

DELEGATED OFFICER REPORT

Application Ref: F/26/101313

Site Address: STONEHAM LANE FOOTBALL COMPLEX, STONEHAM LANE,
EASTLEIGH, SO16 2PA

Case Officer: Gregg Chapman

Description: Provision of two pre-fabricated single storey structures to provide toilet and refreshment facilities and two additional standing structures to meet the requirements of Step 4 football following promotion of AFC Stoneham.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones Hazards/other environmental - Environment Agency Surface Water Flooding EBC Owned Land - EBC Owned Land Aviation safeguarding - Airport Safeguarding Zones Article 4 -Article 4 Direction (excluding Classes IV(2) and VI(1) from permitted development) Hazards/other environmental SGN Gas Pipeline Intermediate Pressure Nature Conservation HRA Screening Criteria (River SAC, SPA & Ramsar) Solent Mitigation & Disturbance Zone Public Rights of Way Eastleigh: 28 fp Waste/Minerals Site - Sub-alluvial River Terrace deposits - Inferred resources, River Terrace deposits EBC Owned Land - EBC Owned Land		

Planning History?	Yes ☒	No ☐
O/15/76023 - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); - residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A1, A2, A3, A4, A5, B1a, D1, D2); - public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane – Approved, January 2016. RM/17/81169 - Reserved Matters for appearance, landscaping, layout and scale pursuant to outline permission O/15/76023: Playing pitches and construction of associated facilities (including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces, floodlighting, parking, new footway/cycleway, landscaping and associated works and engineering operations). – Approved, October 2017 F/22/93306 - New demountable classroom – Approved, October 2022.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response received		
Sport England	No response received		
Leisure Services Manager	No response received		

Site Visit:	Yes ☒	No ☐
Details: 21 st May 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, S2 and S5; and Development Management policies DM1, DM2, DM5, DM11, DM14 and DM34.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application site is located on the Stoneham Lane Football Complex on designated countryside, just south of junction 5 of the M27 and Stoneham Way and to the east of Stoneham Lane. Monks Brook Meadow is to the east of the complex and further south is an area of residential development.

There is an existing reception, training and teaching building to the north of the football pitches and to the south of the main car park. There is an overflow car park and grass pitches on the west side of Stoneham Lane, within walking distance of the main complex. AFC Stoneham are operate from the main pitch at the complex.

The proposal is for additional seated stands and toilets/refreshments that have to be provided within the ground, rather than within the clubhouse/wider complex, as part of the requirement for AFC Stoneham to meet 'Step 4' FA ground standards, following their promotion from 'Step 5'.

Principle of Development

Proposals for extensions or new buildings in relation to existing private recreational facilities within the countryside are supported under policy DM34 of the EBLP provided such development accords with general development criteria (policy DM1) and the biodiversity, and heritage policies of the Local Plan. Such development should be ancillary to and essential for the use of the land for outdoor sport and recreation; it should not cause urbanisation or detract from rural character; it should contribute to the management of, and where possible enhances the countryside and urban open spaces and is should be readily accessible to those they are intended to serve by means of transport other than the private car, and accords with the transport and parking policies of this Local Plan.

The proposal is small scale in nature and in relation to the overall size of the existing built form at the football complex. The buildings are small scale and ancillary to the football complex. The proposal clearly complies with policy DM34 of the EBLP

Character and Appearance

The design of the toilets, refreshment cabin and two new stands are utilitarian. The stands reflect the existing main single storey stand, would be sited either side of it, and are smaller than it. By virtue of the perimeter fencing, and existing infrastructure, the proposed structures would not be visible in wider views. The design and layout are therefore considered appropriate and in accordance with policy DM1 of the EBLP.

Highways Matters

The proposals are not, in themselves, travel generating development, whilst the stands will provide additional covered capacity, they are to be sited on an area that could be used for standing. They are required for Step 4 (of the Football League) FA requirements, and are the minimum necessary to achieve this.

Amenity

There are no immediate residential neighbours, and the proposals would not in themselves generate noise.

Natural Environment

There will be no adverse impact upon trees or other natural features worthy of retention or significant impacts on the SPA in accordance with policy DM11 of the EBLP.

Mapping for the site shows a band of surface water flooding risk. In practice, the site is developed, is currently laid to hardstanding, and incorporates a detailed drainage network that was part of the wider complex development. The proposed small ancillary structures, which will be sited on the hardstanding will have no impact to drainage or surface water flooding. The proposal does not therefore conflict with policy DM5 of the EBLP.

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 ...		