

ALEXANDRA WEBB
YOUNGS YARD
CHURCHFIELDS
TWYFORD
WINCHESTER
SO21 1NN

Application	X/25/100640
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Friday 13 March 2026

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

Application No. X/25/100640

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 7 January 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation of Condition 12 (Restricted use of Multi-Use Games Area (MUGA)) of planning permission F/21/90008. Proposed artificial grass Multi-Use Games Area (MUGA) including fencing enclosure and tarmac footpath.

Site: LAKESMERE HOUSE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 01 Revision D – Location plan as existing, dated June 2021
 - 02 Revision D – Existing site plan, June 2021
 - 03 Revision D – Location plan as proposed, dated June 2021
 - 04 Revision H – Proposed site plan, dated March 2021
 - 05 Revision F – Proposed fencing elevations and typical construction section detail, dated March 2021
 - 06 Revision A – OS plan overlaid onto Defra aerial photograph and SINC boundary, dated May 2021
 - 07 Revision F – Tree Protection Plan, dated May 2021

08 – Existing and proposed site sections, dated June 2021
09 Revision A - Proposed footpath levels dated May 2022
MUGA Dimensions Revision V1, dated 21.01.2021
MUGA Roll Plan Layout Revision V1, dated 21.01.2021
Gradient & Cross Fall Revision V2, dated 21.01.2021
Tiger Turf Data Sheet Evo Pro Issue 2, dated 24.04.21

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

- 2 The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 7 of the application form of the original permission (planning reference: F/21/90008) and as detailed within the following drawing numbers/information:

03 Revision D – Location plan as proposed, dated June 2021
04 Revision H – Proposed site plan, dated March 2021
05 Revision F – Proposed fencing elevations and typical construction section detail, dated March 2021
07 Revision F – Tree Protection Plan, dated May 2021
08 – Existing and proposed site sections, dated June 2021
MUGA Roll Plan Layout Revision V1, dated 21.01.2021
Design and Access Statement Revision 3 Ref: 1159, prepared by Michael Healy Limited, dated June 2021

Reason: To ensure a satisfactory visual relationship of the new development to the existing and its surrounds.

- 3 The development shall be built and maintained in accordance with the approved hard and soft landscaping scheme, Plan number: L-7000 rev P3 and to the appropriate British Standard. Any modification shall be subject to written agreement by the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality, to safeguard the amenities of neighbour residents, to ensure appropriate landscape specification in support of ecological mitigation and to maintain and enhance local tree canopy cover.

- 4 For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenities of the locality and to maintain and enhance local plant and tree canopy cover.

- 5 The development shall be built and maintained in accordance with the Surface Water Drainage Report by Baker and Associates (March 2022), The Drainage System Maintenance Requirements report by Baker and Associates (March 2022) and P1810-BAK-XXXX-DR-C-0501-P03.

Reason: To ensure satisfactory provision of sustainable surface water drainage for the development, to protect biodiversity and hydrology of the SINC.

- 6 The ramped path with raised edges in lieu of steps between the main school building and the permitted Multi-Use Games Area (MUGA) shall be built maintained in accordance with Plan numbers: 1159_09 rev A and 1159_04 rev H and in accordance with British Regulation Standards.

Reason: To ensure satisfactory access to the MUGA from the main school building area for everyone.

- 7 The Multi-Use Games Area shall at all times adhere to the approved MUGA Management Plan, prepared by Synthetic Turf Management (Rev 0, March 2022), which specifies that disinfectant or detergent use is not allowed on the MUGA and no herbicides or fertilizers must be used around the MUGA which could run off into the SINC.

Reason: To protect the ecology and hydrology of the SINC.

- 8 The development must accord with the Proposed Tree Protection Method Statement Ref: 1159 Revision 1, dated May 2021 and Tree Protection Plan 1159-07 Rev F, dated May 2021, prepared by Michael Healy Limited Architectural Design + Project Management at all times. With the MUGA installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 9 The development hereby permitted shall only be used in conjunction with The King's School or by organisations providing educational, childcare, or youth-related activities (including after-school and holiday clubs). The use of the premises shall be restricted to the hours of 09:00 to 20:00 Monday to Saturday, with no use on Sundays or Bank Holidays. It shall not, at any time, be used by the general public for unrelated business or commercial purposes.

Reason: To protect the amenity of nearby residents.

- 10 The Multi-Use Games Area shall at all times adhere to the approved Management Statement for MUGA Leasing, dated 4th March 2026, prepared by The Kings School business manager.

Reason: To protect the amenity of neighbouring residents and to provide parking and preserve highway safety at all times.

- 11 No external security lighting required for evening lettings of Multi Use Games Area shall be installed until details, specifications and locations of the lighting have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be installed in accordance with the approved details and thereafter maintained in full working order.

Reason: To protect the amenities of the occupiers and wildlife.

- 12 The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class F2(c) Use Classes Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sport pitches.

- 13 The use of floodlights is prohibited, specifically in relation to the development hereby permitted.

Reason: In the interests of residential amenity and the protection of ecology.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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 "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes