

PROOF OF EVIDENCE

THE MITIGATION AND ENHANCEMENT OF THE SPORTS FACILITIES LOCATED AT GE AVIATION (THE APPEAL SITE)

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1. ABOUT THE AUTHOR

- 1.1. Matthew Eames is an independent sports consultant with over 20 years of experience in the sport and leisure across both the public and private sector. He holds a Bachelor of Science Honours Degree in Sport and Leisure Management from Brunel University and a First-Class Honour MBA with distinction. A former Director of the international sports consultancy, 4global Consulting, leading their sports planning service area and a former Director of London Sport (Part of the Active Partnership Network). Matthew has led the delivery of over 100 sports facility strategies, needs assessments and feasibility studies (including playing pitch strategies) on behalf of local authorities and developers across the UK working closely with local stakeholders, Sport England and the relevant National Governing Bodies of Sport (NGBs) providing the evidence based strategies and recommendations for the protection, enhancement, provision and mitigation of sports facilities in line with national, regional and local policy.
- 1.2. Matthew has also led the development of national facility and organisational strategies on behalf of National Governing Bodies of sport (NGB's) providing them with the strategic direction and evidence base to shape the national development of sports participation and facilities, clients include; The Rugby Football League (RFL); The England and Wales Cricket Board (ECB); Basketball England; England Netball; The Bowls Development Alliance and Snowsport Scotland.

- 1.3. Matthew is familiar with the Appeal Site having led the previous playing pitch needs assessment undertaken by 4global that provided recommendations to RPS regarding the mitigation of the playing pitches on the Appeal Site.

2. INTRODUCTION

- 2.1. The planning application (REF:0/18/84191) was submitted on 08 October 2018 for the proposed development of 148 residential dwellings on the land located at the GE Aviation site (now known as Hamble Aerostructures Ltd but will be referred to as the Appeal Site for the purpose of this statement) located in Hamble within the borough of Eastleigh, Hampshire.
- 2.2. The development would include the loss of an existing playing field that comprises two adult sized grass football pitches and a cricket square.
- 2.3. An adult sized football stadia pitch and a bowls club would be retained on the site with enhancements to their facilities and amenities as part of the development.
- 2.4. In 2017 4global, a specialist sports consultancy, was appointed by RPS to undertake a detailed assessment of the proposed loss of playing fields and provide recommendations for their mitigation that supported the strategic need for sport within the area and relevant policy and guidance. The assessment included a review and analysis of relevant policy, strategies and guidance, stakeholder consultations with relevant sports clubs, council representatives, Sport England, the county Football and Cricket associations/boards and an audit of potential sites for playing pitch allocation and enhancement.
- 2.5. This statement has been prepared by Matthew Eames who was the Director of the 4global Sports Planning Consultancy service that led the 4global assessment in 2017-18 and provided ongoing support in 2019

- 2.6. As a result of the work undertaken by 4global and RPS a package of measures was proposed to off-set the relocation of the cricket and football pitches which, in summary, included the following:
- i. The retention of the existing football and bowls club on the former GE Aviation site for use by Folland Sports FC and Folland Bowls Club, with improvements made to their facilities and amenities. Providing enhanced security of tenure of these facilities via a minimum 25 year lease (they are currently on a rolling one year lease). This will ensure security for their occupation within these improved facilities and providing more certainty over their future.
 - ii. Folland Cricket Club, who occupy the cricket pitches on the GE site, to be relocated locally to College Playing Fields (Roy Underdown Pavilion), subject to improvements to provide a 10 cricket wicket square and associated adult and junior 11v11 football pitches in the outfield. This would include enhancements to the pavilion and provision of new equipment and ancillary facilities for the club, provide security of tenure for the club for a minimum of 25 years and a contribution towards annual maintenance costs.
 - iii. Improved football and training facilities at the VT Sports Ground via providing a contribution for the investment into a new 3G artificial grass football pitch (AGP); secured by developer contribution (Subject to a fall-back position that allows funding to be spent on sport with the area if VT option is not deliverable).
 - iv. A £200k financial contribution for playing pitch improvements:
 - This would be towards improvements to College Playing Fields, which would allow the square to accommodate 10 wickets; and

- The remainder (£90k) of the financial contribution has been identified for other cricket enhancements within the local area.

