site including any new discharge points.
Reason: To ensure suitable drainage on site in accordance with DM6.
- 7 The development must accord with the arboricultural report reference HBD2202IAMS R3. No excavation, demolition or development related works; no access by persons, vehicles or plant; and no placement of goods, chemicals, fuels, soil or other materials shall take place within the Root Protection Areas of any retained tree in proximity to the proposed culvert installation.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 8 The development hereby approved shall accord in full to the submitted and approved Construction Environmental Management Plan (referenced 20230206P1 Rev 2) and the Culvert Extension Method Statement (X232306 Rev P01) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To limit the impact the development has on the amenity of the locality and the surrounding environment
- 9 The proposed stop netting will be put away when not in use/play.
Reason: To ensure the site remains accessible for all users including potential wildlife

- 10 The development hereby approved shall accord to the submitted Dormouse Survey Report (Rev1-04 11 22), Great Crested Newt Survey Report (Rev1-04 11 22) and Ecological Appraisal Report (Rev1-04 11 22) completed by Hampshire Ecological Services and implement the recommended enhancement measures.

Reason: To ensure protected species that are potentially present are safeguarded in accordance with DM11.

- 11 The proposed footpath including additional boardwalk area shall be constructed to Hampshire Countryside Service Design Standards (2020) for Path Surfacing and Boardwalks.

Reason: To ensure the footpath/boardwalk is suitably constructed and best practice is followed.

Note to Applicant: This planning permission does not convey the right to implement the development without other required permissions, such as an Ordinary Watercourse Consent.

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