

# AFC Totton

Snows Stadium  
Salisbury Rd  
Totton  
Southampton  
SO40 2RW

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**PLANNING SUBMISSION**

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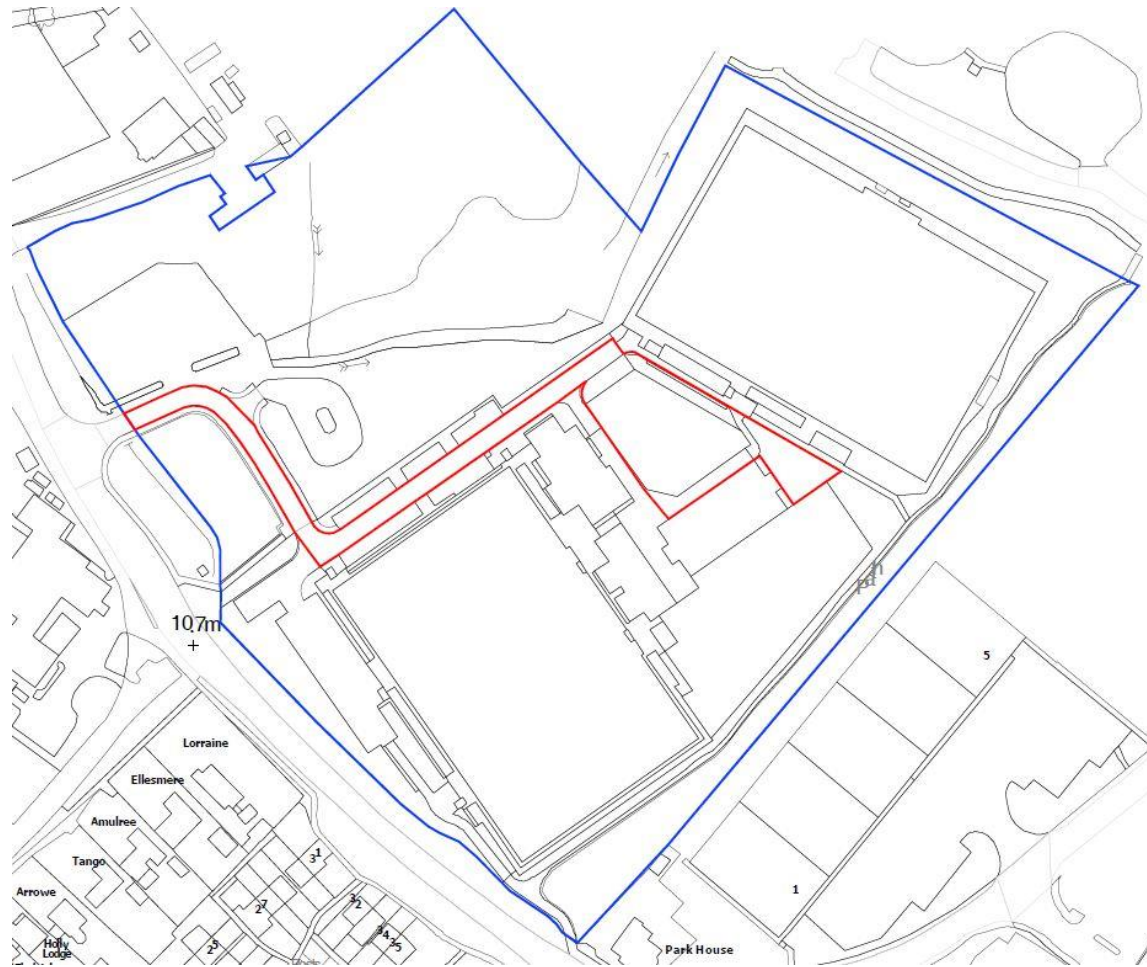


Figure 1 - Site Location Plan (application site in Red)

## 1. Introduction

### 1.1 The Application

This planning application is for new car parking 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 additional parking facilities at the club, which will help to allow the club to continue to provide facilities to patrons and visitors, particularly during match days and to support the businesses that operate from the site.

### 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 develop an existing patch of managed scrubland into additional parking facilities.

### 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 centre of the site which lies some distance from Salisbury Road access and any commercial or residential properties that surround the south-west and south-eastern perimeters of the site. This area of managed scrubland is currently fenced and is unlikely to provide any benefit for local flora and fauna.

### 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 additional parking facilities will provide assist in maintaining 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 additional parking represents enhancement on existing facilities, and demonstrates the need for such facilities.*

Figure 2 - Site Plan (As Proposed)



## 3. Survey / Investigation

### 3.1 Flood Risk

The nearest main rivers from the site are the River Blackwater and its tributary watercourse. Documents 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 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 existing 'scrub' to provide additional parking facilities.

Figure 3 - Flood Risk Map

### 3.3 Arboriculture

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

### 3.4 Transport

The additional car parking is to be located to the centre of the site. As such whilst the provision of additional car parking will increase overall capacity of the site, there will be little to no effect to the entrance and any chance of overspill to Salisbury Road which is located some 200m distant.

### 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 managed scrubland into 1900m<sup>2</sup> of parking

### 4.2 Layout

The proposed works are laid out to meet parking standards with 6m reversing space behind each parking space measuring 2.4m x 4.8m

### 4.3 Scale

The proposed works are designed to provide an additional 73no spaces on the site

### 4.4 Appearance

The proposed surface will be a permeable tarmac surface.

### 4.5 Landscaping

Whilst the site is in close proximity to Testwood Lake SINC the parking area is over 100m distant. It is not anticipated that replacing managed scrub for permeable hardstanding will result in the loss of any foraging grounds for local fauna.

### 4.6 Access & Inclusion

The proposals provide for additional parking closer to pitches and the clubhouse, 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 area. However, the proposed surface is to be permeable.

#### 4.8 Foul and Surface Water Drainage

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