2.7. These package of measures and a playing pitch mitigation strategy detailing the rationale was submitted with the original planning application by RPS in October 2018 (ref Appendix E – xiv of the Appellant’s Statement of Case).

2.8. Sport England is a statutory consultee for any development that impacts on the potential loss of a playing field. Their planning officers work closely with the relevant county National Governing Bodies (NGBs) of sport officers, in this the case the Hampshire County Cricket Board (HCB) and Hampshire Football Association (HFA), to identify whether a proposed development of a playing field meets any of the exceptions within the Sport England Playing Fields Policy and relevant national and local policy and strategies including The National Planning Policy Framework (NPPF, 2019), The Eastleigh Playing Pitch Strategy (2017) (Core Document – **CD.79**) and EBC policy 145.OS of the local plan (2001-2011). (Core Document – **CD.3**)

2.9. The Sport England Playing Fields Policy and Guidance (March 2018) (Core Document – **CD.80**), states that:

- Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:
 - All or any part of a playing field, or
 - Land which has been used as a playing field and remains undeveloped, or
 - Land allocated for use as a playing field
- Unless in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

- Exception E4 states:
 - The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
 - Of equivalent or better quality, and
 - Of equivalent of greater quantity, and
 - In a suitable location, and
 - Subject to equivalent or better accessibility and management arrangements.

2.10. In their consultation response (6th December 2019) Sport England raised no objection, subject to a suitably worded s106 agreement, on the basis that the proposal and its amended mitigation package was broadly considered to be capable of meeting their E4 exception policy.

2.11. In respect of this matter, paragraph 125, of the Committee report (19th December 2019) concluded that:

“Subject to agreeing the detailed wording of the Section 106 agreement, Sport England is content to withdraw its objection on the basis that the proposal is broadly considered to be capable of meeting their E4 exception policy “The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’. The proposed development now meets the policy requirements of saved policy 145.OS and Sports England E4 policy.”

2.12. Despite no objection from the Sport England the Local Planning Authority (LPA) refused planning permission in on 16th January 2020 on several points one of which was in relation to the sports facilities, as follows.

Insufficient information has been submitted to demonstrate that the loss of the cricket wicket and its outfield, which also provides for two grass football pitches and training area, can be adequately mitigated within the Parish of Hamble-le-Rice. The proposal is therefore contrary to Saved Policy 145.OS of the adopted Eastleigh Borough Local Plan Review 2001-2011, emerging policies DM34 of the submitted Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework, the adopted Sports Facility Needs Assessment and Playing Pitch Strategy Update 2017 and Exception Policy E4 of Sport England's Playing Fields Policy - 'A Sporting Future for the Playing Fields of England'.

- 2.13. As Sport England has supported the proposed development and mitigation of the sports pitches in line with planning policy it is not considered that the LPA's grounds for refusal on the basis of planning legislation is justified.
- 2.14. A copy of the detailed Playing pitch assessment and mitigation strategy produced by 4global was submitted with original planning application (ref Appendix E – xiv of the original application). I consider that this document contained sufficient information to demonstrate and effectively mitigate the loss of the sports pitches within the Parish of Hamble-le-Rice in line with strategic priorities and relevant policy.
- 2.15. This proof that has been prepared further highlights information regarding the process that was undertaken by 4global and recommendations that were provided in relation to the mitigation of the playing pitches at GE Aviation.

3. 4GLOBAL ASSESSMENT PROCESS

3.1. The assessment of the playing pitches and sports facilities that was undertaken by 4global Consulting in 2017-18 included the following elements:

- i. A review of the existing strategic evidence base, including the Eastleigh Playing Pitch Strategy (2017) along with relevant policies including Sport England Playing Fields Policy.
- ii. A review of the current and future demand for sports pitches in the Eastleigh and Hamble sub-area and the capacity of the existing pitches to meet this demand.
- iii. Stakeholder consultation with relevant local football and cricket clubs based at Follands Sport and Social Club located on the GE site, Sport England, The Hampshire County Cricket Board (HCB), The Hampshire FA (HFA) and Eastleigh Borough Council.
- iv. Site visits and assessments of sports pitches and parks in the local area to identify their suitability for the potential relocation of sports pitches from the GE site.
- v. Options and recommendations for enhancement and provision of playing pitches and facilities.

3.2. Full details of the assessment and recommendations were included within the Playing Pitch Mitigation Strategy, 2018, which was submitted as part of the original planning application (ref Appendix E – xiv of the Appellant’s Statement of Case).

4. KEY FINDINGS

- 4.1. 4global carried out a review of the existing strategic evidence base for sport and playing pitches within Eastleigh. A Playing Pitch Strategy (PPS) is an evidenced based document that is used by local authorities to determine the protection, enhancement, and provision of playing pitches within their local authority boundary. The playing pitch policy guidance was produced by Sport England in 2013 and is endorsed by the main pitch sport National Governing Bodies (NGBs) of Football (The FA), Rugby (The RFU), Cricket (The ECB) and Hockey (England Hockey).
- 4.2. The PPS is the key evidence base regarding the protection, enhancement and provision of sports pitches in any given local authority and is the first point of reference for any potential development that might impact on the loss or change to existing playing pitches. A PPS is created in partnerships with the main pitch NGB and Sport England and fully endorsed by them along with the local authority as the local evidence base.
- 4.3. The Eastleigh PPS was last updated in 2017 and provided the playing pitch evidence base to support the emerging Eastleigh Local Plan (2011-2036). The PPS recommended that proposals for loss of land used for sports pitches should continue to be rejected unless the proposed development meets at least one or more of the five stated exceptions referenced in the local plan policy 145.OS:
- i. The proposed development is ancillary to the principle use of the site and does not adversely affect the quality and quantity of pitches and their use; or*
 - ii. The proposed development only affects land which is incapable of forming, or forming part of, a playing pitch, or*
 - iii. The open space that would be lost as a result of the proposed development would be replaced by open space of equivalent or better quality and quantity in a suitable location, prior to the commencement of the development; or*

- iv. *The proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the detriment caused by the loss of the playing field; or*
- v. *In the case of school playing fields, the land is surplus to educational requirements and there is no local shortage of open space in the locality, for which the land could reasonably be used.*

4.4. The PPS sub-divided the Eastleigh borough council area into 5-sub areas aligned to its five Local Area Committee (LAC) boundaries, as follows:

- Hedge End, West End and Botley (HEWEB) ²
- Bishopstoke, Fair Oak and Horton Heath (BFOHH) ²
- Bursledon, Hound and Hamble (BHH) ²
- Chandler's Ford and Hiltingbury (CFH) ²
- Eastleigh Local Area Committee (ELAC)

4.5. The Appeal Site is located within the sub-area of Bursledon, Hound and Hamble (BHH) and falls within the parish boundary of Hamble Le-Rice.

4.6. The PPS identified the Appeal Site as GE Aviation (Follands Park) as a private and unsecured site and included 1 adult 11v11 sized football stadia pitch and 2 additional adult 11v11 pitches of standard quality that make up the outfield of the cricket square. Football demand on the stadia pitch was generated by Folland Sports First FC and Folland Youth U18's. There was weekly spare capacity identified on the stadia pitch. The PPS did not record any football demand on the 2 adult grass pitches however 4globals assessment rated the pitches a 'Good' quality and identified demand from General Electric F.C. Veterans XI and Southampton Sporting BTC F.C with spare capacity remaining on a weekly basis.

- 4.7. The PPS identified 1 Good quality rated pitch of 8 wickets on GE Aviation (Folland Park) that is capable of catering for 40 match equivalent sessions (MES) per season (based on 5 MES per wicket per annum). Follands CC, who play in the Hampshire Division 3 South, use the pitch and play on Saturdays generating 20 matches per season leaving spare capacity on the pitch of 20 MES/per season. This concurred with the demand information gathered by 4global. The 4global analysis of the GE Aviation site identified an 11 wicket square rather than an 8 wicket square. Consultation with Follands CC and additional analysis of their fixtures identified that the club played a total of 32 matches including 3 friendly matches the previous season meaning that a smaller square (7 standalone wickets) could be sufficient to accommodate up to 35 matches per season assuming an even split of home and away games.
- 4.8. The clubs using the pitches at the Appeal Site rented them on an annual rolling rental agreement. There was therefore no long term security of tenure for any of the clubs that use site.
- 4.9. The PPS also identified that the College Playing Fields site (located 3 minutes from the Appeal Site) contained 2 adult football pitches and an 8 wicket cricket square both of which were in poor condition. 4globals analysis identified that Friends CC who previously used the cricket pitches folded in 2015 and no additional cricket demand was identified. As a result of this the cricket square was in a poor condition, had not been used for a number of years and was in need of considerable enhancement and repair. 4global also undertook a detailed technical analysis of the cricket square, including soil samples, that determined that a complete reconstruction of the cricket square would be required in order to bring it back into use at a suitable level of quality for cricket. The 4global analysis also identified that only one adult football pitch and a junior 7v7 pitch was marked on the site and they were used at the time by a number of clubs including FC Independence, London Airways FC and Corbridge FC. Some U9 and U10 junior demand on the site was also identified. The College Playing Field site also included a large pavilion (known as Roy Underdown Pavilion) which includes 4 changing rooms, disabled access including a

lift to the first floor and a function room with small kitchen area. The site also included suitable parking provision to accommodate football and cricket users. As the College Playing Fields site was disused for cricket it was therefore considered as a suitable and sensible alternative home ground for Follands CC to mitigate the loss of the cricket wicket at the Appeal Site if the cricket wicket could be brought back into use and enhanced to a level of quality to meet the needs of the club and provide them with long term security of tenure. Consultation with the Hampshire County Cricket Board confirmed their support for this approach as a suitable local solution to provide Follands CC with a suitable local home ground.

4.10. Site assessments were undertaken of other potential sites in the local area to consider their suitability to mitigate the loss of the cricket square at the Appeal Site these included Royal Victoria Country Park (RVCP) and Mount Pleasant Playing Fields both of which were considered inappropriate by 4global. More particularly, the RVCP site already had a cricket Non-Turf Pitch (NTP) that was heavily used and the location of the NTP and size limitation of the site meant it would not be possible to place a new grass cricket square in addition to the existing NTP. Follands CC, when consulted, also raised concerns in relation to lack of parking and access at RVCP when weekend events are held there. The Mount Pleasant Playing Fields site did not have any cricket wicket provision and therefore a new cricket wicket would have to be provided along with reconfiguration of the existing adult football pitches that were present on the site and significant enhancements to the existing changing rooms would be required to provide a pavilion suitable for cricket. This was considered inappropriate seeing that there was already a disused cricket wicket and suitable pavilion located at College Playing Fields that could be brought back into use and enhanced to meet the needs of Follands CC.

4.11. The analysis for the PPS by 4global identified that there was a population projected growth in the borough of Eastleigh of approximately 40,000 people by 2036 which would impact on the future growth and demand of new football and cricket teams. However, the majority of this growth was focussed around strategic sites in the north of the borough that were outside of the sub-area within which Hamble-Le-

Rice and the GE Aviation site is located. Eastleigh Borough Council have also made a commitment to Sport England to improve sports facilities in the north of the borough in accordance with the PPS priorities (2017).

- 4.12. An analysis was undertaken by 4global taking into account the current future population demand (up to 2036) impacting on Team Generation Rates (TGRs) and future projected housing allocation (458 dwellings, including the proposed 148 GE development) within the Hamble-Le-Rice sub-area. It was identified there would not be any significant growth in cricket teams within the sub-area and only a total of 2.5 new football teams would be generated. It was also identified there was significant spare capacity on the existing grass football and cricket pitches within the sub-area to cater for this future demand, especially if the disused College Playing Fields cricket square could be reconstructed and brought back into use for Follands CC. This also demonstrated that no additional cricket or football pitches would be required within the sub-area, or parish of Hamble-le-Rice, to meet the current or future demand for sport.
- 4.13. The PPS priorities in relation to football (*Reference CD- Eastleigh Borough Council PPS, 2017, p.40, para 1 & p.44, para 3.11, point 5.*) highlighted investment into the provision of at least two more 3G AGPs for football within the borough and ideally four more 3G AGPs, particularly FA registered pitches for competition. 3G AGPs include floodlights and can cater for up to 40 hours per week football demand which is much higher than a standard grass pitch. A steering group had also been established to consider opportunities for potential locations for Parklife hubs (multi-pitch 3G AGP sites) in the north and south of the borough which would accommodate a large proportion of future football demand and reduce the reliance on the existing grass pitch provision.
- 4.14. Consultation with the Hampshire FA identified that a new 3G AGP was being considered at VT Sports Ground (located in the sub-area of Bursledon, Hamble-Le-Rice and Hound) and as new 3G AGP's were a priority in the area for both the FA and council (as documented in the PPS) they confirmed a contribution towards a

new 3G AGP at the VT Sports Ground site (or another potential site) would be the preferred option to mitigate the loss of the grass pitches at the GE Aviation site rather than providing two new 11v11 adult grass pitches within the local area. This would also meet the strategic need for football in the area as supported within the EBC PPS (2017) and would provide a facility of significant better quality and suitable and justified mitigation for the loss of the two adult 11v11 grass football pitches from the Appeal Site.

- 4.15. Analysis of the Folland Sport FC stadia pitch, that is to be retained on the GE Aviation site, and consultation with the club identified that the club are currently playing in step 6 in division 1 of the Wessex League with ambitions to gain promotion into the premier league of the Wessex League which would require a step 5 compliant facility. 4globals assessment of the facility (*reference CD-Playing Pitch Mitigation Strategy, p.33-p.36*) determined that in order to meet step 5 the stadia pitch would require a larger capacity stand for a minimum of 50 seats (preferably 100) and covered spectator space for a minimum of 100 people (preferably 200 people). A clubroom capable of hosting up to 100 people and a separate committee room (possibly using a partition) with a minimum capacity of 16 people. A fully fitted kitchen would also be required. Team training would take place on the stadia pitch, which has spare capacity to accommodate this demand, and wear and tear of the pitch would be managed by rotating the parts of the pitch used for training. The bowls club, that was to be retained on site, would also benefit from a new WC and access to the new club house, shared with Follands Sport FC.
- 4.16. Consultation with Hampshire County Cricket Board (CCB) and the England and Wales Cricket Board (ECB) regional manager highlighted that Eastleigh was already at a net loss of one cricket pitch due to the developments in the north of the borough and the loss of the Appeal Site would create a net loss of two pitches in total. The ECB welcomed the proposed approach to re-instating the College Playing Fields Cricket pitch to accommodate Follands CC as a local solution but felt an additional financial contribution ring-fenced from the GE Aviation development towards cricket priorities within the borough, in particular the development of a

new cricket facility at Fair Oak CC (Lapstone playing fields), to help accommodate the cricket demand in the area would be considered acceptable to mitigate the net loss of the cricket pitch at GE. A sum of £200,000 was recommended to be ring-fenced for strategic cricket priorities, this was considered acceptable by the ECB and the council.

