

Eastleigh Borough Council

FAO: Gregg Chapman

By email only

22nd July 2026

Planning Practice Guidance Paragraph: 003 Reference ID: 37-003-20140306

Application Reference: RM/26/101639

Site: Land at Burnetts Lane, Fir Tree Lane and Allington Lane, EASTLEIGH, SO50 7FD

Proposal: Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Requirements) of Outline Planning Permission O/20/89498 for the construction of a Three-Form Entry Primary School within Phase 8 (Primary School) including associated sports pitches and playing field, hard and soft landscaping, cycle and vehicular parking and a public square, and associated ancillary works, and for the provision of public open space including formal sports facilities comprising a 3G floodlit pitch for school and community use and pavilion, and informal play/meeting space, allotments and associated landscaping, cycle and vehicular parking and associated ancillary works within Phase 9A (Sports Pitch) and Phase 9B (Eastern Green Infrastructure including Allotments), along with temporary use of the school premises for early-years, pre-school and/or nursery provision, to include details relevant to the following conditions

Sport England Reference: PA/26/SE/ET/74376

Thank you for consulting Sport England on the above application.

Summary

Sport England **objects** to this application as we consider that additional details are needed to consider that the application is capable of meeting our planning objectives and Planning for Sport principles.

Sport England provided comments on the outline planning application O/20/89498 by consultation. In the end, Sport England did not object to the outline application as it was considered capable of meeting our planning objectives: *to provide new opportunities to meet the needs of current and future generations*. This was subject to a S106 agreement and conditions.

Sport England has consulted the relevant national governing bodies for sport on the application, and we have received the following comments.

The Football Foundation (FF) and FA comment that they are supportive of this project. Wyvern Youth, a 3-star accredited club with 36 affiliated teams, will be a partner club using this site. The FF requests that a Community Use Agreement is secured by condition.

The FF comments that the proposed layout of the 3G pitch meets FA standards and references FIFA Quality for Football Turf and testing requirements. However, no details have been provided regarding the drainage design, the depth of the shock pad, or the infill containment measurements that would be used. The information provided is only a broad overview of the project, and the FF asks for further details to ensure the pitch is fully compliant. The FF adds that to maximise community use, the 3G AGP should be floodlit to an average maintained illuminance level of 200 lux (the application references an average of 188 lux). For LED systems, dimming capability can be considered; however, the lighting should not be dimmed below an average maintained level of 120 lux, which is recommended for football training. There is no reference to the floodlight column heights. Lighting of full-size pitches is normally achieved by two or three luminaires mounted on an eight-column system positioned along the sides of the pitch and outside the fence line. Typically, eight columns, 15–16 metres high, are used for 3G FTPs. These should be switchable so that sections of the pitch can be illuminated independently. The FF considers that the changing rooms are compliant with FA guidelines. In relation to the natural turf playing field/pitches, the FF requests a Pitch Agronomy study to be undertaken.

England Netball (EN) comments that there are no details regarding the MUGA. EN would like to know the size, surface type and floodlighting to ensure this is suitable for school and community use. The pavilion will be positioned on the opposite side of the 3G AGP to the MUGA therefore making access to toilets less accessible, women and girls need to be considered here.

The LTA comments that the proposed tennis court dimensions are to LTA standards/guidance and access to the sports facilities to be wheelchair accessible. The LTA adds that it is unclear what surface the MUGA will be. A Macadam surface would be a better surface for tennis. If artificial grass, tennis is

better to be played on short pile. Medium/long pile would be suitable for curriculum use however it is not preferred for community use. Multiple lines can be difficult to differentiate therefore ensuring they are clear will be essential.

Sport England Position:

Sport England welcomes the principle of the development which will contribute to meeting both the local community as well as the school's educational/curriculum needs. We also welcome the intention to implement a community use agreement for the sports facilities.

Sport England notes the comments on the design and layout of the pavilion which is considered compliant with the FA's design guidance. To facilitate better access to the sports facilities and improve visibility it may be better to locate the pavilion between the MUGA and AGP.

However, there are elements of the proposal whether further information/consideration is needed. As it stands, Sport England wishes to object to the details submitted, for the following reasons:

1. Suitability of the sports lighting for both the MUGA and AGP

The MUGA is marked out for basketball; netball and football. Our Artificial sports lighting guidance (2012) sets out recommended lighting levels for outdoor sports including these.

Club and Community lighting for tennis, netball, 5-a-side, basketball, rush hockey					
Club			Community		
		Horizontal Illuminance (Lux)	Uniformity (Emin / Eave)	Horizontal Illuminance (Lux)	Uniformity (Emin / Eave)
Netball		400	0.7	400	0.7
Tennis (recommended)	PPA	500	0.7	500	0.7
	TPA	400	0.6	400	0.6
5-a-side football		120	0.6	120	0.6
Basketball		200	0.6	75	0.5
Rush hockey		350	0.7	200	0.7

The submitted lighting levels show an average lux level of 228 lx for the MUGA. This would be suitable for football and basketball but would fall far

short of recommended levels for netball (400 lx). It is likely to mean that the facility will be inaccessible for community netball use.

Further, in relation to the 3G AGP, the average lux level of 188 lx falls short of FA recommended lux level for football at a minimum 200 lx.

We would also welcome more detail on the sports lighting column heights.

2. Details on the design; specification and layout of the AGP and MUGA

Can further details be provided on the design; specification and layout of the MUGA and AGP? There is a lack of detail on the drainage design, the depth of the shock pad, the infill containment measurements that would be used on the AGP; and similarly, for the MUGA. It is unclear what surface will be used for the MUGA. Consideration should be given to Sport England's Artificial Surfaces for Outdoor Sports (2013) guidance to ensure that the surface chosen reflects the primary sports that will be played.

3. Playing field agronomy report

Sport England notes that there is no submitted agronomy report for the proposed natural turf playing field/pitch area. Can this be provided?

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If you would like any further information or advice, please contact me.

Yours sincerely,

Owen Neal (MRTPI)
Planning Manager
T: 020 7273 1913
M: 07788396293
E: Owen.Neal@sportengland.org