

Planning, Design & Access Statement:

Step 4 Facilities requirements.

At: AFC Stoneham
Stoneham Lane Football Complex.
Stoneham Lane.
Eastleigh.



Chris Carter RIBA
Chris Carter Associates Limited
Winchester
SO21 2ES

cjc : 935. April 2026.

Site Address: **AFC Stoneham.** Stoneham Football Complex. Stoneham Lane. Eastleigh. SO16 2PA.

Applicant: **AFC Stoneham c/o Hampshire Football Association.**

The use of Stoneham Football Hub by AFC Stoneham is granted under a licence.

Eastleigh Borough Council (EBC) as landowner have granted a 35 year lease to the Eastleigh and Southampton Football Trust (ESFT). The Trust then hold a 10yr underlease with the Leisure Operator - the Hampshire FA who grant AFC Stoneham a 10yr licence to occupy.

The licence to occupy does not permit AFC Stoneham to make a planning application for alterations to the ground. Therefore, with the consent of all parties, including the land owner (EBC), this application is made c/o Hampshire Football Association, who are permitted to make the application.

Applicant address: **Hampshire FA**
William Pickford House
Winklebury Football Complex
Winklebury Way
Basingstoke
Hampshire
RG23 8BF

Landlord: **Eastleigh Borough Council.**

Background: **AFC Stoneham** are a Step 5 football club based at the Stoneham Football Complex who have recently gained promotion to Step 4 of the football league.

With promotion come obligations under the Football Association National Stadium Accreditation Criteria for certain facilities to be provided for home and away fans attending match days.

The significant change in requirement is that toilet and refreshment facilities now have to be provided within the turnstile enclosed area of the ground. These were previously provided within the clubhouse but this is an open access building which is not connected to the turnstile enclosed spectator area.

The requirements are:

SEATING.

Covered area for 300 spectators, of which 150 are seated.

Minimum of 10 home and 10 away designated directors seats.

TOILETS.

Male: Two urinals and one WC. WHB's and warm air or paper towel dispensers.

Female: Two WC's. WHB's and warm air or paper towel dispensers.

CAFE/REFRESHMENTS.

To be available within the fan spectator area.

These are non-negotiable requirements that are conditional on AFC Stoneham's progression to Step 4 of the Football League.

Proposals:

In addition to the current arena seating, two pre-fabricated stands with a total of 220 standing capacity are proposed to provide the total covered standing and seated areas required by Step 4. The stands will be of similar design, depth and height, to the existing seated area.

Details of the proposed stands are appended to this document.

Separate Male and Female toilet facilities to be provided via a pre-fabricate Portacabin or similar. These are easy access facilities but separate Disabled Part M Facilities are provided within the clubhouse.

Refreshment provision to be provided via a pre-fabricate Portacabin or similar.

This approach is being taken as should AFC Stoneham be promoted to Step 3 in future the criteria for ground facilities changes again and further rearrangement will be required. In this event the portable pre-fabricate facilities can be re-arranged, with additional added to meet the necessary requirements.

**Community
Infrastructure Levy:**

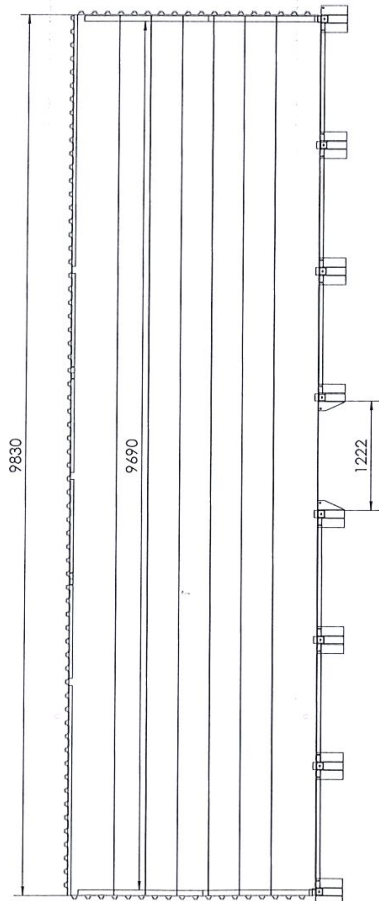
Eastleigh Borough Council have not introduced CiL.

Parking:	The proposals do not increase the capacity of the ground. In fact as the additional facilities are within the current spectator area they actually reduce the current spectator capacity. Therefore no additional parking is proposed.
Planning Policy:	The current Planning Use Class is F2. The application seeks minor upgrades to the current facilities and does not include any proposed change of use.
Ecology:	The proposed development takes place within a paved public access area adjacent to an artificial football pitch. There is, by design, resistance to ecological habitat. Therefore surveys and investigation are not deemed necessary nor have they been undertaken.
Biodiversity Nett Gain:	Given the nature and scope of work the proposal does not include a provision for Biodiversity Nett Gain. Due to the nature of the site with artificial and paved surfaces, there will be a neutral effect on biodiversity, with no loss or gain. The current SSM baseline measure is zero. Therefore a 10% increase is also zero. The SSM assessment is attached to the application.
Trees:	No trees are present within the development area.
Archaeology.	Due to the nature of the works and the previous development of the site an archaeological survey will not be carried out.
Flood Risk:	Due to their scale the proposed works will not impact on nor affect the current flood risk for this or adjacent sites.
Waste:	Facilities are for match day use only. Waste management will be catered for within the existing procedures present on site.
<u>Conclusion:</u>	The proposed works at AFC Stoneham are a requirement of their progression to Tier 4 football. They are limited in nature, offering an enhanced experience for home and away fans attending matches at the venue. These facilities and the promotion of the football club are positive contributions to the enjoyment of recreation within the Borough of Eastleigh and the applicant hopes for a speedy and positive decision and support from the authority.

Site Photographs:



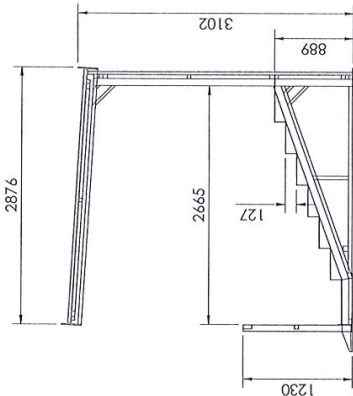
ARENA STANDING STAND



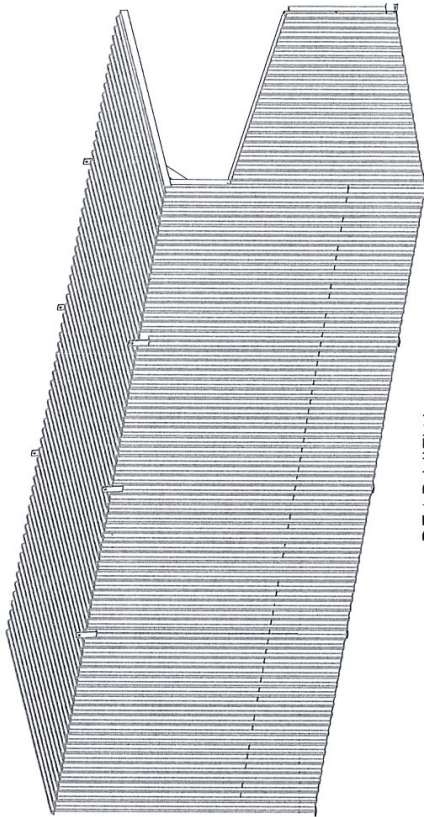
PLAN VIEW (WITHOUT ROOF)



FRONT VIEW



TYPICAL SECTION



REAR VIEW

GLOBAL EVENTS. DESIGNED AND DELIVERED.



DESIGN	DBP	THE DRAWING IS THE PROPERTY OF ARENA SEATING COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE UNDERSTANDING THAT IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARENA SEATING	ST-110-STANDARD	REV	SCALE
DATE	23/01/2017				1:50@A3
CHECKED					
DRAWN					

CAPACITY: 110 STANDING POSITIONS

Arena Group - Merbury
Lombard Woodlands, Hurstford
Berkshire, RG17 7TO, England
T: +44(0)1493 574800
E: info@arena-group.com
www.arena-group.com