

JUSTIN NICHOLSON
20 STAPLE GARDENS
WINCHESTER
SO23 8SR

Application	F/26/100816
Please ask for	Gregg Chapman
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Thursday 9 July 2026

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

Application No. F/26/100816

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 January 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	6 no. covered Padel courts, Padel centre (including Studio, changing areas and refreshments) and associated parking and ancillary works.
Site:	MACKOY STADIUM, VT SPORTS GROUND, PORTSMOUTH ROAD, BURSLEDON, SO19 9PW

Subject to due compliance with the following conditions:

- Time Limit
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- Approved Plans
The development hereby permitted shall be carried out in accordance with the condition requirements of this permission and the following approved plans:
8374 D100A – Location and Block Plans – Rev A;
8374 E01A – Existing Site Plan – Rev A;
8374 D101A – Proposed Site Plan;
8374 D201 – Proposed Floor Plan;
8374 D202 – Proposed Elevations.

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

3 Materials

The external materials, finishes and colour treatments of the padel centre building, canopies, fencing and associated structures shall be as specified in the approved application form and the approved Design and Access & Planning Statement. The development shall thereafter be retained as such.

Reason: In the interests of the character and appearance of the area and to ensure the development remains appropriate to its countryside and settlement gap location, in accordance with Policies S5, S6, DM1 and DM34 of the Eastleigh Borough Local Plan 2016-2036.

4 Landscaping

Prior to the first use of the development hereby permitted, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed finished levels, means of enclosure, hard surfacing materials, planting plans, written specifications, schedules of plants noting species, plant sizes and proposed numbers/densities, and implementation timetables.

The approved soft landscaping shall be carried out in the first planting and seeding season following the first use of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, the integration of the development into its countryside setting, and biodiversity enhancement, in accordance with Policies S5, S6, S9, DM1, DM11 and DM34 of the Eastleigh Borough Local Plan 2016-2036.

5 Parking

The parking and turning areas shown on the approved plans shall be laid out, surfaced, marked out and made available for use prior to the first use of the development hereby permitted and shall thereafter be retained and kept available for those purposes at all times.

Reason: To ensure the provision of adequate off-street parking and manoeuvring space in the interests of highway safety and accessibility, in accordance with Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan 2016-2036.

6 Construction Environmental Management Plan

The development hereby permitted shall be carried out in full accordance with the approved Construction Environmental Management Plan Sholing FC

Development, Version 2.0, dated 17 March 2026, including the associated drawings:

- SFC-PL-01 Site Location Plan;
- SFC-PL-02 Proposed Site Layout;
- SFC-CL-03 Construction Compound & Logistics Plan; and
- SFC-TM-04 Temporary Construction Access Plan,

insofar as they relate to application F/26/100816.

Reason: In the interests of residential amenity, highway safety and environmental protection during construction, in accordance with Policies DM1, DM8, DM13 and DM14 of the Eastleigh Borough Local Plan 2016-2036.

7 Noise Compliance

The development hereby permitted shall be carried out and thereafter operated in full accordance with the mitigation measures, assumptions and recommendations contained within the approved Noise Impact Assessment, Technical Report R11216-1 Rev 5 / Report Ref. R10972-1 Rev 5, dated 16 February 2026, prepared by 24 Acoustics Ltd. The canopies, fencing and any other mitigation forming part of the approved scheme shall be installed prior to first use and retained thereafter.

Reason: To safeguard the amenities of nearby residential occupiers, in accordance with Policies DM1, DM8 and DM34 of the Eastleigh Borough Local Plan 2016-2036.

8 No Amplified Audio Audible at Boundaries

No amplified music, tannoy/public address system, or other amplified audio equipment associated with the development hereby permitted shall be operated so as to be audible at the eastern or western boundaries of the application site.

Reason: To protect the amenities of nearby residential occupiers, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036.

9 Hours of Use

The padel courts, padel centre, studio, changing facilities and refreshment areas hereby permitted shall not be used outside the following hours:

- 07:00 to 22:00 Mondays to Fridays
- 07:00 to 20:00 Saturdays, Sundays and Bank and Public Holidays

Reason: To align with the applicant Noise Impact Assessment and to protect the amenities of nearby residential occupiers, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036.