- 4.17. At the first planning committee meeting (July 2019) the committee expressed that they were against the use of the £200k to deliver investment into cricket facilities in Fair Oak and requested support of Sport England to retaining the £200k within the peninsular.
- 4.18. A meeting with RPS, EBC and the ECB in October 2019 it was agreed that the layout of College Playing Fields should replace one of the proposed adult 11v11 pitches with a junior 11v11 pitch. This would enable the cricket square to be extended to 10 wickets providing a more comparable facility to what Follands CC were accustomed to at the Appeal Site. It was also agreed the £200k would be retained for cricket enhancements within the peninsular with a proportion being spent to expand the cricket wicket and alternative size of the football pitches at College Playing Fields and the remainder to be spent on other local projects. Further communication between Sport England, the ECB and identified potential additional improvements to cricket facilities within the peninsular including the Victoria Park CC club house, Old Netley CC and Highfields CC.

5. CONCLUSION

- 5.1. The original proposals and recommendations put forward by 4global and RPS and the subsequent meetings held with the relevant sports bodies and council representative during 2019 enabled agreement and full support to be obtained from Sport England, the Football Association, Hampshire Football Association, Hampshire County Cricket Board, The England and Wales Cricket Board and Eastleigh Borough council for the proposed mitigation options of the playing pitches

located a GE Aviation as part of the proposed development of the site.

5.2. The support and endorsement from the relevant National Governing Bodies of Sport (NGBs) and Sport England (the statutory consultee on all matters relating to the potential loss of playing fields) in line with Exception Policy E4 (The Sport England Playing Fields Policy and Guidance, March 2018) demonstrates that sufficient information was submitted to justify that the loss of the cricket and football pitches can be adequately mitigated in line with relevant national and local policies and meets the strategic needs and priorities for the current and future demand for sport within the local area and the parish of Hamble-le-Rice.

5.3. The proposed playing pitch mitigation strategy for the Appeal Site provides recommendations that will:

- i. Provide cricket and football playing pitches and associated ancillary facilities of better quality at College Playing Fields, in a suitable location, prior to the commencement of the development.
- ii. Provide a new 3G AGP at VT Sports Ground that is of significantly better quality and of sufficient benefit to the development of sport that will outweigh the detriment caused by the loss of the football grass pitches at the Appeal Site.
- iii. Provide much better security of tenure (minimum 25 years) and management arrangements for existing clubs based at the Appeal Site Follands Sport FC, Follands Bowls Club and Follands CC.
- iv. Provide additional ring-fenced investment for enhancement to the quality of cricket facilities located within the local area.
- v. Provide enhancements to the quality of Follands FC Stadia pitch and the bowls club that are to be retained on the Appeal Site providing the clubs with facilities that are suitable for the future growth and development of their sport.
- vi. Support the current and future strategic need and priorities for sport, physical activity and playing pitches in the local area, that are endorsed and

supported by the relevant National Governing Bodies of Sport (NGBs), Sport England and Eastleigh Borough Council.

- vii. Providing significant financial investment into improving the quantity and quality of playing pitches and ancillary facilities within the local area to meet the current and future strategic need for sport.

5.4. To deliver the above the sports mitigation measures, the Section 106 Agreement would include the following financial contributions:

- i. Retention of the exiting football and bowls clubs on the Appeal Site:
 - Football club improvements - £265,000
 - Bowls club improvements - £60,000
- ii. College Playing Fields improvements:
 - Improvements to the sports pitches - £300,000
 - Ancillary equipment - £94,500
 - Maintenance contribution - £240,000
- iii. Improved football and training facilities at VT sports ground - £170,000
- iv. Financial contribution towards other sports projects within the local area - £90,000

5.5. The proposed playing pitch mitigation strategy and recommendations therefore provide sufficient evidence and information to meet the priorities and requirements of the Eastleigh Borough Council Playing Pitch Strategy (2017), the Sport England Playing Fields Policy (2018) Exception E4 (as supported by Sport England's statement, December 2019), NPPF paragraph 97 (2019), and exceptions 3 and 4 of the Eastleigh Local Plan policy 145.OS (2001-2011). The recommendations are also supported by Sport England, the relevant National Governing Bodies of sport (NGBs) and Eastleigh Borough Council and therefore also demonstrates that sufficient information and an appropriate playing pitch mitigation strategy has been provided for the playing pitches located on the Appeal Site.

5.6. Full details of the recommendations for the mitigation package for football, cricket and bowls are attached as follows.

6. CRICKET RECOMMENDATIONS AND MITIGATION

6.1. College Playing Fields provision:

- i. Folland Cricket Club (Follands CC) currently based at the Appeal Site to be relocated to College Playing Fields (Underdown Pavilion) subject to the facilities being upgraded to a 'good' level of quality and a satisfactory security of tenure, maintenance and management agreement established between the club and the parish council. This represents the most sustainable and suitable solution for retaining a cricket square and Follands CC within the local area.
- ii. Reconstruction of the cricket square and expansion to a 10 wicket square (the original recommendation was for a 7 wicket square however this was increased to a 10 wicket square to meet the request of the ECB).
- iii. Relaying one 11v11 adult football pitch and one junior 11v11 (U13/U14) junior football pitch (these would also act as the outfield for the cricket pitch) and support football demand.
- iv. The grass pitches provided should be to a suitable level of quality that is of equivalent or better standard than that of the existing GE Aviation site.
- v. Phasing of the development of the GE Aviation site so as not to cause disruption to cricket until the playing pitches at College Playing Fields and the new cricket square have settled and are ready for use.
- vi. Installation of 1 lane of cricket nets.
- vii. Construction of a secured maintenance shed, and storage shed (if required).
- viii. Electronic scoreboard.
- ix. Providing Follands CC with the required maintenance equipment.
- x. Installing low level fencing on the car park side of the pitch to deter and re-route dogs and their owner to the common land which is located to the north of the site.

- xi. Enhancements to Underdown Pavilion by improving the kitchen to enable Follands CC to provide match day teas and enhancing the changing facilities for players and umpires where necessary.
- xii. Provide long term security of tenure (minimum 25 years) to Follands CC at College Playing Fields.
- xiii. Follands CC provided over 30 hours of voluntary maintenance on the pitches at the GE Aviation site. A maintenance agreement is to be provided, along with the security of tenure, that provides Follands CC with the option to undertake a similar level of voluntary maintenance on the Cricket pitch.

6.2. College Playing Fields costs contribution (All costs were estimated using Sport England facility cost guidance):

- i. £300,000 for relaying the 11v11 adult and junior grass football pitch and construction of a 10 wicket cricket square.
- ii. £95,000 for the provision of cricket nets, scoreboard, maintenance equipment, maintenance and storage shed, enhancements to Underdown Pavilion.
- iii. £240,000 contribution towards 10 years' annual maintenance costs.
- iv. Total financial contribution= £635,000

6.3. A ring-fenced contribution of £90,000 towards cricket improvements for other projects in the local area.

7. FOOTBALL RECOMMENDATIONS AND MITIGATION

7.1. Follands FC stadia pitch.

- i. The Follands FC stadia pitch will be retained on the existing site.
- ii. Long term security of tenure (minimum of 25 years) to be provided to Folland Sports FC on a Step 5 compliant football ground.

- iii. Space for a larger capacity stand for a minimum of 50 seats (preferably 100 people) and covered spectator space for a minimum of 100 people (preferably 200 people).
- iv. A clubroom capable of hosting and providing refreshments for up to 100 people and a committee room capable of hosting opposition guests and representatives (minimum capacity of 16 people) along with new changing facilities.
- v. A maintenance equipment storage unit.
- vi. New and improved car parking (serving Follands FC stadia and the bowls club).
- vii. The bowls provision would be retained on the existing site and would benefit from new and improved WC facilities along with access to the shared clubroom.

7.2. Follands FC stadia cost contribution:

- i. £265,000 for the recommended enhancements.

7.3. Investment into a new 3G Artificial Grass football pitch (AGP) at VT Sports Ground.

- i. The two grass adult 11v11 Football pitches at GE Aviation would not be re-provided elsewhere but would be mitigated through a developer contribution towards a new full size 3G AGP in the local area. This is supported by findings and priorities from the Eastleigh Playing Pitch Strategy (2017) and represents a favourable option in line with the Hampshire FA, The FA, The Football Foundation and Eastleigh Council priorities to accommodate the current and future demand for football in the area linked to the provision of more 3G AGPs. The VT Sports ground has been identified by the Hampshire FA and Eastleigh Council as a potential location for the new 3G AGP.
- ii. The football teams that were identified as using the grass pitches located on the cricket outfield at GE Aviation (Follands Vets and Southampton BTC FC) would be required to secure a new site for football match play. There is sufficient spare capacity on the nearby playing pitches within the Hamble Le-

Rice sub area, such as Mount Pleasant playing fields (located directly north and adjacent to the GE Aviation site) to accommodate any displaced demand.

7.4. 3G AGP cost contribution:

- i. It is recommended that the financial contribution made would be the equivalent capital costs of re-providing two full size adult 11v11 grass football pitches, approximately £170,000 secured by developer contribution (Subject to a fall-back position that allows funding to be spent on sport with the area if VT option is not deliverable).

8. BOWLS RECOMMENDATIONS AND MITIGATION

- 8.1. £60,000 for enhancement to the bowls facility at the Appeal Site including new WC facilities.

9. TOTAL VALUE OF CONTRIBUTIONS

- 9.1. Total value of the financial package of support being provided to mitigate the loss of the pitches at the GE sports ground and enhancement to the facilities that are to be retained on site:

- i. £1.33 million.

10. THE CLUB OFFER

- 10.1. The below summarises what is being offered to the clubs that would be impacted by the proposed development at the GE Aviation Sports Ground.

10.2. Follands Sport Football Club

- i. Remain at the current location on the GE Aviation site and retain usage of the stadia pitch.
- ii. Long term security of tenure (minimum of 25 years) on a step 5 compliant football ground.

- iii. A new clubroom capable of providing refreshments and a committee room capable of hosting opposition guests and representatives along with new changing facilities.
- iv. A new maintenance equipment storage unit,
- v. New and improved car parking.

10.3. **Folland Bowls Club**

- i. Remain at the current location on the GE Aviation site and retain usage of the bowls club.
- ii. Long term security of tenure (minimum of 25 years).
- iii. Access to a new clubroom shared with Follands Sport FC.
- iv. New WC facilities specifically for the bowls club.
- v. New and improved car parking.

10.4. **Follands Cricket Club**

- i. Long term security of tenure (minimum of 25 years) on a 'good' quality cricket pitch with a 10 wicket square located at College Playing Fields.
- ii. A maintenance agreement is provided, along with the security of tenure, that provides Follands CC with the option to undertake a similar level of voluntary maintenance on the cricket pitch at College Playing Fields as they are currently accustomed to (approximately 30 hours per week).
- iii. A new outfield (via the relaying of the two football pitches at college playing fields) that is level and well maintained.
- iv. An affordable, secured access and management agreement for the club to use the ground year-on-year without significant change to the club's current match levies or membership fees.
- v. Access to the ancillary facility (The Roy Underdown Pavilion) that is in a suitable condition for use. The ancillary facility will also include:
 - Changing rooms of adequate size and quality (including showers).

- A kitchen of adequate quality for the preparation of teas / refreshments.
 - A room of a suitable size for taking match teas.
 - An umpires changing room with showers.
- vi. The ground will be able to host all the pitch furniture currently used by Follands CC including covers and sightscreens.
- vii. The ground will have storage for all equipment required to maintain the square to the expected standard (regardless of who is in-charge of delivering the maintenance on the pitches).

10.5. **Follands FC Vets and Southampton BTC FC**

- i. Provided access to a full sized adult 11v11 standard quality football pitch within the southern Eastleigh area that is affordable for hire under the club's current match fees and membership payment structure.
- ii. Southampton BTC FC have highlighted they will be relocating back to their own facility and ground once works have been completed.
- iii. As neither team is likely to require support from grant-giving organisations, the clubs are not considered to require long term security of tenure on a specific site. However, these clubs should have appropriate facilities made available to them and should negotiate a guarantee of costs for pitch hire for a minimum of 10 years to ensure they are given continued access.