

Planning, Design and Access Statement in support of the
Planning Application for the

Proposed installation of a multi-use games area (MUGA)

At

The King's School
Lakesmere House
Allington Lane
Fair Oak
Eastleigh
SO50 7DB

On behalf of the applicant

Synthetic Turf Management Ltd

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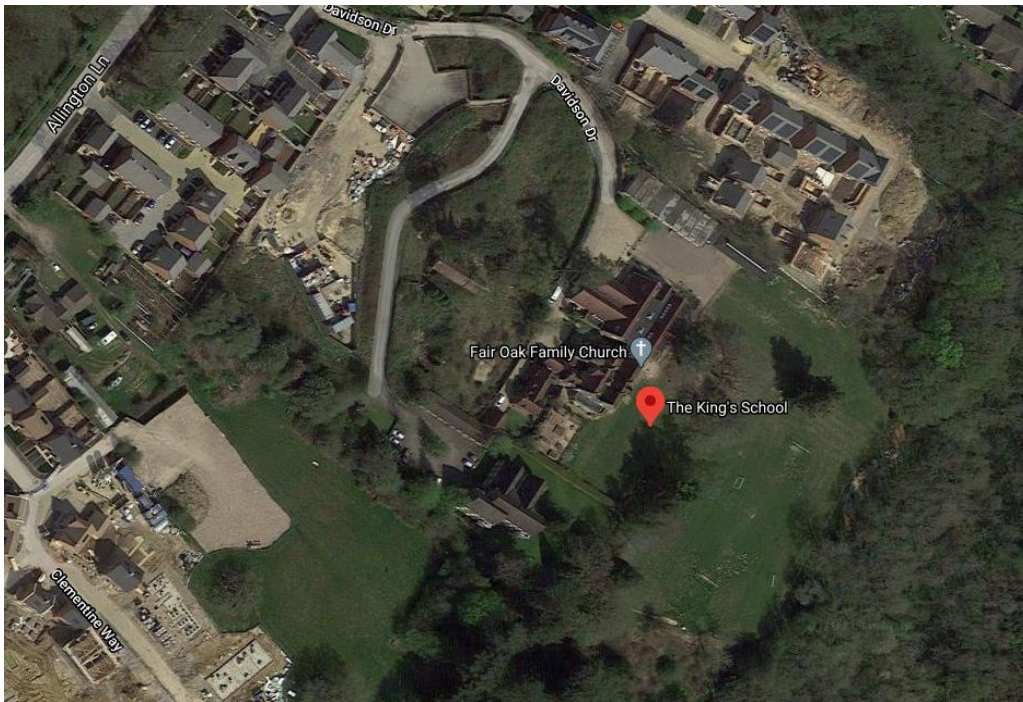
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1 Introduction

- 1.1 This statement has been prepared by Michael Healy Ltd on behalf of the applicant, Synthetic Turf Management Ltd, in support of a planning application for an artificial grass multi-use games area (MUGA) within the existing school grounds at The King's School, Lakesmere House, Allington Lane, Fair Oak, Eastleigh, SO50 7DB.
- 1.2 A Multi Use Games Area consisting of three tennis courts will be constructed toward the southern end of the existing playing field to the rear of the school buildings.
- 1.3 The proposed perimeter fencing around the MUGA will be 3m high open steel mesh design and would be finished to polyester powder coated colour in RAL 6005 (dark green colour).
- 1.4 The application seeks full planning permission for the proposal as indicated upon the accompanying drawings.

2 Site and Surroundings

- 2.1 The King's School is an independent Christian faith primary and senior school with approximately 214 pupils as of 2019.
- 2.2 Kings school is situated on the south-east side of Allington Lane between the cul-de-sacs Davidson Drive and Clementine Way in Fair Oak, Hampshire. There is mature woodland and Quableigh pond at the rear of the site.
- 2.3 The school's existing outdoor sports facilities are limited to a large grass sports/playing field which is located at the rear of the school.
- 2.4 The playing field slopes down from the NW corner to the SE corner and there is a difference in levels of approximately 5m in height over a distance of approximately 120m which equates to an average fall of 1 in 24 across the site. In the centre of the playing field this fall can be 1 in 17 which is much steeper and is not best suited for many sporting activities.
- 2.5 The playing field also suffers from water-logging at times of heavy rain fall and during the winter months. Land drains have previously been installed to alleviate this problem and provide below ground surface water attenuation.
- 2.6 The purpose of the MUGA is to create an all-weather level playing surface that can be used for many different sporting activities by the school children throughout the year.



Aerial photograph showing Kings School sports field and adjacent SINC.

3 National Planning Policy Framework

- 3.1 The NPPF requires all new developments to be considered with the presumption in favour of sustainable development. It has as one of its core principles the requirement to seek high quality design. It reiterates the requirements confirming that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Planning decisions should (amongst other things) aim to ensure that developments: add to the overall quality of the area: establish a strong sense of place: respond to local character and reflect the identity of local surroundings and materials: and are visually attractive as a result of good architecture and appropriate landscaping.
- 3.2 Section 8 of the NPPF is entitled Promoting healthy and safe communities. Paragraph 91 states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. (Emphasis added).

3.3 In addition, Paragraph 92 indicates that planning policies and decisions should:

b) Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

3.4 Paragraph 94 states that:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications;

3.5 Paragraph 96 on the subject of open space and recreation states:

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.

4 Local development Plan

4.1 Eastleigh Borough Council Local Plan 2011 – 2019 draft policies map shows the King's school site is located within Urban Edge S2.

4.2 Paragraph 2.20 on the subject of Development Requirements: A Clean And Green Borough states:

The Partnership for Urban South Hampshire (PUSH) Green Infrastructure Strategy 12 provides a very wide definition of green infrastructure (see paragraph 1.3 of the strategy).

In this borough, green infrastructure is interpreted to include the following:

Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;

4.3 Chapter 3: Vision and Objectives Paragraph xix and xx state:

To support the Council's health strategy by ensuring that new development is designed and laid out in a way that encourages healthy lifestyles.

To maintain and enhance the provision, amenities and accessibility of sport and recreation facilities, promoting the use of these in accordance with the Borough Council's strategies for play, sport, active lifestyles and health.

4.4 Policy DM32 Paragraph 5.143 on the subject of New and Enhanced Recreation Facilities states:

It is considered important to make provision for the enhancement of existing, and provision of additional recreation facilities, provided they do not cause or increase urbanisation of the countryside, and accord with other policies of the local plan regarding residential amenities, heritage and biodiversity.

4.5 Policy DM33 on the subject of New and Enhanced Recreation and Open Space Facilities states:

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:

- i. they accord with the general development criteria and the countryside, biodiversity, and heritage policies of this local plan;
- ii. in the countryside:
 - a. new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and
 - b. development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character;
- iii. 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
- iv. 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.

5 Design Principles & Concepts Applied to the Proposal

Design development during the planning application process

During the planning application process, the planning officer consulted with various consultees, departments, authorities and neighbours and a number of questions, concerns and objections were received. The proposed drawings have been amended and revised and the layout and design has been altered to mitigate the various concerns as detailed below:

Consultee	Objection	Response / resolution
Ecology Officer 1	MUGA location in relation to the 20m buffer to SINC. Suggested MUGA is rotated 90 degrees and relocated away from SINC and existing trees.	MUGA rotated 90 degrees and relocated outside of 20m buffer to SINC and RPA's for existing trees. Refer to 'Ecology' section in DAS notes on drawing 04.
Ecology Officer 2	Drainage layout originally specified new soakaway. Question raised - Where will this be located?	New soakaway omitted. Existing land drains to be replaced as part of the MUGA works and to provide surface water attenuation as existing. Refer to 'Surface Water Drainage' section in DAS and notes on drawing 04.
Ecology Officer 3	Badgers may be present	Daily pre-works badger check will be carried out. Refer to 'Ecology' section in DAS and notes on drawing 04.
Ecology Officer 4	A CEMP will be required to ensure the SINC / woodland boundary is protected during construction.	Refer to separate 'CEMP' document.
Ecology Officer 5	The reptile translocation receptor area from the Allington Lane Site 2 housing development (F/19/85028) is located between the school playing fields and the SINC boundary.	This area is outside of the site boundary and will not be affected by the proposed works. Refer to Ecology section in DAS. No further action required.

Consultee	Objection	Response / resolution
Ecology Officer 6	Advised that <i>"enhancements for biodiversity will be required."</i>	An area of wildflower meadow to be planted and maintained on site. Bird box and bat roost boxes to be mounted in suitable trees. Refer to 'Ecology' section in DAS and notes on drawing 04.
Ecology Officer 7	Advised that <i>"there is a record of Great Crested Newts within 50 m of this site. It is unlikely that there is suitable habitat within the closely mown grass of the existing sports field. However if this application is approved, anyone working on site should be informed and take suitable precautions."</i>	Daily pre-works GCN check will be carried out. Refer to 'Ecology' section in DAS and notes on drawing 04.
Planning Officer	Wanted confirmation that there is no floodlights associated with this proposal.	Email sent to planner on 06.05.2021 confirming no floodlights are associated with this proposal. Refer to 'Use' section in DAS.
Sports England 1	Requested details of the proposed MUGA surface.	Refer to separate document 'Evo Pro Data Sheet'.
Sports England 2	Requested justification for the loss of the football pitch refencing the National Planning Policy Framework paragraph 97; The Local Plan, Sport England's planning policy exceptions and the adopted playing pitch strategy.	Refer to 'Sports England' section in DAS.
Sports England 3	Requested existing and proposed sections through the playing fields.	Refer to 'Sports England' section in DAS and drawing number 08.

Consultee	Objection	Response / resolution
Tree Officer 1	TPO trees and SINC trees could be impacted by the proposals. No trees shown on the original drawings. Holding objection raised and requested arboricultural information.	Tree survey information and RPA's added to the drawings. MUGA rotated 90 degrees and MUGA / footpath relocated outside of RPA's and outside of 20m SINC buffer. Refer to 'Tree Protection' section in DAS.
Tree Officer 2	Plan required showing proposed temporary fencing to protect trees. Wants solid fence between MUGA and TPO trees between MUGA and school.	Refer to drawing number 07, separate 'Tree Protection Method Statement' document and 'Tree Protection' section in DAS.
County Archaeologist	<i>"The proposal involves considerable groundworks, however to the west and to the south west archaeological survey ahead of development did not encounter any substantive archaeological sites. Whilst the presence of archaeological sites cannot be ruled out there is no pressing case that would justify the burden of an archaeological condition. On that basis I would not raise any archaeological issues."</i>	No further action required.
Southern Water 1	<i>"The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development."</i>	Existing land drain system to be retained / replaced on a like for like basis. Refer to notes on drawings and to 'Surface Water Drainage' section in DAS.
Southern Water 2	<i>"It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site."</i>	Approximate position of sewer is shown on drawings 02 and 04. MUGA is located away from sewer so will not be affected by the proposed works. No further action required.

Consultee	Objection	Response / resolution
Parish	<i>"No objection."</i>	No further action required.
Southampton Airport	<i>"does not conflict with safeguarding criteria. We therefore, have no objection to this proposal."</i>	No further action required.
Historic England	<i>"No comment" and "refer to Council Heritage / Conservation officer."</i>	No further action required. (Refer to Heritage / Conservation officer response below).
Heritage/Conservation	<i>"No objection."</i> Requested confirmation of fencing mesh specification.	Mesh specification added to drawing 05. See also 'Appearance' section in DAS.
Environment Agency	<i>"No objection."</i>	No further action required.
Flood & Water Management Team	<i>"refer to standing advice."</i> Advice says pipes are present on site and Drawing ref: O.S. REF: SU4818SE dated 06.05.21 was provided.	Drawing shows pipes on site but none in the location of the MUGA or footpath. No further action required.
Natural England	<i>"No comment, refer to Council Ecologist"</i>	No further action required. (Refer to Ecology Officer responses above).
Neighbour objections	Objections from 2 neighbours. One regarding potential noise issues and the other potential traffic issues.	Refer to separate document – 'Planning Statement In Response to Neighbour Comments' and 'Neighbour Objections' section in DAS.
HCC Highways	<i>"No objection."</i>	No further action required.
HCC Highways	Recommends condition added confirming MUGA is used by school and not general public.	Refer to 'Use' section in DAS.
Environmental Health	<i>"no adverse comments"</i> . Requested a Construction Management Plan.	Refer to separate 'CEMP' document.
Landscaping Officer	<i>No objections provided Heritage / Conservation Officer, Tree Officer and other officer comments are satisfactorily resolved.</i>	No further action required. (Refer to other officer responses).

Use

The MUGA will be used by the school and will not be used by the general public.

It is intended that the MUGA will be used during daylight hours and no floodlights are associated with this proposal.

Amount

The proposal is for multi-use games area (MUGA) 48m long x 35m wide (1680m²) with a 3m high mesh perimeter fence to enhance the sports facilities of the school.

The sloping nature of the existing sports field in some cases as steep as 1 in 17 as can be seen on drawing 08 means that the existing facilities are not ideal for most sports.

During extended periods of rain, the sports field can become waterlogged and unsuitable for sports use, particularly at the bottom of the slope to the south of the site where we are proposing to construct the MUGA.

The existing sports field is currently un-useable in the winter months and periods of inclement weather and consequently at these times there is limited space for the children to play and carry out sporting activities where the ground is excessively wet in winter or dry in summer.

The purpose of the MUGA is to provide a level, all-weather area that can be used throughout the whole year enabling sporting activities to continue at times to suit the children's timetables and not the British weather.

The siting of the MUGA towards the south of the existing sports field means that a large proportion of the field remains in use for other sporting activities when the weather permits. The area referred to as a football pitch as seen on google maps is merely temporary samba goals that are no longer in place. A large tree located in the middle of the playing field is to be felled to increase the useable area remaining. The removal of this tree will allow for greater usage of the field as it is on the higher end of the facility and rarely becomes waterlogged. This will allow for a larger, more usable pitch to be marked out for football or other sports.

The field is used in other areas not being taken up by the proposed MUGA for volleyball, football and athletics.

The proposal is considered to be an enhancement of the usability of the open space rather than a loss of the open space – as such it is not considered there would be any policy conflict. Furthermore, it is not considered that the proposal would amount to a material change of use as the proposal site will remain part of a single planning unit being the school campus classified as Use Class D1.

Layout

The MUGA would be located towards the south of the existing school playing field at the rear of the school. The proposal would leave a good-sized area of grass field remaining for other sports use as described above and general play. The MUGA would be suitable for a variety of sports including those traditionally played on grass pitches such as football, hockey, basketball and cricket and those using hard or synthetic surfaces such as tennis and netball. Coloured lines are used to mark out the different game pitches.

Following consultation with the Local Authority Tree Officer and Local Authority Ecologist, the MUGA has been rotated 90 degrees and repositioned on site outside of the 20m SINC buffer zone and outside of the root protection areas (RPA's) of the existing trees on site. Following similar discussions, the new pathway linking the existing school buildings to the MUGA has also been repositioned away from the existing trees PRA's within the site.

Scale

The scale of the proposed MUGA is sized to accommodate 3 nr tennis courts and 2 nr net ball courts and can also be used for football and other sports as described above.

The perimeter mesh fencing height is designed to prevent balls from leaving the playing area.

The scale of the MUGA will allow for usage for PE and play time use during the winter months. The school has a capacity of 270 pupils and currently outdoor space and hard standing areas are minimal and the field can become unusable, particularly during the winter months. Consequently, the size of the MUGA is necessary.

Appearance

The artificial grass playing surface within the MUGA is coloured green with contrasting coloured turf outlining different sports courts. Please refer to separate document 'Evo Pro Data Sheet' for additional information.

The MUGA will be enclosed by a 3m high Polyester powder coated twin bar open mesh panels fixed to polyester powder coated rolled hollow section steel twin bar fencing posts which are all finished in a dark green colour ref: RAL 6005.

The green colour of the fencing and artificial grass will be less visually intrusive and helps it to blend into the background whilst maintaining unobstructed views through the mesh fence.

The location of the MUGA means that any visual impact to neighbouring dwellings will be screened by the existing buildings and softened by established trees and planting on or adjacent to the site.

Landscaping

The areas around the MUGA will remain as grassed sports playing field.

A new porous tarmac footpath will be laid to connect the existing footpaths around the school to the new MUGA.

The MUGA artificial grass surfacing will be laid over a porous open textured tarmac sub-base to allow surface water rainfall to percolate through the structure into the existing perforated sub-soil drainage system in the same manner that the existing sports field does.

The spoil arising from the excavations proposed works will be retained on site where possible and will form a mound to the south of the MUGA clear of existing trees RPA's and existing 20m SINC buffer zone. This mound will be planted with grass and wildflower seeds and maintained as a grass land to attract pollinators.

8 nr native broadleaf trees (ref: T1 to T8 inclusive) of 14-16cm girth to be planted during planting season as mitigation for removal of existing grade C tree.

During the planning application process the Landscaping Officer confirmed that they have no objections to the proposal provided other officers comments were resolved.

Transportation and Traffic Matters

Pedestrian and vehicle access to the school will continue to be provided from the existing entrances to the school and no additional parking spaces will be required for the proposal.

It is not envisaged that the proposal will have any additional impact on the usual traffic associated with the current school activities.

Consequently, there would not be any detrimental impact to highways as a result of this development.

During the planning application process the Highways Authority confirmed that they have no objections to the proposal.

Flood Risk

The Environment Agency Flood Map for Planning shows that the site is located in Flood Zone 1, an area with a low probability of flooding. The materials used in the construction of the MUGA, fencing and footpath will not be affected by flooding.

Tree Protection

The site contains a number of trees around the periphery of the existing grass area.

These trees are protected by a Tree Preservation Order. To the east is woodland, which has SINC status.

During the planning application process the Local Authority Tree Officer commented on the initial drawings and advised that *"it was likely that the trees could be impacted by the proposal, especially by the ground preparation and the installation of the path."*

In response to the Local Authority Tree Officer and also the Local Authority Ecology Officers comments, particularly in relation to the SINC boundary and RPO's for the existing TPO and other trees on site we have taken their advice and have rotated the MUGA through 90 degrees and re-positioned it outside of the 20m SINC buffer zone and also outside of the RPA's for all existing TPO and other trees on site. Both the LA Tree Officer and Ecology

officers have confirmed that they are satisfied that the revised MUGA location is acceptable and does not impact on the existing trees.

In addition, the proposed footpath has been repositioned into a gap between existing trees clear from RPA's. The proposed foot path extends into a small portion of the RPA for the trees adjacent to the school building. The impact is considered to be negligible and within tolerable limits. Hence, we consider that a "no dig" construction can be used in this location and no restrictions on layout or implementation are considered necessary.

During the application process, the school has decided that they would like to remove one of the existing TPO trees that is located in the middle of the playing field to increase the useable area of the remaining sports field / playing area and satisfy Sports England comments.

The schools arboriculturalist, Matt Strand of Shawyers Ltd has assessed the mature Lawson Cypress located in the middle of the school playing field to the north east of the school building in accordance with BS 5837:2012 Trees in relation to design, demolition and construction and categorises this tree as category C1 with impaired condition and a low amenity value. He recommends that if the tree is to be removed as part of the development then mitigation planting of 8 native broadleaf species of 14-16cm girth should be planted on site.

The Planning Officer has requested that Shawyers provide a letter confirming the above on letter headed paper and also requested a plan showing locations of replacement trees. The letter has been requested and will be issued upon receipt to follow.

The Local Authority Tree Officer having reviewed preliminary tree protection drawings advised that a hard temporary tree protection barrier will be needed between the MUGA and existing trees between the MUGA and the school. Elsewhere the LA Tree Officer confirmed that the open mesh plastic visual temporary fencing will be satisfactory.

Please refer to the notes on Tree Protection Plan drawing number 07 and also to separate 'Tree Protection Method Statement' document for the proposed works which details the measures that will be put in place to protect the existing trees.

Ecology

During the planning application process, the Local Authority Ecology Officer advised that this site is adjacent to Quobleigh Pond and Woods SINC which is designated 1A/1Cii, ancient semi-natural woodland/ alluvial forest with alder, ash and willow. There is a stream running through the SINC which is designated EA main river and is a tributary of the River Itchen. Eastleigh Borough Council requires a 20 m buffer to a SINC, and the Environment Agency requires an 8 m buffer to a watercourse'.

A topographical survey was not available at the time the initial drawings were prepared. The school has since provided a topographical survey for the site and additional information has been added to the drawings.

Following the advice of the LA Ecology Officer we have rotated the MUGA through 90 degrees and have repositioned it on site away from the 20m SINC buffer zone. Preliminary drawings showing the revised MUGA position were issued to the LA Ecology Officer who later confirmed that she is satisfied that the proposed MUGA can be implemented without compromising the 20 m buffer zone for the SINC.

The LA Ecology Officer advised, *'It is possible that badgers could use this area for foraging. Since no ecology information has been submitted a pre-works badger check will be required. Any pipes must be covered at night to prevent entrapment and a small mammal escape ramp must be provided at night in any excavations that cannot be covered'*. We have added notes to drawing 04 confirming this.

The LA Ecology Officer advised, *'A CEMP will be required to ensure that the SINC/woodland boundary is protected during construction and that no construction runoff or pollution is allowed to enter the SINC'*,

Please refer to separate documents 'Tree Protection Method Statement' and 'Construction Environmental Management Plan' (CEMP) for details.

The LA Ecology Officer advised, *'the reptile translocation receptor area from the Allington Lane Site 2 housing development (F/19/85028) is located between the school playing fields and the SINC boundary. Attached are some of the aerial photos showing the trees and the reptile receptor site'*.

Whilst this information is noted, the area of the reptile translocation receptor area is located outside of the site boundary and consequently we do not consider that this proposal will have any detrimental effect on the area. During the planning application process we prepared drawing number 06 to identify the position of the SINC, the 20m SINC boundary, reptile translocation receptor area, proposed MUGA and footpath on the OS Site plan which we overlaid on top of the DEFRA aerial photograph. We have transferred the information from drawing 06 onto the various site plans to show the SINC and 20m buffer zone.

Following advice and recommendations from the LA Ecology Officer we relocated the spoil arising from the excavations from the proposed works to form a raised mound to the south of the MUGA clear of the 20m SINC buffer and clear of the RPA's of all existing trees. In order to enhance the biodiversity of the site, we proposed that this mound will be planted with grass and wildflower seeds and maintained as meadow. Further biodiversity enhancements include 4 x bird boxes and 4 x bat roost boxes which are proposed to be mounted in suitable trees around the site as recommended by the LA Ecology Officer. Please refer to notes on drawing 04 confirming same.

The school and the applicant would prefer that all spoil arising from the excavations remains on site to reduce costs, reduce off site landfill and meet with their environmental policies. The LA Ecology Officer has advised that *'a smaller levelled area would not compromise the SINC buffer'*. Should surplus spoil be left over following the construction of the raised mound then the contractor will seek advice from the LA Ecologist on where best this can be located on site.

The LA Ecology Officer informed, *'there is a record of Great Crested Newts within 50 m of this site'*, and advised *'It is unlikely that there is suitable habitat within the closely mown grass of the existing sports field. However if this application is approved, anyone working on site should be informed and take suitable precautions.'*

Please refer to notes to drawing 04 which states that the contractor shall carry out daily pre-works checks to see whether any GCN's are present before commencing any works. Any pipes must be covered at night to prevent entrapment and a small mammal escape ramps must be provided at night in any excavations that cannot be covered.

Surface Water Drainage

During the planning application process Southern Water and the LA Ecology Officer both commented on the drawings which mentioned soakaways and requested infiltration tests across the site. The notes referring to soakaways were left in from a previous project that are not relevant for this project at Kings School.

Drawing number 02 indicates existing below ground perforated land drains to the lower ground levels to the south of the site which currently provide storm water attenuation for the existing field allowing the pipework to fill with water and then slowly release the stored water as it percolates into the ground.

The proposed MUGA will see the existing land drains replaced on a like for like basis and the porous construction will allow the surface water to percolate through the structure into the land drains much the same as the existing field does already with the added improvement that the MUGA is a level surface which unlike the existing sloping field will not create surface water run off.

Since pointing out the above, The Ecology officer has since commented: *'I understand that the reference to a soakaway on the initial drawings was something left in from a previous project. The MUGA surfacing is of porous construction and surface water will be able to permeate through the structure to natural ground much in the same way as the grass field does presently. This will negate any requirement for soakaways for this proposal'*.

Sports England

As part of the planning application process, the planning officer consulted Sports England. Sports England requested additional information in order to adequately assess the proposal as follows:

- 1 *“Details of the proposed MUGA surface;*
- 2 *An existing playing field layout to an appropriate scale – from Goggle Earth there appears to be an existing football pitch;*
- 3 *Justification for the loss of the football pitch referencing the National Planning Policy Framework paragraph 97; The Local Plan, Sport England's planning policy exceptions and the adopted playing pitch strategy; and*
- 4 *Existing and proposed sections through the playing fields”.*

Response to Sports Englands comments as follows:

- 1 For details of the proposed MUGA surface, please refer to separate document 'Evo Pro Data Sheet' and also refer to 'Appearance' section in DAS.
- 2 The area referred to as a football pitch as seen on google maps is merely temporary samba goals that are no longer in place.
- 3 Justification for the loss of the football pitch as follows:

Sport England's Playing Fields Policy and Guidance document states *'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*
 - *all or any part of a playing field, or*
 - *land which has been used as a playing field and remains undeveloped, or*
 - *land allocated for use as a playing field**unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions'.*

Out of the 5 exceptions listed, exceptions 4 and 5 are considered to be the most relevant for this application.

Exception 4 states *'The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:*

- of equivalent or better quality, and*
- of equivalent or greater quantity, and*
- in a suitable location, and*
- subject to equivalent or better accessibility and management arrangements'.*

Exception 5 states, *'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'.*

The justification for the proposal in accordance with exceptions 4 and 5 are as follows:

- The existing sports field is un-useable for much of the year.
- The sloping nature of the existing sports field, in some cases as steep as 1 in 17 as can be seen on drawing 08, means that the existing field is not ideal for most sports.
- During extended periods of rain, the sports field can become waterlogged to and unsuitable for sports use, particularly at the bottom of the slope to the south of the site where we are proposing to construct the MUGA.
- The existing sports field is currently un-useable in the winter months and periods of inclement weather and consequently at these times there is limited space for the children to play and carry out sporting activities where the ground is excessively wet.
- The purpose of the MUGA is to provide a level, all-weather area that can be used throughout the whole year enabling sporting activities to continue at times to suit the children's timetables and not the British weather.
- The size of the MUGA is necessary to allow for usage for PE and play time use during the winter months. The school has capacity for 270 pupils and outdoor

space and hard standing areas around the school is minimal and the field is currently unusable particularly during the winter months.

- The MUGA allows for greater uptake in other sports such as football, netball, tennis, hockey, basketball and cricket.
- The removal of the tree will allow for greater usage of the field as it is on the higher end of the facility and rarely becomes waterlogged. This will allow for a larger, more usable pitch to be marked out for football.
- The field is used in other areas not being taken up by the proposed MUGA for volleyball, football and athletics.
- The MUGA will be constructed during the school summer holidays so the school will be closed and there will be no loss of playing areas during construction.

4 Please refer to drawing 1159_02 which indicates the site contours across the existing playing field and also drawing number 1159_08 indicating existing and proposed sections through the playing fields as requested.

Neighbour Objections

Please refer to separate document titled 'Planning Statement in Response to Neighbour Objections'.

6 Supporting Documents

Please refer to the following revised drawings which support this application:

- 1159_01 Location Plan as existing
- 1159_02 Site Plan as existing
- 1159_03 Location Plan as proposed
- 1159_04 Site Plan as proposed
- 1159_05 Proposed Elevations and Details
- 1159_06 OS plan overlaid onto Defra ariel photograph and SINC boundary
- 1159_07 Tree Protection Plan
- 1159_08 Existing and Proposed Site Sections
- STM drawing_MUGA Dimensions
- STM drawing_MUGA Roll Plan Layout
- STM drawing_MUGA Drainage Layout
- Tree Protection Method Statement
- Hunts Contractors CEMP
- Planning Statement in Response to Neighbour Objections
- Letter from Shawyers Ltd regarding tree removal

7 Conclusion & Summary

The application by Synthetic Turf Management Ltd seeks planning permission for a multi-use games area (MUGA) on the existing school grounds at The King's School, Lakesmere House, Allington Lane, Fair Oak, Eastleigh, SO50 7DB.

The applicant has worked in a pro-active manner and has re-designed the proposals taking into account the advice and recommendations received from the various consultees who have commented upon the application.

This supporting statement demonstrates that this proposal would:

- 1 Not harm the character and appearance of the local area;
- 2 Not harm the amenities of nearby residents;
- 3 Have no adverse impact on highways;
- 4 Have no detrimental impact on existing SINC, ecology and trees;
- 5 Bring significant benefits to the students of the school.

The proposed new MUGA and facilities would be located within existing area defined for sports use and would not have any detrimental impact on the visual or residential amenities of surrounding area or occupiers. It is considered that the proposal is sustainable development that complies with both local and national planning policy. It would support health and well-being, and the all-round attraction of the education campus.

The proposal would provide significant benefits to the students of the school by providing good quality all weather sporting facilities and activities which will encourage a more active lifestyle.

The plans have been amended during the planning application process following consultation with the Planning Officer, Ecology Officer and Tree Officer and the MUGA has been rotated 90 degrees and relocated outside of the 20m SINC buffer and the pathway has been repositioned away from existing trees on site following recommendations from the Ecologist and Tree Officer.

The justification statement explains how the MUGA will improve the sporting facilities at the school by replacing the waterlogged steeply sloping field with an all weather level playing surface that is suitable for many different sporting activities.

It is considered that the proposal is entirely acceptable and in full compliance with the relevant planning policies of the Local Plan and we respectfully ask that the Local Planning Authority support this application and grant planning permission for the proposal.