10 Lighting Compliance

Other than where amendment is required in accordance with condition 11, the external lighting hereby approved shall be installed and operated only in accordance with the approved lighting details and the following approved documents:

- PADEL Court Lighting & Obtrusive Light Analysis, Version 1.0, dated 20 December 2025, prepared by OPV-Consult; and
- Padel facility – Sholing FC – Court and obtrusive light simulation, dated 20 December 2025, prepared by ARON Light.

The lighting shall thereafter be retained and operated in accordance with those approved details. No additional external lighting shall be installed on the development hereby permitted. The approved lighting shall not be operated outside the permitted hours of use of the development.

Reason: To protect the character of the area, the amenities of nearby occupiers, in accordance with Policies S5, S6, DM1, DM8, DM11 and DM34 of the Eastleigh Borough Local Plan 2016-2036.

11 Lighting Adaptation - Ecology

Prior to the installation of any external lighting, wildlife sensitive adaptations to the scheme permitted under condition 10 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to prevent light spill onto the veteran oak, retained trees, scrub, hedgerows and other boundary habitats (if any). The scheme shall demonstrate, so far as is practicable, that ecologically sensitive habitats are maintained as dark corridors in accordance with section 5 of the approved Ecology Assessment, Report No. 0930, Issue 01, dated 24 January 2026 prepared by Peach Ecology. The lighting shall thereafter be installed, operated and maintained only in accordance with the approved scheme.

Reason: To avoid disturbance to bats and other nocturnal wildlife and to protect the ecological function of retained habitats, in accordance with Policies DM11 and S9 of the Eastleigh Borough Local Plan 2016–2036.

12 Ecology Compliance

The development hereby permitted shall be carried out in full accordance with the ecological mitigation, precautionary measures, compensation and enhancement measures set out in the approved Ecology Assessment, Report No. 0930, Issue 01, dated 24 January 2026 prepared by Peach Ecology. The approved ecological measures shall be implemented in full and retained and maintained in accordance with the approved details thereafter.

Reason: To safeguard protected species, habitats and biodiversity interests, in accordance with Policies S9 and DM11 of the Eastleigh Borough Local Plan 2016-2036.

13 Bat and bird boxes

The bat and bird boxes specified in the approved Ecology Assessment, Report No. 0930, Issue 01, dated 24 January 2026 prepared by Peach Ecology shall be installed before the development is first brought into use. The boxes shall thereafter be retained and replaced with equivalent features if they become damaged, defective or are removed.

Reason: To provide ecological enhancement and additional nesting and roosting opportunities, in accordance with Policies DM11 and S9 of the Eastleigh Borough Local Plan 2016–2036.

14 Nesting birds

No vegetation clearance or removal shall take place during the main bird-nesting season, between 1 March and 31 August inclusive, unless the vegetation has first been inspected by a suitably qualified ecologist no more than 24 hours before the commencement of the relevant works. Where an active bird nest is identified, no works shall take place within 5 metres of the nest, or such other distance as may be specified by the supervising ecologist, until the young have fledged and the nest is no longer in use.

Reason: To avoid harm to nesting birds and their dependent young, in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036 and the Wildlife and Countryside Act 1981, as amended.

15 Surface Water Drainage

The development hereby permitted shall be carried out in accordance with the Cowan Consultancy Surface Water Drainage Design (TB/424686/eg JUN 2026) prior to the development being first brought into use.

Reason: To ensure satisfactory surface water drainage, sustainable drainage and to prevent the increased risk of flooding on or off the site, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan 2016-2036.

16 Surface Water Drainage Maintenance

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development. The submitted details shall include maintenance schedules for each drainage feature type and ownership. The development shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the drainage system functions effectively and prevents increased flood risk throughout the development's lifetime in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan 2016-2036.

17 Ecological method statement for drainage works

No works to install the drainage pipe or construct the drainage outfall into the watercourse shall commence until an Ecological Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Ecological Method Statement shall include:

- a) the extent and timing of vegetation removal required to facilitate the drainage works;
- b) details of ecological supervision during the drainage works and associated vegetation removal;

- c) measures to minimise disturbance to grassland, scrub, bankside vegetation and the watercourse;
 - d) measures to prevent the release of sediment, pollutants or other contaminants into the watercourse;
 - e) details demonstrating that the outfall has been designed to avoid erosion or destabilisation of the watercourse bank;
 - f) methods for promptly stabilising and reinstating exposed ground and disturbed bankside areas;
 - g) details of the natural regeneration or replanting of disturbed grassland and scrub, including the use of native scrub species where required; and
 - h) a timetable for the completion of the works and habitat reinstatement.
- The works shall thereafter be carried out only in accordance with the approved Ecological Method Statement and under the supervision of a suitably qualified ecologist.

