

# AFC Totton

Snows Stadium  
Salisbury Rd  
Totton  
Southampton  
SO40 2RW

Revision: 0  
Date: January 2023

**PLANNING SUBMISSION**

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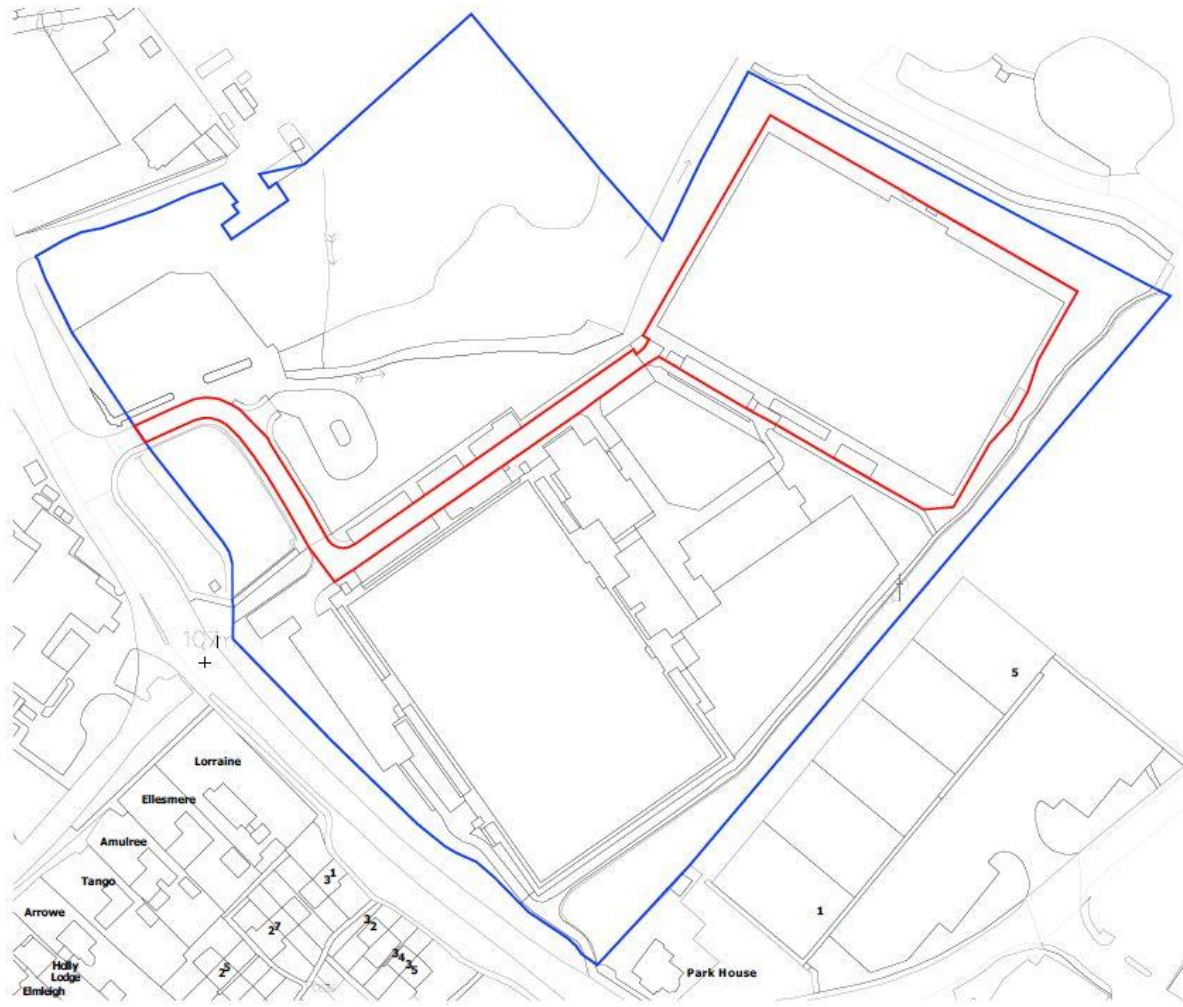


Figure 1 - Site Location Plan (application site in Red)

## 1. Introduction

### 1.1 The Application

This planning application is for conversion of a natural turf pitch to an artificial grass surface at AFC Totton, Snows Stadium.

### 1.2 The Applicant

The applicant, AFC Totton are the owners of the site (Figure 1).

### 1.3 Background

AFC Totton are looking to continue to improve the standard of sporting facilities at the football club. This application seeks to create a new artificial grass pitch, known colloquially as '3G', which will provide increased usage in comparison to a traditionally grassed pitch.

FA standards have steadily been moving towards promoting the use of 3G pitches at grassroots football, with several prominent clubs in England now utilising these in lieu of traditional grass pitches. The FA now also operate a '3G' pitch register for FA affiliated football.

The provision of a 3G pitch at AFC Totton will allow for the club to transition towards this fast approaching 'new normal'.

### 1.4 Applicants Agent

This application has been produced by RS Studio on behalf of the applicant.

## 2. Context

### 2.1 The Requirement

The proposal intends to remove the existing grassed pitch surface and replace with an artificial '3G' pitch surface.

### 2.2 Site Location

The application site is located on Salisbury Road. The site falls within the boundaries of New Forest District Council. The site postcode is SO40 2RW.

### 2.3 Site Description

Snows Stadium is the home of AFC Totton. The site is broadly arranged around two main pitches with ancillary buildings (clubhouse, changing rooms, training pitches etc) sandwiched between. The proposed works pertain to the most northern-eastern of the pitches which lies

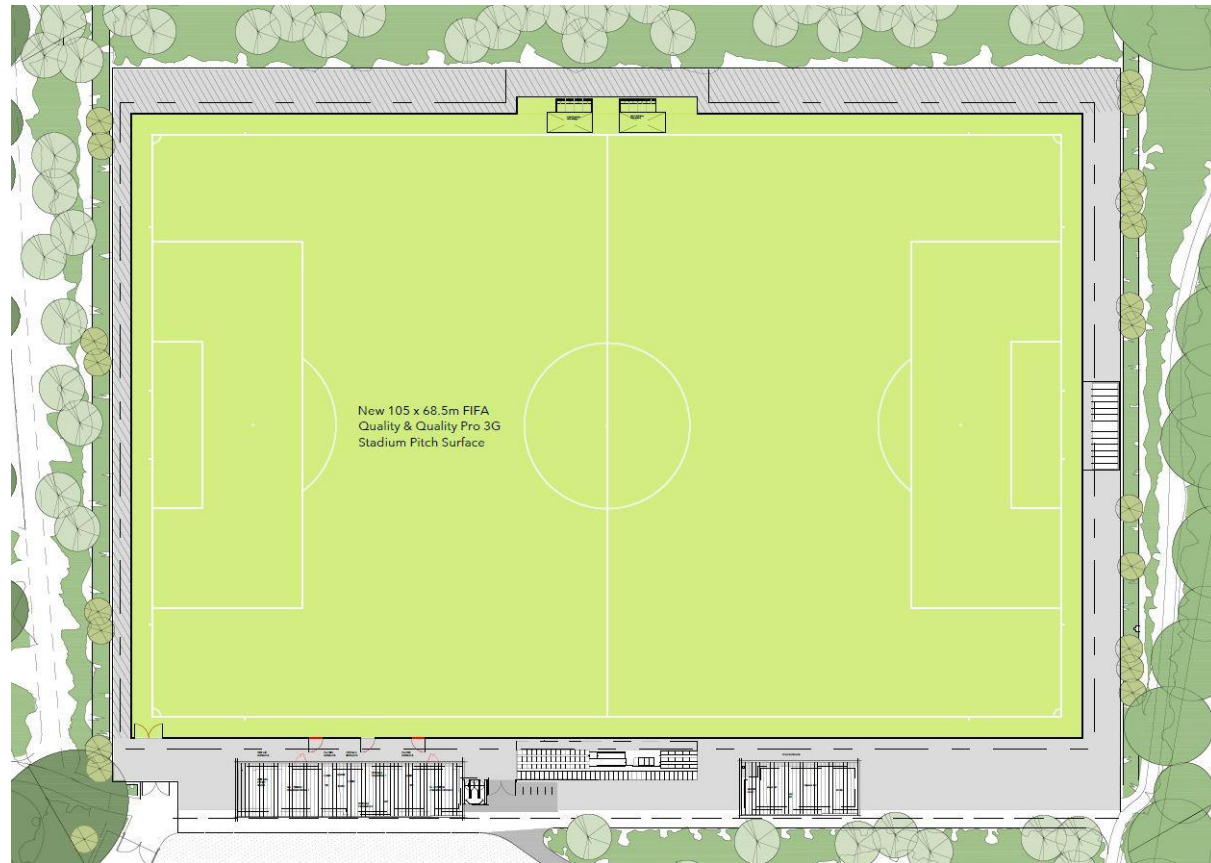


Figure 2 - Site Plan (As Proposed)



Figure 3 - Flood Risk Map

furthest from Salisbury Road and any commercial or residential properties that surround the south-west and south-eastern perimeters of the site.

#### 2.4 Area Character

The site has long been associated with AFC Totton who have maintained a steady development process of improving sporting and club facilities. The site is accessed from Salisbury Road, with a screen of trees and car parking acting as a buffer zone from nearby residential properties. The south-east of the site is flanked by a series of double storey warehouse buildings, highlighting the varied nature of the immediate area character.

#### 2.5 Planning Policy

Key policies/documents that were considered in the preparation of this application are:

##### *NPPF: Section 2 - Achieving Sustainable Development*

*The proposal aims to contribute to the economic, social and environmental objectives for communities as outlined in the NPPF. The provision of the 3G pitch will provide a self funded facility for the football club and partner organisations, provide modern facilities which will encourage maximum football developmental outcomes with benefits to health and wellbeing, and ensures that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.*

##### *NPPF: Section 8 - Promoting Healthy and Safe Communities*

*The planning system encourages and promotes the retention of existing and the provision of additional outdoor sports facilities. Existing open space should not be built upon unless the proposed development represents an enhancement or better provision in terms of quality. The provision of a 3G pitch represents a clear enhancement on existing facilities.*

##### *Policy DM8 - Protection of Private Recreation Land*

*In appropriate circumstances small-scale development of ancillary facilities to enhance recreational use of these areas may be permitted. Existing open space should not be built upon unless the proposed development represents an enhancement or better provision in terms of quality. The provision of a 3G pitch represents a clear enhancement on existing facilities.*

### 3. Survey / Investigation

#### 3.1 Flood Risk

The nearest main rivers from the site are the River Blackwater and its tributary watercourse. Available from the SFRA and the Environment Agency highlight that there were no records of flooding events at the site.

The Environment Agency's Flood Maps show that the site lies within the Flood Zone 1 (low probability flooding). The Environment Agency's flood risk map indicates that the site is

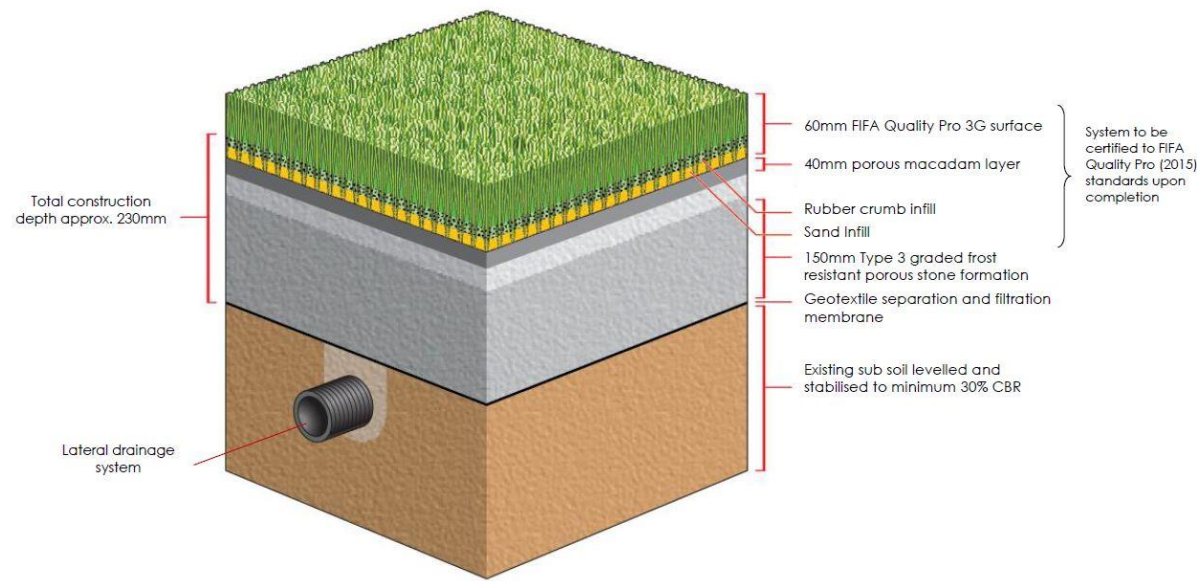


Figure 4 - Proposed Sectional Detail of New 3G System

located outside of the flood risk zone. The New Forest District Council's Strategic Flood Risk Assessment (SFRA) flood maps show that the site is located within the Flood Zone 3 (i.e. Flood Zone 3a) of the tributary watercourse which runs to the north of the site. However, the overall risk of surface water flooding to the site is low as identified in the flood risk assessment for the recently approved 'healthy living centre' and extension to existing stand to provide additional seating (Planning Reference No: 19/11368)

### 3.2 Ecology

No consideration has been given to this matter as the works are limited to replacement of a managed surface.

### 3.3 Arboriculture

No consideration has been given to this matter as the works are limited to surface treatments

### 3.4 Transport

No consideration has been given to this matter as the works are limited to surface treatments.

### 3.5 Noise Impact

No consideration has been given to this matter as the works are limited to surface treatments.

### 3.6 Utilities

No consideration has been given to this matter as the works are limited to surface treatments.

## 4. Proposals

### 4.1 Amount

The proposal involves replacement of 1 no existing grass pitch with artificial '3G' turf.

### 4.2 Layout

The proposed works are designed to comply with the following:

- The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts
- Federation Internationale de Football Association (FIFA) Quality Concept for Football Turf - Handbook of Requirements
- Sport England Design Guidance Note 'Artificial Surfaces for Outdoor Sport'

### 4.3 Scale

The pitch area to be replaced measures 105 x 68.5m.

#### 4.4 Appearance

The proposed pitch will be built up of 60mm Pro 3G surface, with a 40mm porous macadam layer, with rubber crumb and sand infill (see image 4).

#### 4.5 Landscaping

The nature of the application requires the sub-base of the pitch to be replaced with a 150mm Type 3 graded porous stone formation. As such the proposed pitch will ensure that surface water is attenuated within this permeable sub-base. This represents an overall improvement of the current site situation.

Whilst the site is in close proximity to Testwood Lake SINC the actual pitch surface is approximately 100m distant. It is not anticipated that replacing manicured and maintained grass for a 3G surface will result in the loss of any foraging grounds for local fauna.

#### 4.6 Access & Inclusion

The proposals provide for an all weather pitch which will provide greater levels of access and inclusion than the extant surfacing.

#### 4.7 Sustainability

The proposed development will require the removal and redevelopment of a grassed football pitch. However, the proposed pitch surface is understood to be partially made of recycled material and will negate the need for continuing maintenance and watering during summer.

#### 4.8 Foul and Surface Water Drainage

The nature of the application requires the sub-base of the pitch to be replaced with a 150mm Type 3 graded porous stone formation. As such the proposed pitch will ensure that surface water is attenuated within this permeable sub-base. This represents an overall improvement of the current site situation.

There is no foul water drainage associated with this proposed development.