

**NEW FOREST DISTRICT COUNCIL DEVELOPMENT MANAGEMENT
PARISH AND TOWN COUNCIL CONSULTATION BRIEFING
KEY ISSUES ON PLANNING APPLICATION**

PARISH: Totton and Eling

PARISH CONSULTATION EXPIRES: 24/03/2023

APPLICATION NUMBER: 23/10059

ADDRESS: Totton And Eling Football Club, Salisbury Road, Calmore, Totton
SO40 2RW

PROPOSAL: Conversion of a natural turf pitch to an artificial grass surface

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website

www.newforest.gov.uk/planning

1. Development Plan Policies and Constraints

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR8: Community services, Infrastructure and facilities

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

DM8: Protection of public open space, private playing fields and sports grounds and school playing fields

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021)

Relevant Advice

Chap 12: Achieving well designed places

Constraints

NFSFRA Surface Water
Small Sewage Discharge Risk Zone - RED
Plan Area

Tree Preservation Order: 33/07/A1

Plan Policy Designations

Open Spaces, Sport and Recreation
Built-up Area
Employment
Private/Education Recreational Land

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
21/10638 2 x single-storey extensions to existing clubhouse	05/08/2021	Granted Subject to Conditions	Decided	
21/10451 Timber framed hospitality building / clubhouse	23/07/2021	Granted Subject to Conditions	Decided	
19/11368 Two-storey side extension to allow creation of a 'healthy living centre' (Use Class E) and extension to existing stand to provide additional seating (Outline application with details only of access, appearance, layout & scale)	24/06/2021	Granted Subject to Conditions	Decided	
15/11226 Use part of car park to store 4 coaches	16/11/2015	Granted Subject to Conditions	Decided	
10/95074 Construct 2 ancillary buildings to provide changing room facilities &	02/03/2010	Granted Subject to Conditions	Decided	

equipment store;
footpath
alterations

07/90292 Use of land as recreational to provide sports pitches; floodlighting; clubhouse; four stands (one with changing facilities) equipment store; parking	13/09/2007	Refused	Appeal Decided	Appeal Allowed with Conditions
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3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Planning history of the site (*if relevant*);
- Impact on residential amenity of adjacent neighbouring properties;
- Creating healthy and safe communities through good design;
- Impact on the character and appearance of the area;
- Impact on ecology and in particular protected species;
- Impact on flood risk on, or near the site;
- Impact on provision of open space, sport and recreation, community services and infrastructure.

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **24 March 2023** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

Parish and Town Councils:

In your response on this planning application, please use the following codes;

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.