Reason: To prevent pollution, erosion and unacceptable harm to the watercourse and associated habitats during construction, in accordance with Policies DM6, DM11 and S9 of the Eastleigh Borough Local Plan 2016–2036.

18 Foul Drainage

Notwithstanding the information submitted to date, no foul drainage infrastructure shall be installed until details of the means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. The approved foul drainage scheme shall be installed prior to the first use of the development and shall thereafter be retained and maintained as approved.

Reason: To ensure satisfactory foul drainage provision in the interests of public health and environmental protection in accordance with Policy DM10 of the Eastleigh Borough Local Plan 2016–2036.

19 Trees 1

The development hereby approved shall only be carried out in accordance with the arboricultural report reference 251703 – AIA 3. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality in accordance with Policies DM1 and S9 of the Eastleigh Borough Local Plan 2016–2036.

20 Trees 2

Notwithstanding the information submitted to date, and the provisions of condition 19, no development works related to the drainage of the scheme shall

take place on site until an updated and final Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) in respect of the drainage works are submitted to and approved in writing by the Local Planning Authority. The approved arboricultural documents shall be adhered to in full.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality in accordance with Policies DM1 and S9 of the Eastleigh Borough Local Plan 2016–2036.

21 Final Habitat Management and Monitoring Plan

The development hereby permitted shall not be used until a final Habitat Management and Monitoring Plan, consistent with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition and in broad accordance with the Peach Ecology Draft Habitat Management and Monitoring Plan, reference 0795 v1, dated 24 June 2026, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- a) a detailed planting plan identifying the location, species, size, density and specification of all proposed habitat planting;
- b) the extent and specification of the proposed native hedgerow enhancement, mixed native scrub and traditional orchard habitat;
- c) management prescriptions for each retained, enhanced and newly created habitat type;
- d) a detailed timetable for habitat creation and establishment works;
- e) a management and maintenance programme covering a period of at least 30 years from the date on which the development is first brought into use;
- f) the persons or organisations responsible for implementation and long-term management;
- g) arrangements for monitoring habitat condition and progress towards the stated ecological objectives;
- h) the frequency, content and arrangements for submitting monitoring reports to the Local Planning Authority; and
- i) remedial measures to be undertaken where habitats fail to establish or achieve the approved condition or ecological objectives.

The approved habitat creation and enhancement works shall be implemented in accordance with the approved timetable. The habitats shall thereafter be managed, monitored and maintained for at least 30 years from the date on which the development is first brought into use, in accordance with the approved plan.

Monitoring reports shall be submitted to the Local Planning Authority in accordance with the frequency and reporting arrangements contained in the approved plan. Any remedial measures identified through the approved monitoring process shall be implemented in accordance with the timescales specified in the approved plan.

Reason: To secure the establishment and long-term management and monitoring of the onsite habitat creation and enhancement measures, in accordance with Policies DM11 and S9 of the Eastleigh Borough Local Plan 2016–2036 and Schedule 7A to the Town and Country Planning Act 1990.

- 22 Informative Note – In determining this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner, consistent with paragraph 39 of the National Planning Policy Framework. The proposal was the subject of pre-application discussions and the applicant was given the opportunity to provide further information and amendments during the application process, having regard also to paragraphs 40 to 44 of the Framework.
- 23 Informative Note - Works in relation to ordinary watercourses- PLEASE NOTE: If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning. Information on ordinary watercourse consenting can be found at the following link <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c hangewatercourse> It is strongly recommended that this information is reviewed before Land Drainage consent application is made. For guidance on providing the correct information, we recommend you use our Ordinary Watercourse Consents Pre-application service and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c hangewatercourse>
- 24 **Statutory Biodiversity Gain Condition**
The development hereby permitted is subject to the biodiversity gain condition under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.
The development may not be begun unless:
a) a Biodiversity Gain Plan has been submitted to the Local Planning Authority; and
b) the Local Planning Authority has approved the Biodiversity Gain Plan.
Reason: To ensure that the biodiversity gain objective is met in accordance with Schedule 7A to the Town and Country Planning Act 1990.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes