

DELEGATED OFFICER REPORT

Application Ref: F/26/100758

Site Address: MACKOY STADIUM, VT SPORTS GROUND, PORTSMOUTH ROAD, BURSLEDON, SO19 9PW

Case Officer: Gregg Chapman

Description: New Head Office building to replace existing office and storage units

Particular Site Constraints?	Yes ☒	No ☐
- Settlement Gap - Countryside		

Planning History?	Yes ☒	No ☐
Z/24706/000/00 - Erection of sports pavilion to include changing rooms, bar, squash courts and steward's accommodation – Approved, November 1980. Z/24706/001/00 - Siting of Mobile Home – Temporarily Approved, April 1987. F/12/71754 - Construction of sports pavilion and cricket pavilion, all weather sports pitch with flood lighting and 3m high mesh fencing, 112 space car park with altered and widened vehicular access and drive, following demolition of existing buildings – Approved, February 2013 . F/16/79528 - Construction of new pavilion & changing rooms – Approved, February 2017. F/24/96739 - Extension to the existing cricket pavilion to provide changing facilities – Approved, May 2024. F/24/98391 - Retrospective application for a surface water drain and swale, gravel car park and semi-permanent marquee – Approved, December 2024. A/24/98558 - 3.no freestanding externally illuminated advertisement boards to the vehicular access – Consent, January 2025. F/25/98865 - Change of use to open vehicle storage (Use Class B8) from outdoor sport/recreation (Use Class F2(c)) (Retrospective) – Withdrawn, April 2025. F/26/100816 - 6 no. covered Padel courts, Padel centre and associated parking – Pending Consideration.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter – No objection.		
Hound Parish Council:	No response received		
Bursledon Parish Council:	No response received		
Sport England:	No objection		
HCC Highways	No objection		
Southampton City Council	No comments		

Southampton Airport	No response received
Environmental Health	No objection
Leisure Services	No response received

Site Visit:	Yes ☒	No ☐
Details: 18/02/2026		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM3, DM6, DM11, DM13, DM14, DM32 and DM34. Supplementary Planning Documents: Quality Places; Character Area Appraisals.
--

Assessment: <u>Principle</u> - The proposal is within the countryside and settlement gap where policies S5 and S6 from the Eastleigh Borough Local Plan (2016-2036) (EBLP) apply. - Policy S5 states planning permission will be granted for new development in the countryside provided it is related to... outdoor recreation and open space. - Policy S6 states development within a Settlement Gap will be permitted provided that: it would not undermine the physical extent and/or visual separation of settlements; and it would not have an urbanising effect detrimental to the character of the countryside; or the separate identity of the adjoining settlements. - Policy DM34 states the provision, extension or enhancement of public and private recreation and open space facilities or uses including those identified in policy DM32 will be permitted provided that: they accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan; in the countryside new buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation and development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character. - The proposal is assessed against these policies below, but it is considered in principle that the proposed development would accord with policies S5, S6 and DM34 from the 2016-2036 Local Plan. <u>Impact on countryside and settlement gap</u> - The proposals are ancillary to the primary recreational use of the site. The building, whilst two storey in height, is low, given its flat roof appearance, and will sit next to an existing marque and the pitch and stands. It set closer to the other existing group of buildings than the current office structure. It is ancillary to the use of the land to accommodate the recreational purpose and whilst utilitarian does not detract from the rural character given the grouping and distance from the road of approximately 100 metres. Therefore, the proposal is in accordance with policies S5 and DM34 of the EBLP.

- In accordance with policy S6, the proposals would not undermine the physical extent or visual separation of settlements. In addition, the character of the countryside would not be detrimentally impacted nor the separate identity of settlements. Therefore, these proposals accord with policy S6 of the EBLP.

Residential Amenity

- The site sits within relative isolation with 4.no neighbours to the east side, however these are more directly adjacent to the Old Netley Bowls Club, and one to the west.
- The proposal does include a second storey, which the current office building does not have, and a balcony area. However, the distances to neighbours (75 metres to the south east to the nearest boundary and 110 metres to the west) is such that there would not be any overlooking or overshadowing that could impact residential amenity. As such the proposal complies with policy DM1 of the EBLP.
- A Construction Environmental Management Plan has been submitted to cover this scheme and the Padel Court application that is pending determination, which considers the impact of construction on the amenity of residents. This has been reviewed by the Council Environmental Health Officer, who has confirmed that the document is suitable and that compliance would deliver appropriate controls to amenity. This is, therefore, conditioned.

Highway Matters

- The proposal would not result in additional vehicle movements in itself when operational. HCC Highways have no objection to the proposal, noting that there would be no material change to the site access arrangements and that the development was unlikely to result in a significant increase in trip generation. Their response identified that the existing vehicular and pedestrian access to Portsmouth Road is suitable for its purpose and also noted that parking provision on site would be retained, with the addition of two disabled parking spaces. Whilst a Construction Environmental Management Plan was initially requested by condition, the applicant has now provided this information. The submitted CEMP confirms that construction traffic can be satisfactorily managed using the existing Portsmouth Road access, with contractor parking, managed deliveries, on-site turning and storage, and measures to prevent mud and debris on the highway. On this basis, the details are considered acceptable and address the requirements previously raised by HCC. The proposal is therefore, subject to condition, considered to accord with Policies DM13 and DM14 of the EBLP.

Ecology

- The application is not subject to achieving the 10% statutory Biodiversity Net Gain target in accordance with the Environment Act 2021 as it will replace an existing building which is sited upon an area of hardstanding. No habitats will, therefore, be impacted.

Other material considerations

- Sport England is satisfied that the application does not impact on the playing field/pitches at the site and that the proposal is, therefore, capable of meeting the E2 exception in their playing fields policy. E2 states:
 - *The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.*

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the

Council's own operations and functions achieve carbon neutrality (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...