

DESIGN & ACCESS STATEMENT:

Land Adjacent to the Ageas Bowl, West End

May 2022



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1.0

Introduction

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Project Lead

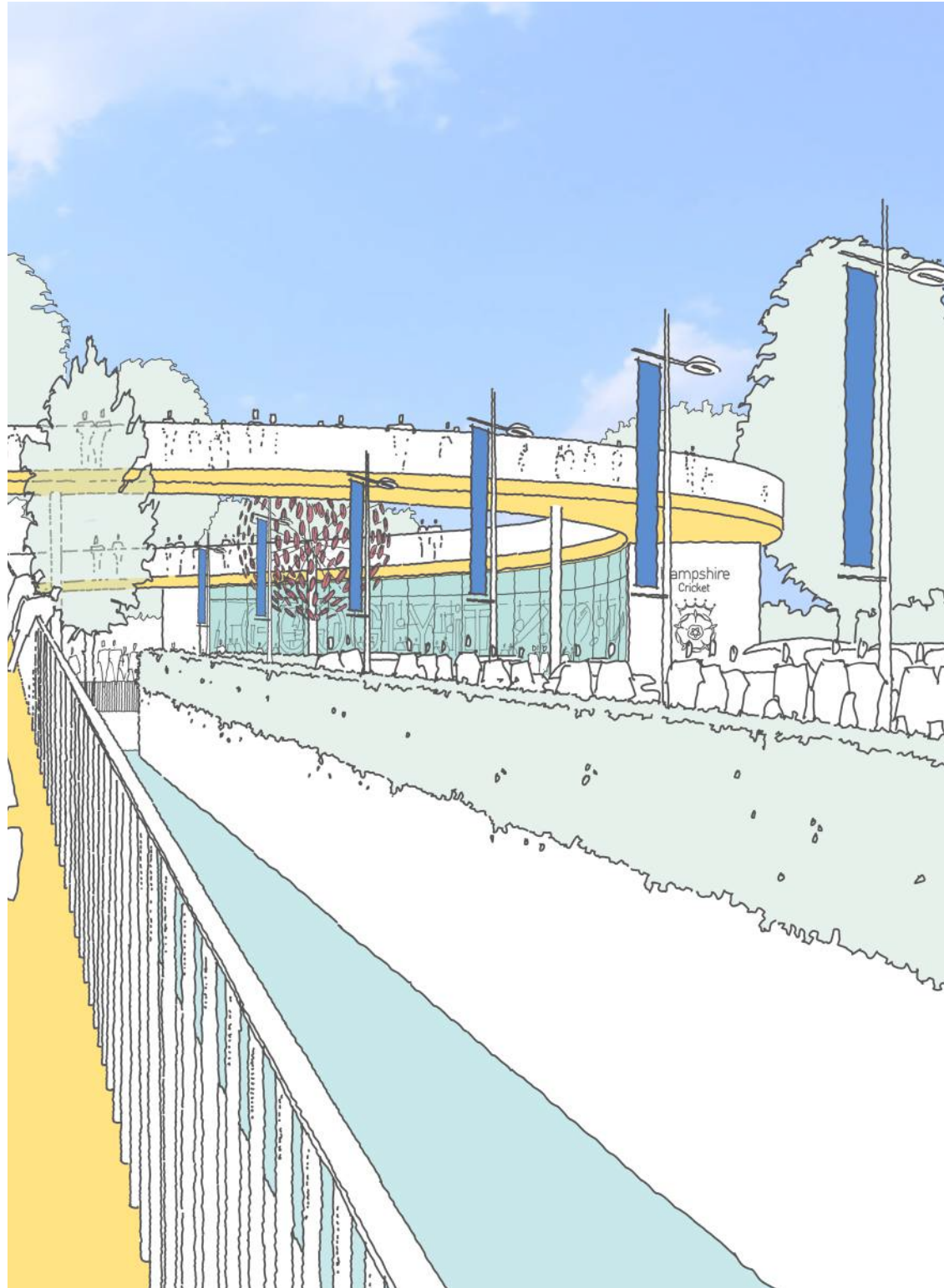
Ewen Miller

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Introduction

1.2 | PROJECT BACKGROUND & STATEMENT



This Design & Access Statement has been prepared by Calderpeel Architects to provide supplementary information and support a Full planning application for a proposed development at the Ageas Bowl Stadium, West End.

The application features five previously identified character areas referred to in the pre-application - Q/21/90701 that consist of;

- Character Area 1 - Spectator Ramp & Car Park
- Character Area 2 - Hotel
- Character Area 3 - Pavilion & Maintenance stores
- Character Area 4 - Care Home
- Character Area 5 - Residential & Well-being Centre

This document is intended to act as a design guide to ensure the scheme is both sensitively conceived and contextually appropriate.

In addition to illustrating design principles, and thereby ensuring that the design is integral to the development of the scheme, this statement is conceived in response to the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 for applications of this type to be accompanied by a Design & Access Statement.

We've intended to carefully consider the feedback from both the Hedge End, West End & Botley Committee and the Winchester design review panel.

This scheme has been developed in conjunction with the feedback of the Pre-application submitted by Calderpeel in May 2018 (Ref: Q/21/90701) and has referenced the Eastleigh Borough Council's 'Quality Places Supplementary Document'.

Calderpeel have been appointed by LDA Ltd to examine the potential development of the site and propose an appropriate design to support a Full planning application.

The key aims of this proposal are as follows:

- Create an aspirational place to live and celebrate the existing sites sense of place;
- Integrate the existing Telegraph Woodland by strengthening existing pedestrian routes through the site;
- Utilise the geometry of the stadium to inform the proposed interventions across the development;
- Make improvements to existing boundary treatments to ensure no conflict between the different uses of the development;
- Reduce the visual impact made by vehicles;
- Create an unforgettable spectator arrival experience;
- Prioritise pedestrian movement throughout the development and ensure sufficient amenity space is available;
- Develop a strong landscape-led identity;
- Propose a number of suitable design principles which can be used to determine the layout, scale and quantity of development moving forward.

Introduction

1.3 | PROPOSAL



Proposed site plan
Not to scale.

Introduction

1.4 | CONSULTATIONS

Throughout the course of this scheme, it has been vital that we receive feedback and address any concerns at each stage of the design process to best inform our overall design. This has been done through a series of engaging consultations during the pre-application stage, with the design review panel and the HEWEB (Hedge End, West End and Botley) local area committee. During this time the client(s) led a series of digital media campaigns which directed those concerned to the consultation website, physical 3D model display offering an invitation to comment on the proposals.

PRE-APPLICATION	DESIGN REVIEW PANEL	HEWEB LOCAL AREA COMMITTEE	DIGITAL MEDIA & PRESS
<u>Date: May/June 2021</u> <u>Comments to address:</u> 3% of housing to be built specifically for wheelchair users. - Removal of trees should not be proposed without justification provided by an arboriculture survey . - Green infrastructure framework needs to be integrated from the outset and apply across all planes, e.g. green roofs implementation. - Opportunities to improve pedestrian and cycle priority. - Electrical vehicle charging points and disabled parking is needed. How they have been addressed: - Accessible houses exceed 3% across the site. - Please refer to Tree report. - Green roofs & a landscape led approach. - Strong cycle and pedestrian routes have been proposed. - Provided across site. PRE-APPLICATION MEETING (ON SITE) Date: 17/08/2021	<u>Date: 21/09/2021</u> <u>Comments to address:</u> - Spiral ramp needs to be easy to maintain and manage. - Hotel needs more work to link to existing stadium and hotel. - Residential is quite dense and needs thinking of how it sits in context with existing residential to the west, telegraph woods and the bowl. - Understanding and analysis of different levels across the site required. - Sun and north-south orientation critical for residential scheme. - Physical model would be beneficial for next DRP meeting. How they have been addressed: - Careful consideration has been taken to establish ramp construction and detailing. - New hotel follows a perpendicular geometry from the centre of the stadium and extends the existing form of the hotel. - Density reduced and variety of housetypes provided. - Utilising the variance in topography within design of residential scheme and existing drainage swale. - Housetypes orientated to maximise solar gain into amenity spaces. - A 1:1000 model of site produced with varying iterations of designs, which has led the design process through a series of massing exercises.	<u>Date: 20/09/2021</u> <u>Comments to address:</u> - The new hotel looks bland and blocky, so the size and scale needs to be carefully considered. - The new hotel looks too close to the existing woodland. - Residential element could be overstretched and imposing. - Residential site looks too close to Telegraph woods. - The 3,4 and 5 storey residential blocks may not be necessary. - Parking on match days are a problem in and around the site, with residents complaining of the disturbance. How they have been addressed: - New hotel builds on the geometry and form of the existing hotel. (Hotel references urban edge (WE4 policy). - Location of hotel has been rotated away from the existing woodland. - Reduced the overall site density & articulated a variety of housetypes. - Increased the separation distances from the woods boundary. - We have limited the apartment blocks to 5 storeys. - Dedicated parking spaces allocated to the north of the site, away from the residential.	<u>Date: Various</u> <u>Ageas digital coverage:</u> - Ageas Bowl/HC channels: - Hampshire Cricket (Twitter, Facebook, Instagram) - The Ageas Bowl (Twitter, Facebook, Instagram, LinkedIn) - Website (www.ageasbowl.com) - Hampshire Cricket App <u>External coverage:</u> - BBC Online: https://www.bbc.co.uk/sport/cricket/60237139 - BBC South Today & BBC Radio Solent: Both covered the story on respective shows - Wave 105 radio: Covered the story on their news bulletin (https://planetradio.co.uk/wave-105/local/news/major-development-plans-for-the-home-of-hampshire-cricket/) - Daily echo: https://www.dailyecho.co.uk/news/19894297.proposals-redevelop-ageas-bowl-hampshire-county-cricket-club/ - Portsmouth News: https://www.portsmouth.co.uk/business/development-plans-unveiled-to-transform-the-ageas-bowl-including-new-hotel-housing-and-car-parks-3553391 - Hampshire Live: https://www.hampshirelive.news/news/hampshire-news/ageas-bowl-development-135-room-6594599 - Hampshire Chronicle: https://www.hampshirechronicle.co.uk/news/19894785.proposals-redevelop-ageas-bowl-hampshire-county-cricket-club/?ref=rss - Yahoo news: https://uk.sports.yahoo.com/news/hotel-183-homes-well-being-164749061.html

Introduction

1.5 | CONSULTATIONS CONTINUED... & RELEVANT PLANNING POLICY

RECENT CONSULTATIONS

CHAMBER OF COMMERCE PRESENTATION

Date: 2nd March 2022

PARISH COUNCIL SITE VISIT & PRESENTATION

Date: 8th March 2022

EASTLEIGH BOROUGH COUNCIL MEMBERS PRESENTATION

Date: 8th March 2022

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

This document states that Design and Access Statements are required for major developments. Guidance for the statements is as follows:

Part 3: Applications
Section 9. Design & Access Statements
9.2. An application for planning permission to which this paragraph applies must be accompanied by a statement (“a design and access statement”) about -
a) the design principles and concepts that have been applied to the development; and
b) how issues relating to access to the development have been dealt with.

9.3. A design and access statement must -
a) explain the design principles and concepts that have been applied to the development;
b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
e) explain how any specific issues which might affect access to the development have been addressed.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a ‘presumption’ in favour of sustainable development and supports proposals that are in accordance with policies in an up to date Development Plan.

Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure;
- widening the choice of quality homes.

The government has an objective of significantly boosting the supply of housing. In order to maintain supply and delivery of housing, paragraph 73 of the February 2019 NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% depending on local circumstances.

Introduction

1.5 | PLANNING BACKGROUND

SITE ALLOCATION POLICY

The existing facilities at the Ageas Bowl are identified by the Council as providing 500 employment opportunities, contributing around £50m to the local economy. The continued success of the complex is therefore of significant importance to not only our clients but also the wider community as it is a major contributor in terms of economic activity and the visitor economy.

To facilitate the future expansion of the existing international standard sporting facilities and to ensure its long term financial sustainability, the Council’s emerging Local Plan seeks to allocate the wider site for future development (Policy WE4 - Land at Ageas Bowl and Tennis Centre, Botley Road, West End). This policy has evolved during the Local Plan examination process as a result of extensive dialogue between officers and our clients. The emerging Local Plan has reached an advanced stage with consultation having taken place on main modifications in Summer 2021. We therefore expect the Plan to be formally adopted in early 2022 and as such significant weight can be attached to its policies.

Policy WE4 has a number of aims and objectives, which can be summarised as follows:

- Buildings or structures must be appropriate in scale, form and location to the predominantly green and open character of the area, taking account of the different characteristics of the site;
- Development should achieve a high quality design by paying careful attention to detailing, hard landscaping and planting;
- Outside the urban area (as defined by the policies map) development is for outdoor sports / recreational purposes only (including any ancillary facilities);
- Inside the urban area (as defined by the policies map) development is for outdoor or indoor sports / recreation; leisure; hotel or office/ research use provided that:
 - Any development creates a high quality of design and takes the form of distinctive individual buildings each set within an open and high quality landscape setting; the extent of development and the boundary treatment of that development creates a high quality, distinctive, green and open setting to the Ageas Bowl;
 - In addition, any residential development is located solely in the north west corner of the site (as defined on the policies map); provides an appropriately designed access and ensures an appropriate level of residential amenity in respect of the cricket ground and events venue;
 - enables the enhancement of sporting facilities on the site;
 - does not compromise the function of the Ageas Bowl as an international cricket ground and events location;
- Proposals must be accompanied by satisfactory arrangements for vehicular access and must include provision for improved facilities for pedestrians, cyclists and public transport;
- Any areas of the site to be used for temporary or occasional car parking must be provided with an appropriate soft surface treatment;
- Surface water drainage will not increase flood risks downstream and within the river corridor; and
- There will be no adverse impact on the adjacent Telegraph Woods SINC, with appropriate environmental buffers from development.

The proposals for the site reflect these objectives and requirements in addition to other relevant national and local policy which are set out within the accompanying planning statement prepared by Boyer.

RELEVANT PLANNING HISTORY

A significant number of planning permissions are associated with Ageas Bowl site. However, the most significant permission is Ref. F/07/61830 (as subsequently amended). This permitted the erection of a hotel, hospitality uses, a conference facility, media centre, restaurant and bar, retail units as well as new stadium stands. This planning permission also allowed for comprehensive improvements across the Ageas Bowl complex, including the redesign, re-contouring and extension of existing golf course (to provide an 18-hole course).

Additionally, also relevant is planning permission Ref. F/18/83908, which relates to land at Thorneydown Farm. This granted consent for an extension to the golf course and the use of land for an occasional car parking for major events. This permission is pertinent because the holistic provision of match day parking, across the Ageas Bowl site, is a key consideration behind the emerging proposals.

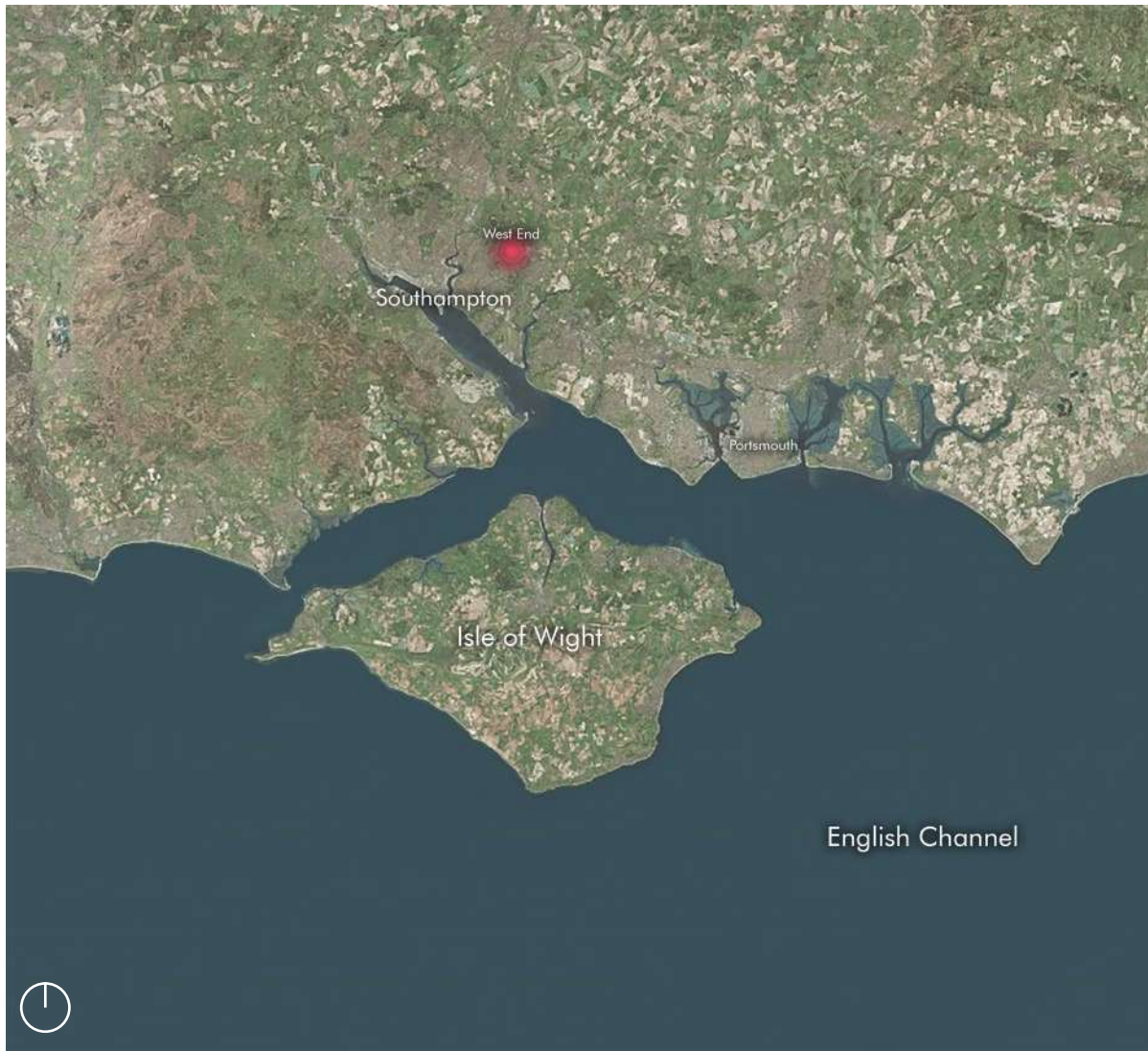
Furthermore, an application for full planning permission (ref. F/20/88655) was granted in July 2021 for the erection of new golf course clubhouse, located off Moorhill Road, to serve the existing golf course. This application was considered by the Council in the context of the envisaged revisions to Policy WE4.

2.0

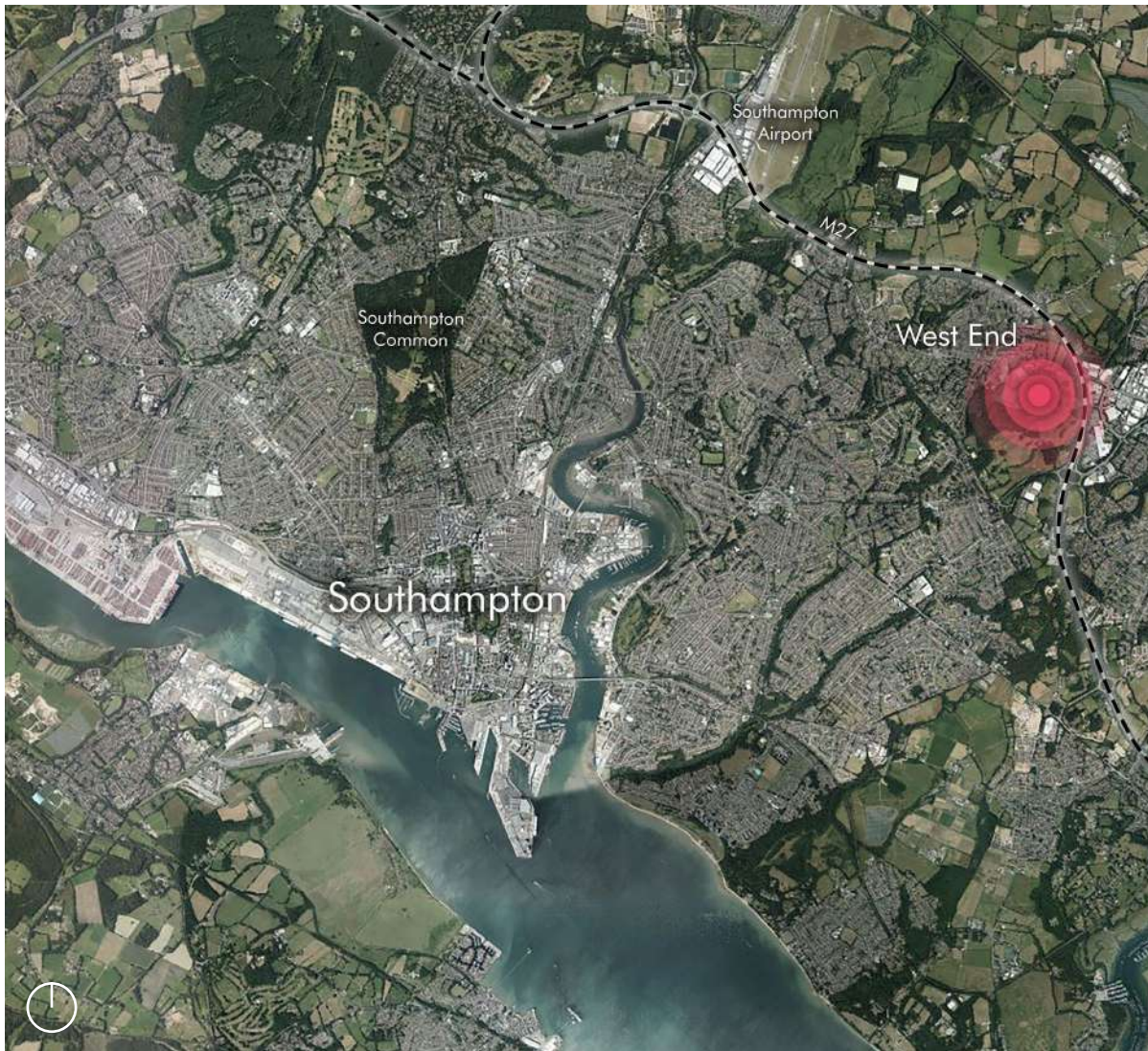
Site Context

Site Context

2.1 | SITE LOCATION



The site is located on the south coast of England, near to the port city of Southampton.



The Ageas Bowl resides in West End, a parish within Hampshire, five miles north east from the city of Southampton.

Site Context

2.1 | SITE LOCATION

The site is situated roughly 5 miles northeast of the city of Southampton, within the West End parish of Hampshire. The overall site boundary encompasses 77 hectares of land; however, the extent of our design application is approximately 15 hectares which encompasses the Ageas Bowl complex consisting of a cricket ground and hotel, its infrastructure and the land directly north of Telegraph Woods.

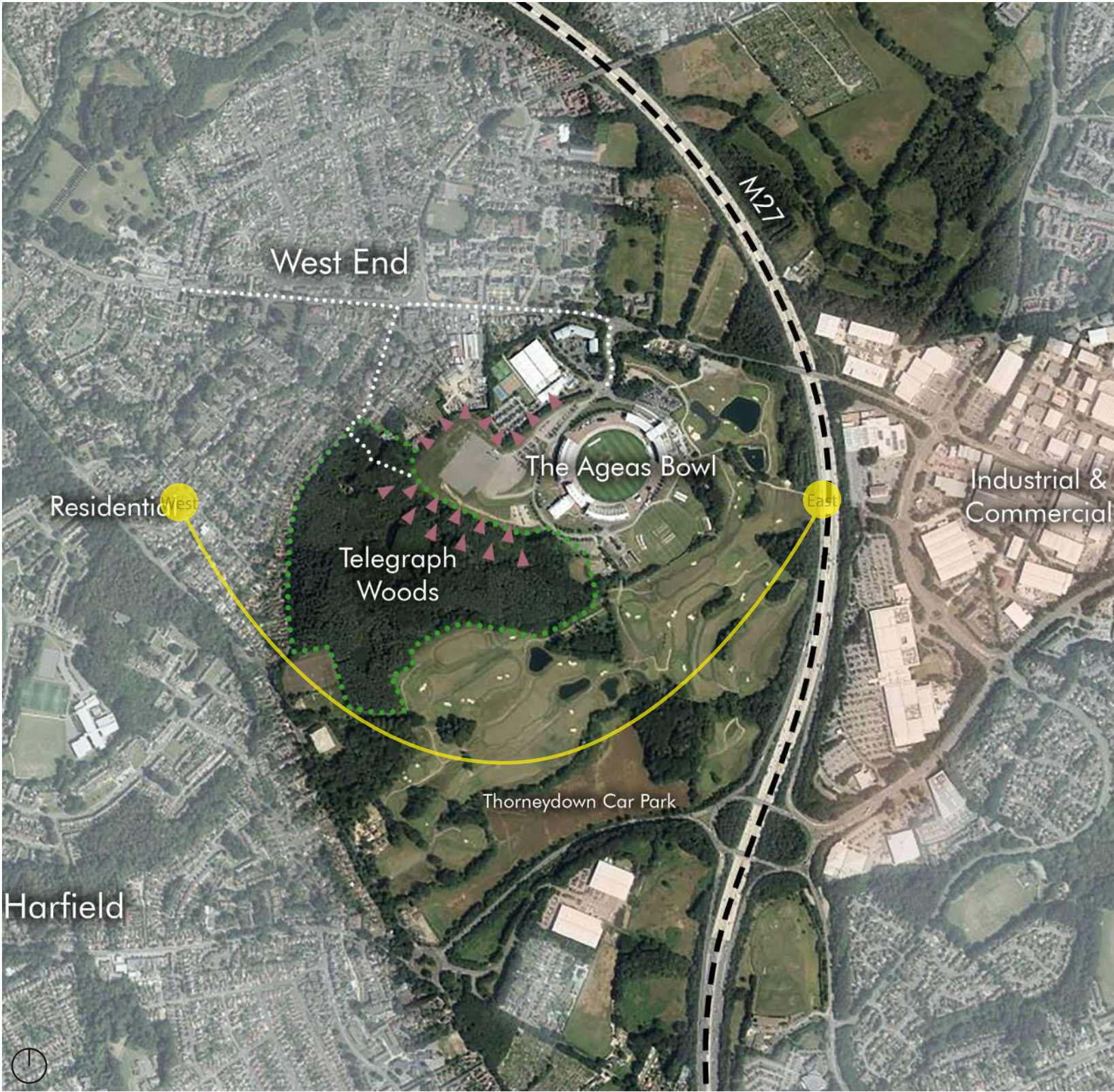
The site is bounded by the residential suburbs of West End and Harfield to the west, industrial and commercial units to the east split by the M27 motorway and the County Golf Club to the south.

Some sloping topography is present in the area west of the Ageas Bowl and north of the woodlands which has been carefully considered throughout the design process.

The main route of access into the site is through Marshall Drive from the northern part of the site.

The site is well accessible, with quick access onto the M27 Motorway from Marshall Drive (the main access into the site) that links up to Botley Road in the north.

- Sloping Topography ▲
- Industrial & Commercial Areas ■
- Residential Areas ■
- M27- Portsmouth (Southbound) Southampton (Northbound) - - -
- Existing Pedestrian Routes to West End Post Office, Between 10-15 min Walk ○ ○ ○
- Telegraph Woods ● ● ●



Site Context

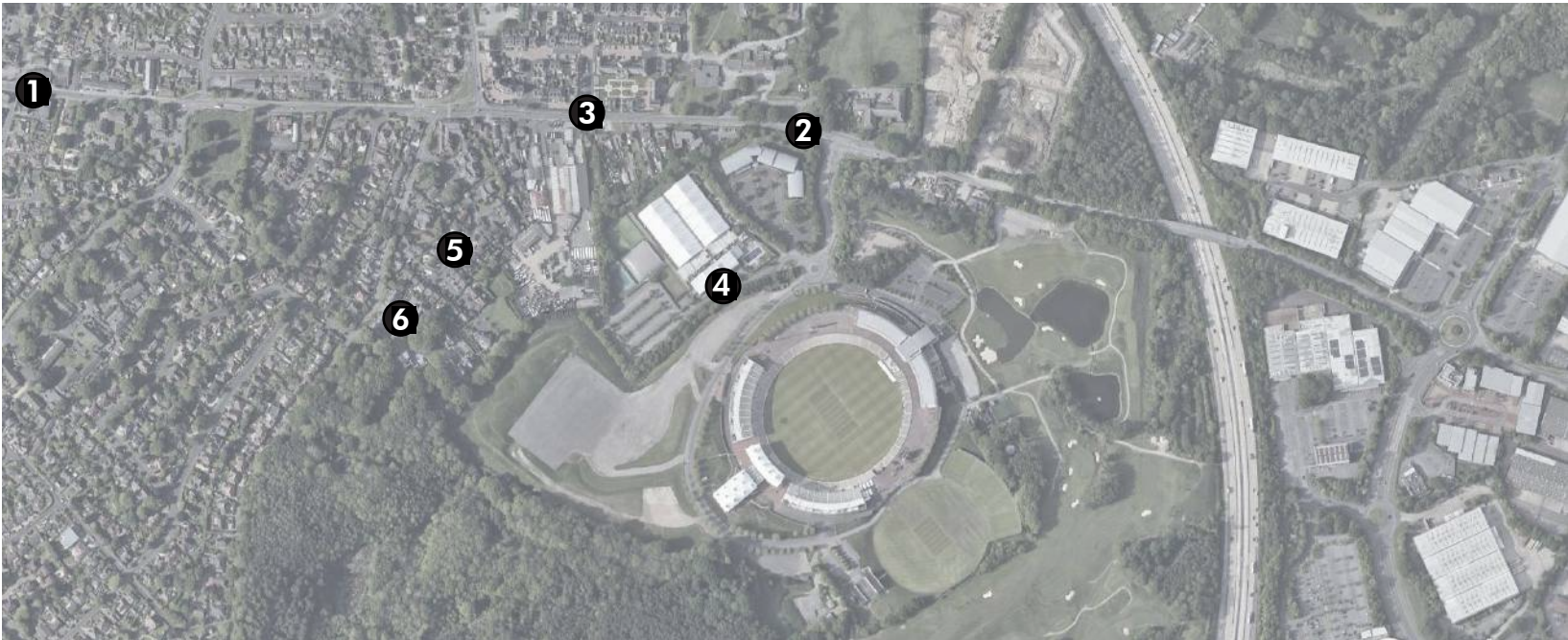
2.2 | LOCAL VERNACULAR

The Ageas site sits tucked away and carefully embedded into the landscape at the south end of Marshall Drive, remaining hidden from view from the main road. Directly north of the site, sitting adjacent to the cricket ground is an early 21st century David Lloyds Leisure centre as well as a Holiday Inn Express hotel which both utilise the same route in off Botley Drive.

The west and north of the site is predominantly comprised of two storey residential dwellings, mostly mid-late 20th century with a growing addition of a development of new homes emerging.

A series of three-storey apartment blocks are also evident throughout High Street, to the west of the site that date to the mid-20th century.

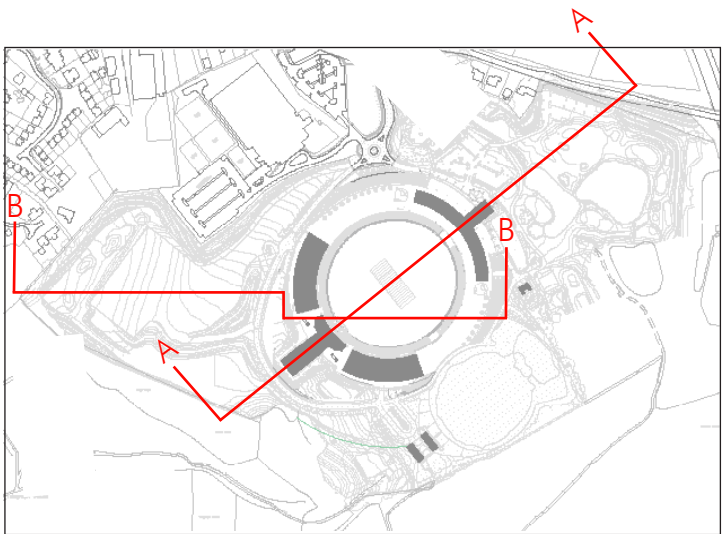
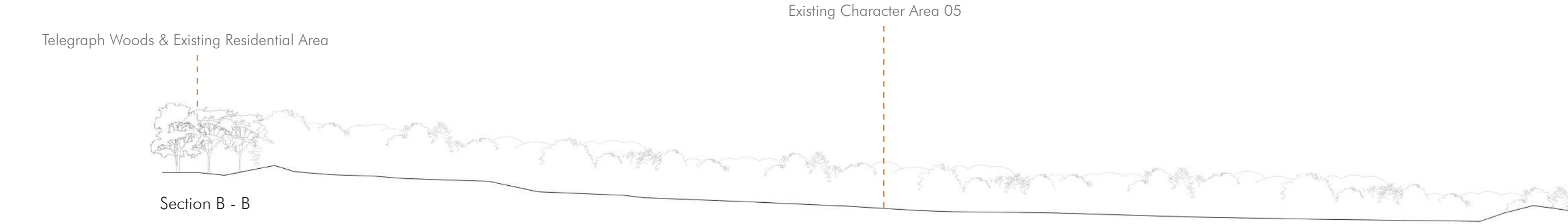
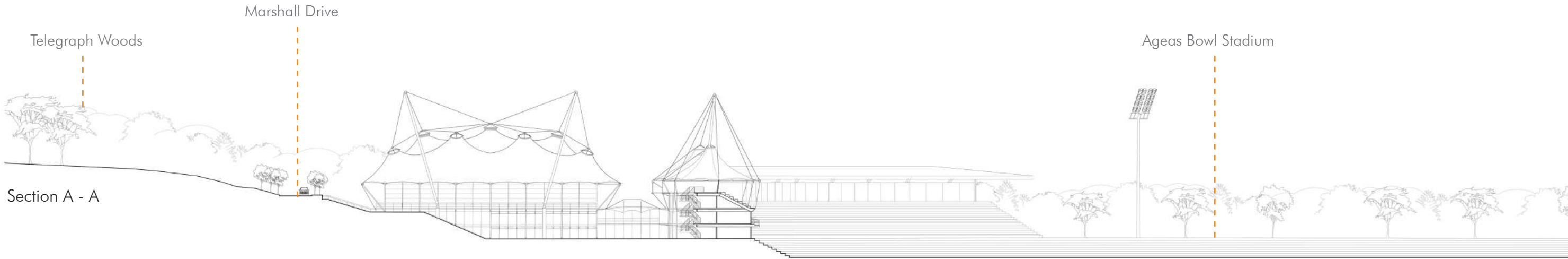
Collectively, there is little to collate a distinctive architectural style around the site, providing the opportunity to implement a high quality and distinctive style into the area for future growth.



- 1 High Street, West End.
- 2 Holiday Inn Express, Botley Road, West End.
- 3 Noyce Court, West End.
- 4 David Lloyd Leisure Centre, Botley Road.
- 5 Kenilworth Gardens, West End.
- 6 Telegraph Heights, Telegraph Road.

Site Context

2.3 | EXISTING STREET SCENES





Site Context

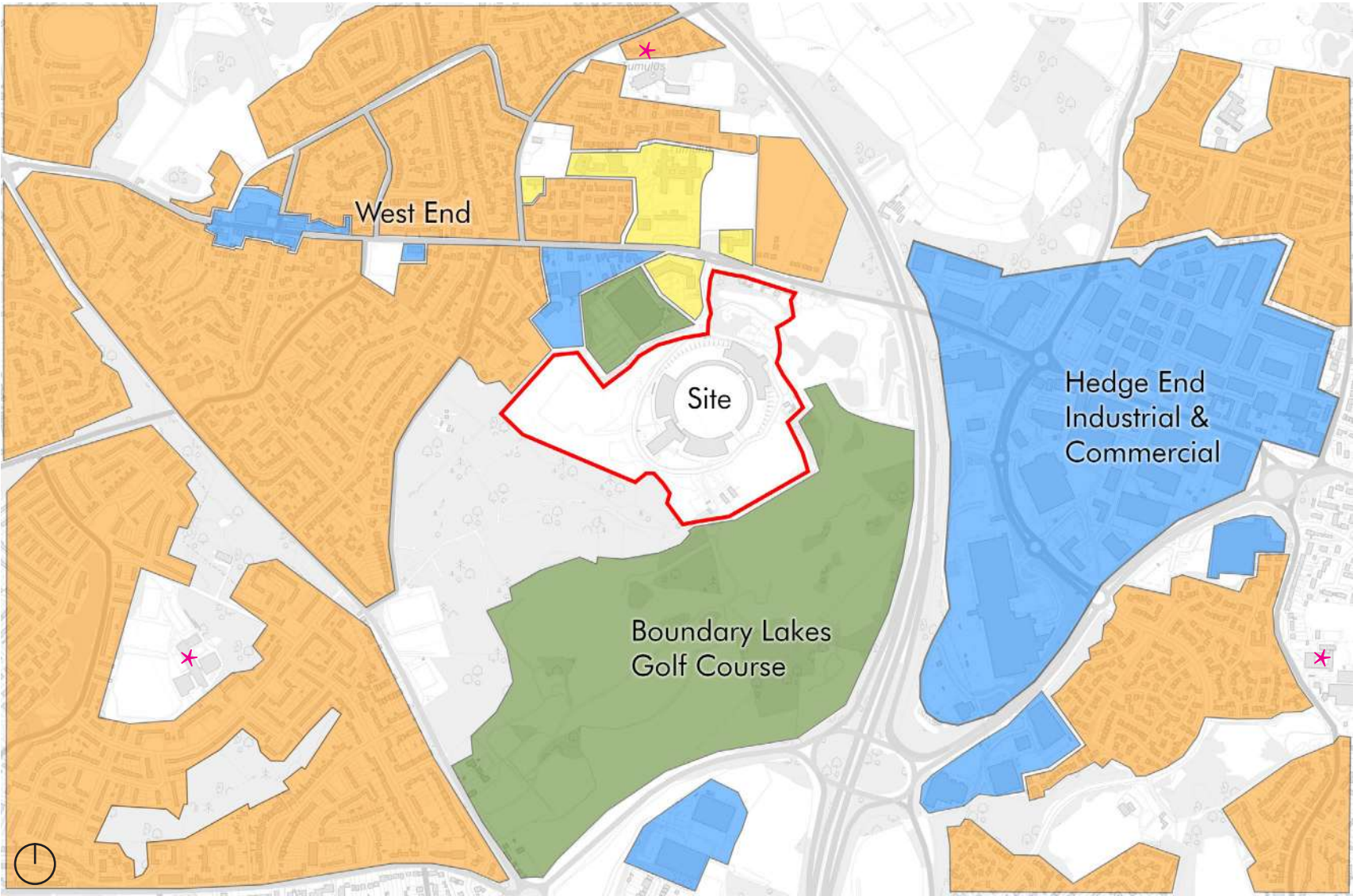
2.4 | SURROUNDING AREA

The area surrounding the site is predominantly made up of residential properties on the West, along with a proportion of industrial and commercial to the East and Leisure to the South.

Furthermore, there are additional residential developments undergoing construction around the site, reinforcing the area as mainly residential.

The local provision for schools is good; with St James' Primary School to the North, Woodlands Community College to the East, Shamblehurst Primary School to the South, and Wellstead Primary School to the West of the site.

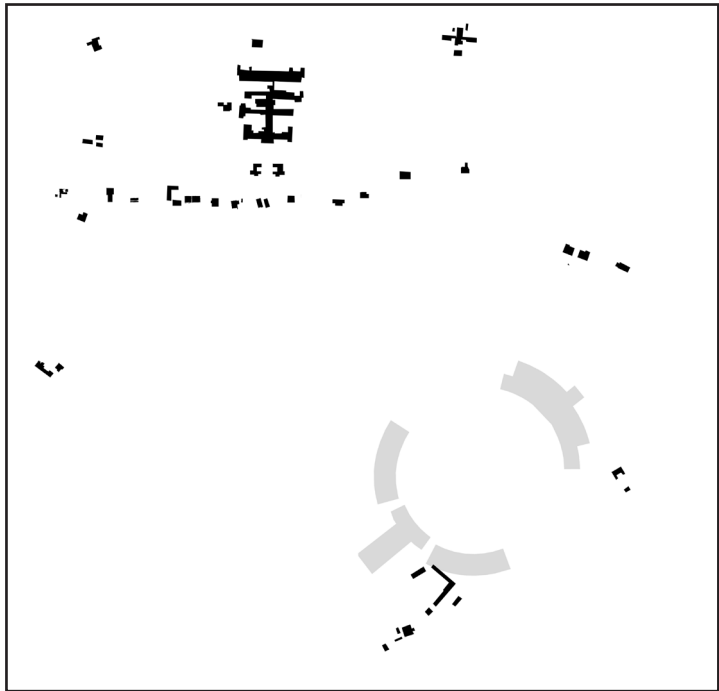
- The Site 
- Residential 
- Industrial & Commercial 
- Leisure 
- Hospitality & Care 
- Education 



Site Context

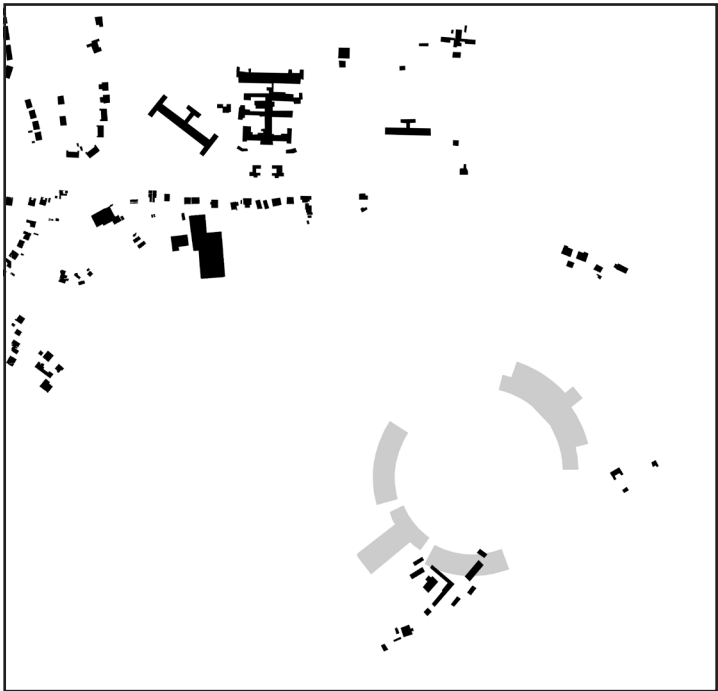
2.5 | HISTORIC FIGURE GROUND TIMELINE

1890



A number of historical maps have been acquired of the area surrounding the Ageas Bowl and its immediate context with some dating back to 1890. The site at this time consisted mostly of woodlands and open fields, however, the most prominent structure is the South Stoneham Union Workhouse. An infant school and small hospital sit on either side.

1960



By 1960, there has been an increase in the number of properties developed, as well as the introduction of a large depot. The site of the Union Workhouse was sold off for residential use and part merged with the newly built Moorgreen Hospital in the east. The southern fields and woodland remain largely intact and untouched throughout this time.

Present



At present, the Ageas Bowl and leisure centre make up a large proportion of the built structures within the area. The neighbouring residential area has also become more densely packed with dwellings over the late 20th century. However, the area around the southern part of the site remains largely open and unbuilt on.



Built form



Reference of Ageas Bowl

Site Context

2.6 | TRANSPORT & ACCESSIBILITY

The site is well connected, with numerous public transport offers within walking distance of the site.

There are several bus stops surrounding the site. From Botley Road there are several that link the site to Southampton City Centre and Southampton Airport, and there are also bus stops which connect to Hedge End Train Station for travelling further distances.

The M27 lies directly adjacent to the East of the site, accessed via junction 7. This provides excellent connections to nearby Salisbury, Poole and Portsmouth.

The closest train station is Hedge End, a 33 minute walk or 6 minute drive away. This station provides excellent links across the South, with trains to Portsmouth and London Waterloo.

The site is within walking distance of West End high street and numerous parks, which makes the site extremely desirable for residential development.



Points of Interest

- 1 David Lloyds Leisure Centre
- 2 Moorgreen Hospital
- 3 St. James' Primary School
- 4 Woodlands Community College
- 5 Hildene Community Centre
- 6 Telegraph Woods Nature Reserve
- 7 West End High Street

Transport Links

- Car travel (M27)
- Main Bus Routes
- Trainline
- Bus Stops By Site
- Hedge End Train station

Boundaries

- 400m 5 Minute Walk
- 800m 10 Minute Walk
- Site Boundary

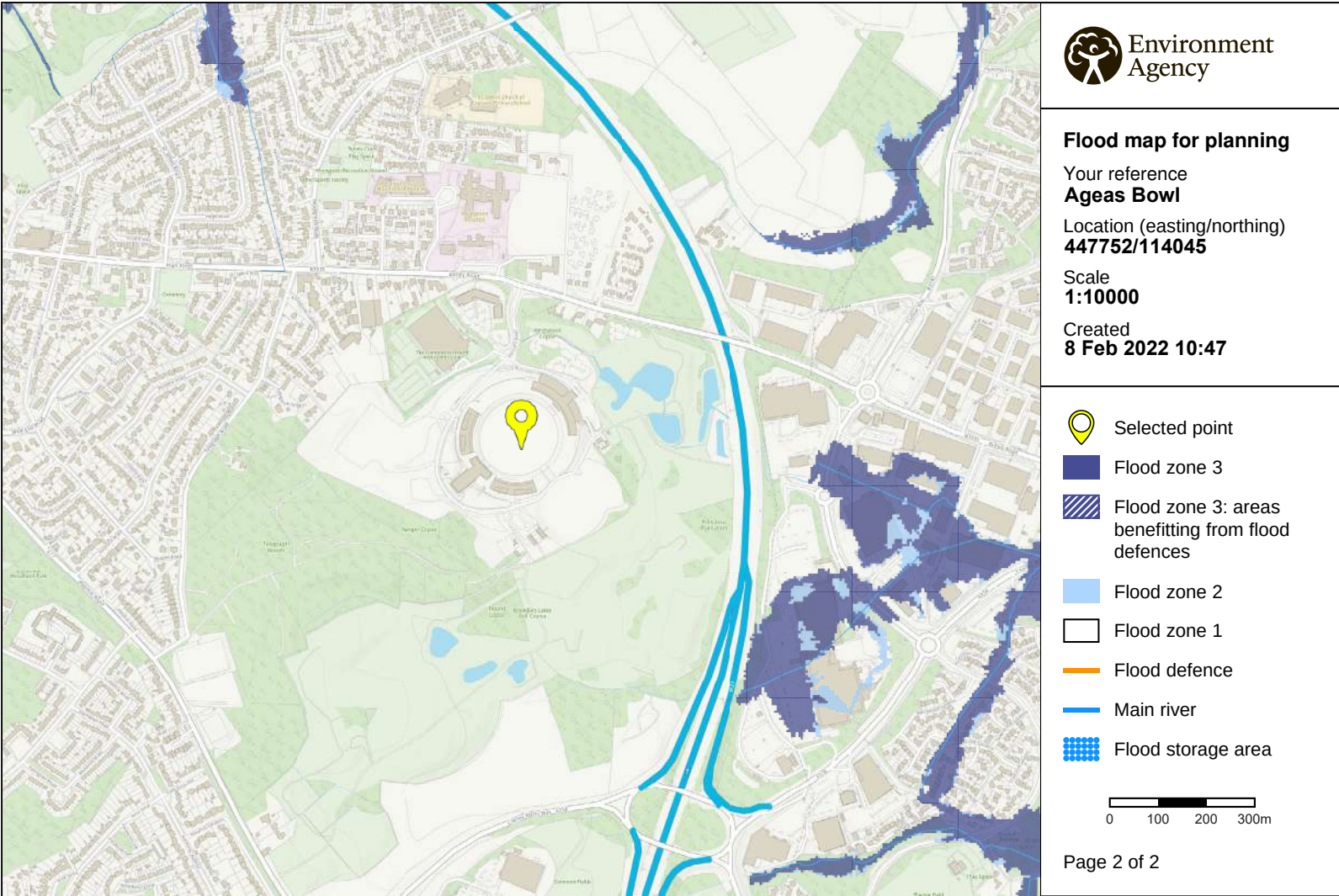
Travelling by Bus:

- Airport - 21 Minutes
- Southampton City Centre - 39 Minutes

Site Context

2.7 | FLOOD RISK MANAGEMENT

A hydrological assessment, supported by a flood modelling assessment and surface water drainage design, has enabled a detailed understanding of the hydrological constraints and opportunities of the site. The upstream section of Telegraph Brook, the watercourse that drains through the site from Telegraph Wood, currently flows within a culvert and with the inlet in the adjacent land area blocked. Whereas the downstream section of Telegraph Brook flows in a wooden sleeper lined channel, and flood modelling demonstrates there to be flooding from this that affects areas to the north-east of the site. The proposed development would re-align and improve Telegraph Brook, de-culverting the watercourse where possible. Sustainable drainage solutions would be incorporated into the scheme to manage the surface water runoff from the proposed development, with features that provide additional environmental and community benefits. By working closely with the landscape architects and the design team, these features have been integrated into the overall scheme and have enabled opportunities for flood and drainage constraints to be addressed creatively and sustainably.



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(Right) Flood map for planning.(Source: Environment agency)

Site Context

2.8 | ESTABLISHING CHARACTER AREAS

- 01

NORTHERN GATEWAY

 - Main point of arrival for spectators.
 - Sufficient car parking for events.
 - Pedestrian routes into the stadium.
- 02

BUDGET HOTEL

 - Affordable accommodation for visitors.
 - Extending the scale of the Ageas Bowl.
 - Referencing the WE4 policy 'Urban Edge'.
- 03

PAVILLION & MAINTENANCE

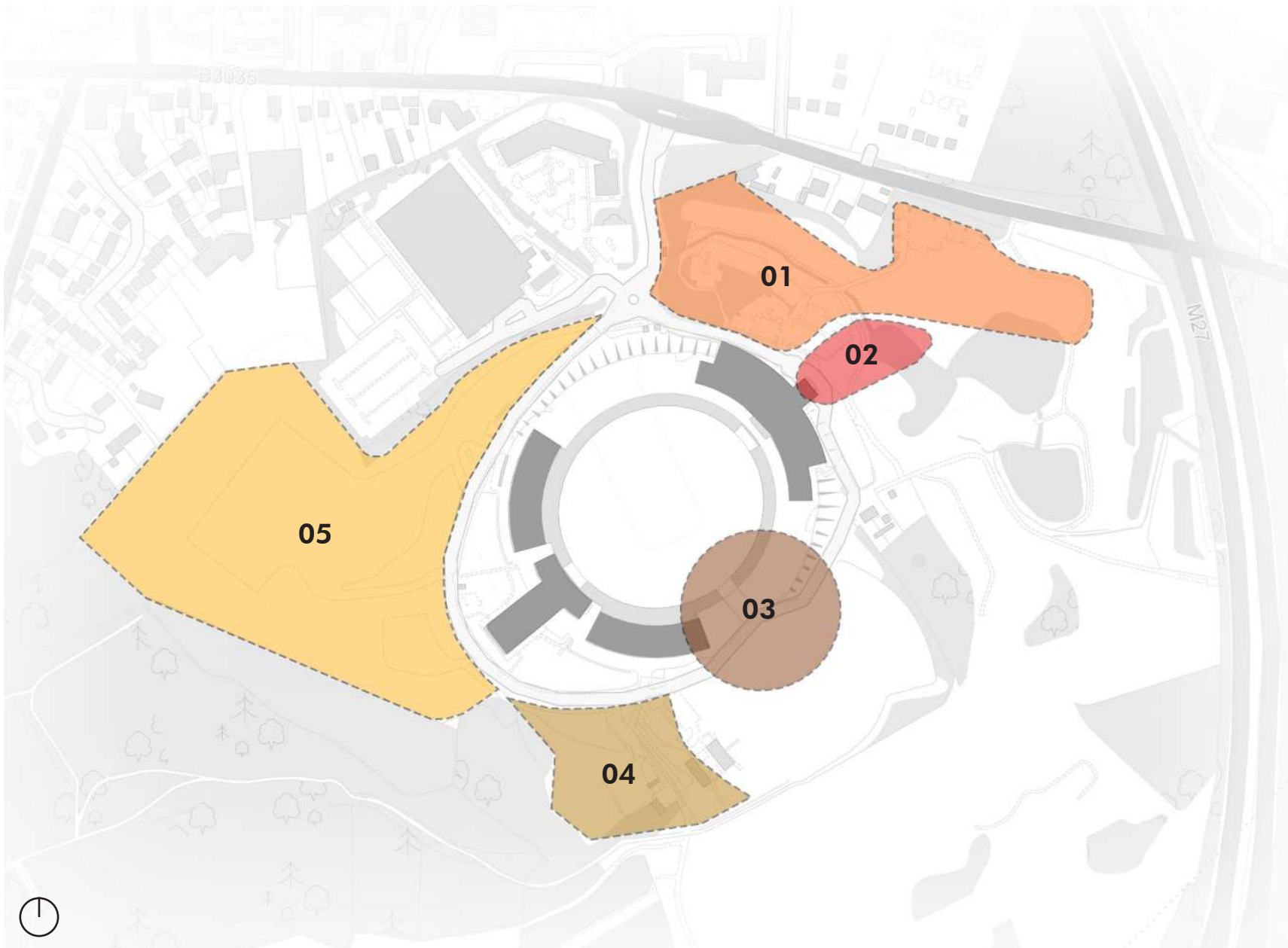
 - Allows increased seating capacity.
 - Connects both pitches together.
 - Accessible route for maintenance vehicles.
- 04

SOUTHERN GATEWAY & INDEPENDANT LIVING

 - Provides route through to overspill car park.
 - Sloping topography provides potential for extensive landscaping.
- 05

RESIDENTIAL & WELL-BEING

 - More private area for residential development.
 - Extension to the existing residential area.
 - Space for community infrastructure.

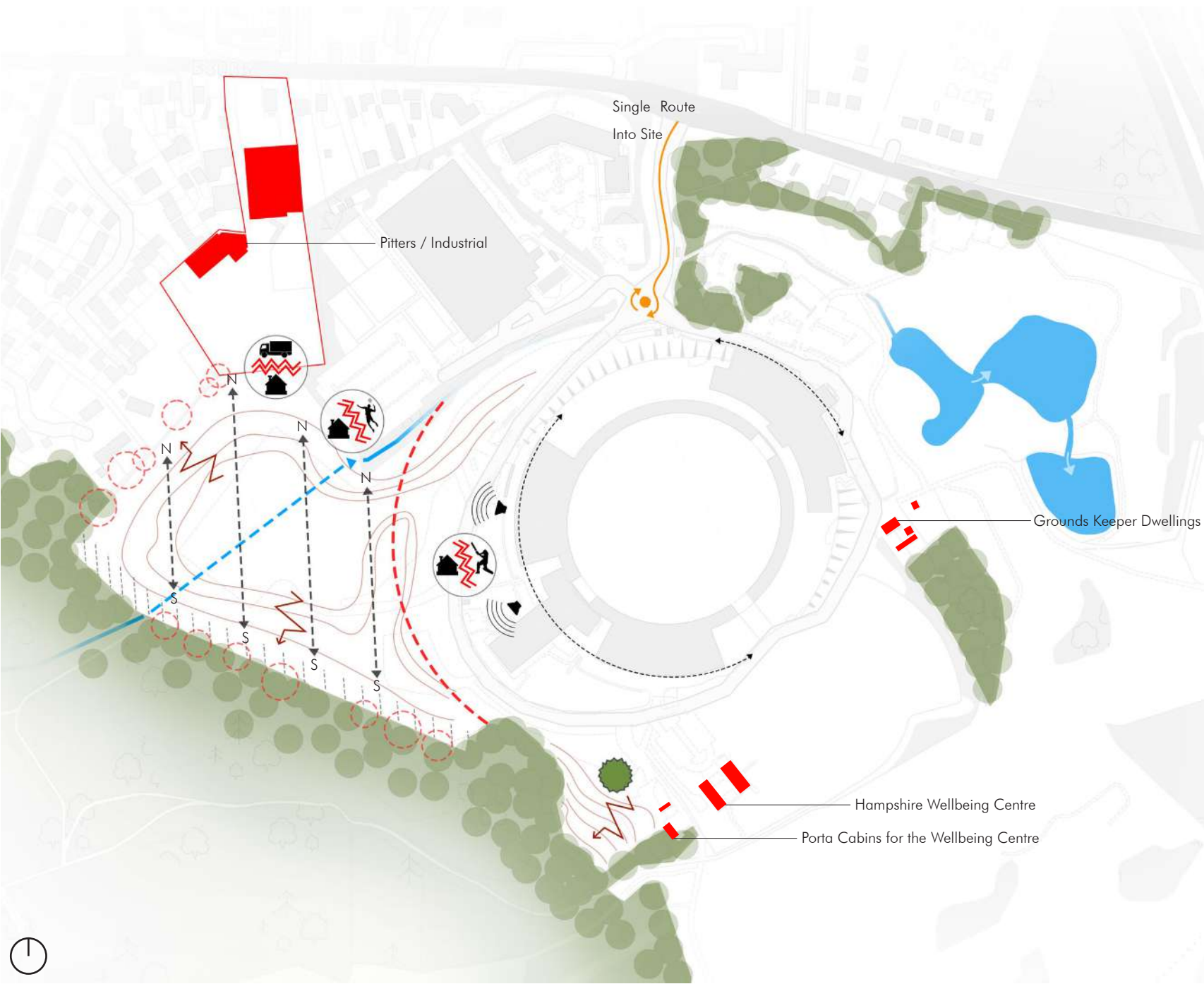


Site Context

2.9 | CONSTRAINTS

The diagram to the right details the constraints identified through our site analysis, a number of which have formed the basis for the design principles to help define our masterplan.

-  Root Protection Areas
-  Sloping Topography
-  Existing Underground Culvert
-  80m Residential Curtilage
-  Circular Geometry of Ageas Bowl
-  North to South Gridline
-  Existing Attenuation Pond
-  Existing Buildings
-  Existing Woodland/Trees
-  Existing Monkey Puzzle Tree
-  Interference Between Different Uses

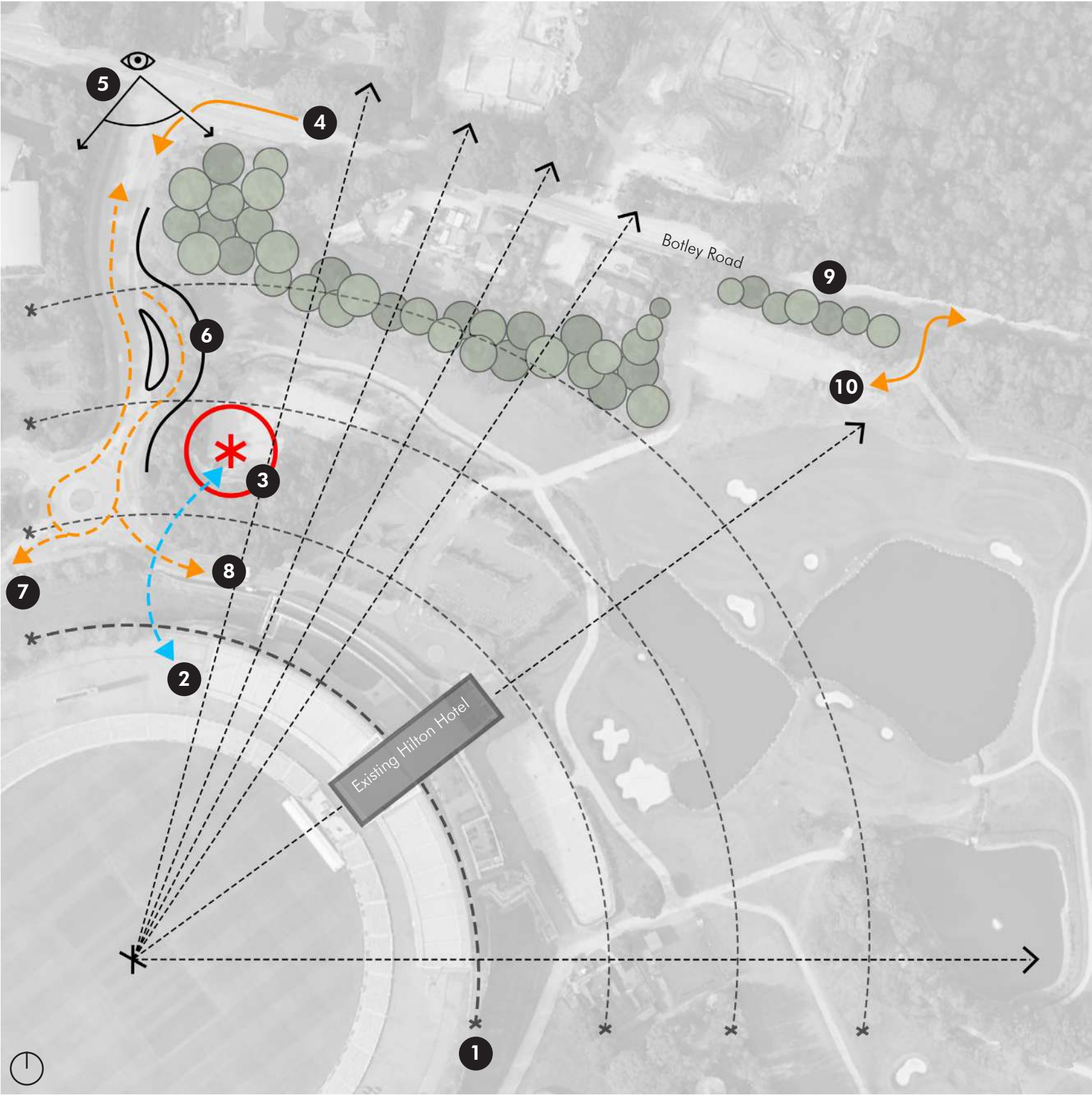


Site Context

2.10 | CHARACTER AREA 01 OPPORTUNITIES

- 1 Layout of car parking derived from the existing stadium geometry.
- 2 Create a direct link from car park level to freedom to roam zone.
- 3 Control the movement of fans/users across the site through the implementation of a central meeting point.
- 4 Creating a better sense of arrival through to the site.
- 5 Create a visually iconic spectator experience from the entrance.
- 6 Taxi drop off point to reduce congestion within the site.
- 7 Dedicated route through for residential traffic.
- 8 Route through for Hotel traffic.
- 9 Retention of mature boundary trees and foliage.
- 10 Utilising new and existing points of access for parking.

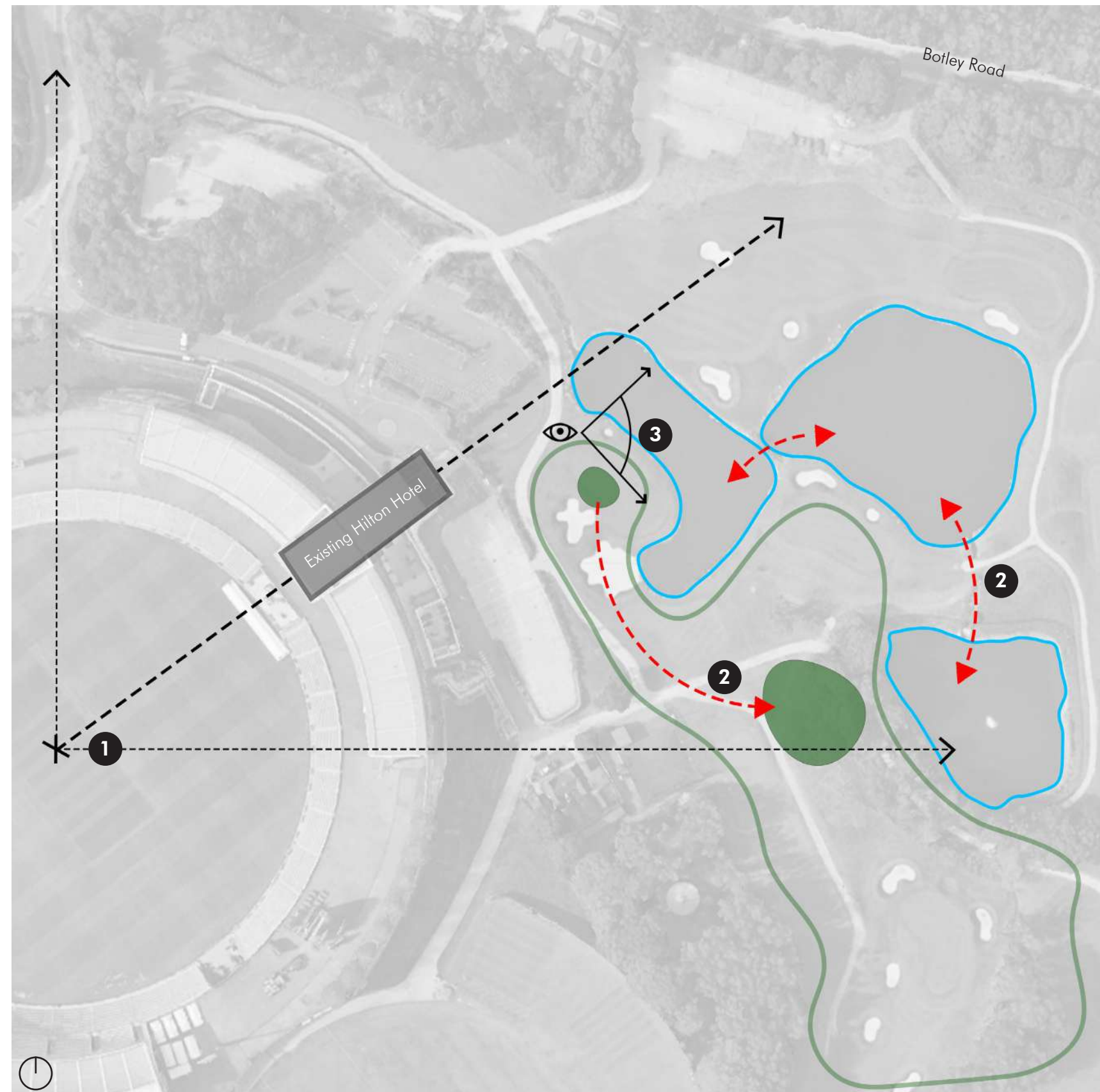
-  Central zone
-  Potential Pedestrian Access
-  Potential Vehicular Access
-  Perpendicular geometry from Ageas Bowl
-  Existing Vehicular Access
-  Circular Geometry of Ageas Bowl
-  Existing Woodland/Trees
-  Existing Buildings



Site Context

2.11 | CHARACTER AREA 02 OPPORTUNITIES

- 1 Axis derived from the Ageas Bowl provides the orientation for a proposed building.
- 2 Reconfigure a more efficient golf course layout.
- 3 Provide desirable views out onto the open landscape from the existing hotel and proposed building.

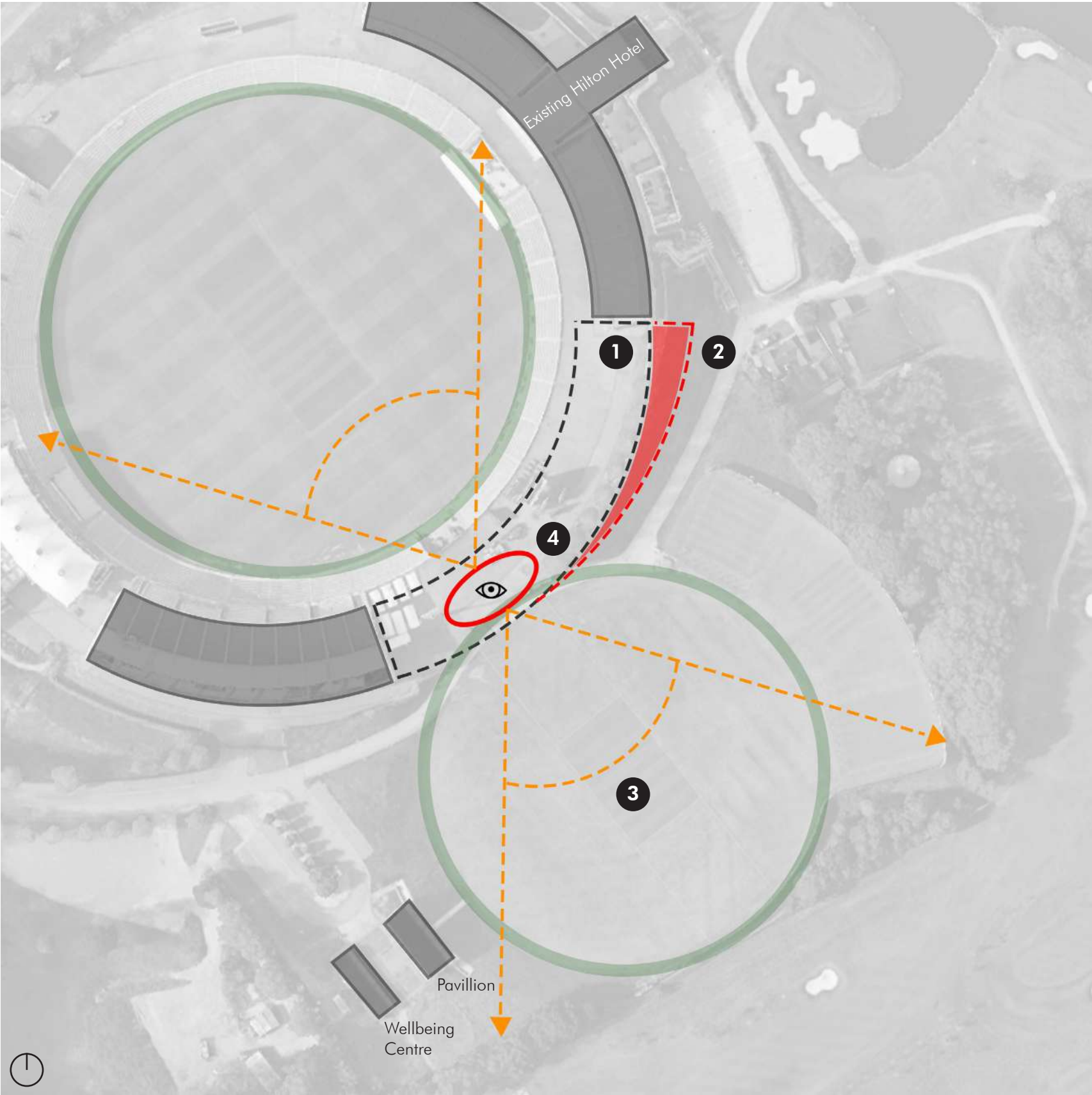


Site Context

2.12 | CHARACTER AREA 03 OPPORTUNITIES

- 1 Void between the Ageas Bowl structure allows permeability for access and views.
- 2 Extension of existing berm area/freedom to roam zone.
- 3 Potential pavillion provides views over both pitches and the golf course.
- 4 The two pitches are unified and functions more efficiently with a connecting structure.

-  Potential Pavillion
-  Focal link
-  Area of Extension
-  Void/Useable Space
-  Cricket Pitches
-  Existing Buildings



Site Context

2.13 | CHARACTER AREA 04 OPPORTUNITIES

- 1 The existing Monkey Puzzle Tree and sloping topography act as constraints to determine the geometry of the potential care home.
- 2 Proposal for geometry of care homes dictated by the paths and constraints.
- 3 Heavily landscaped Southern Gateway to navigate pedestrian route.
- 4 Existing Pavillion and Wellbeing Centre to be repurposed into training facilities.
- 5 Existing route repurposed to serve Thorneydown car park and act as the Southern arrival to the stadium.

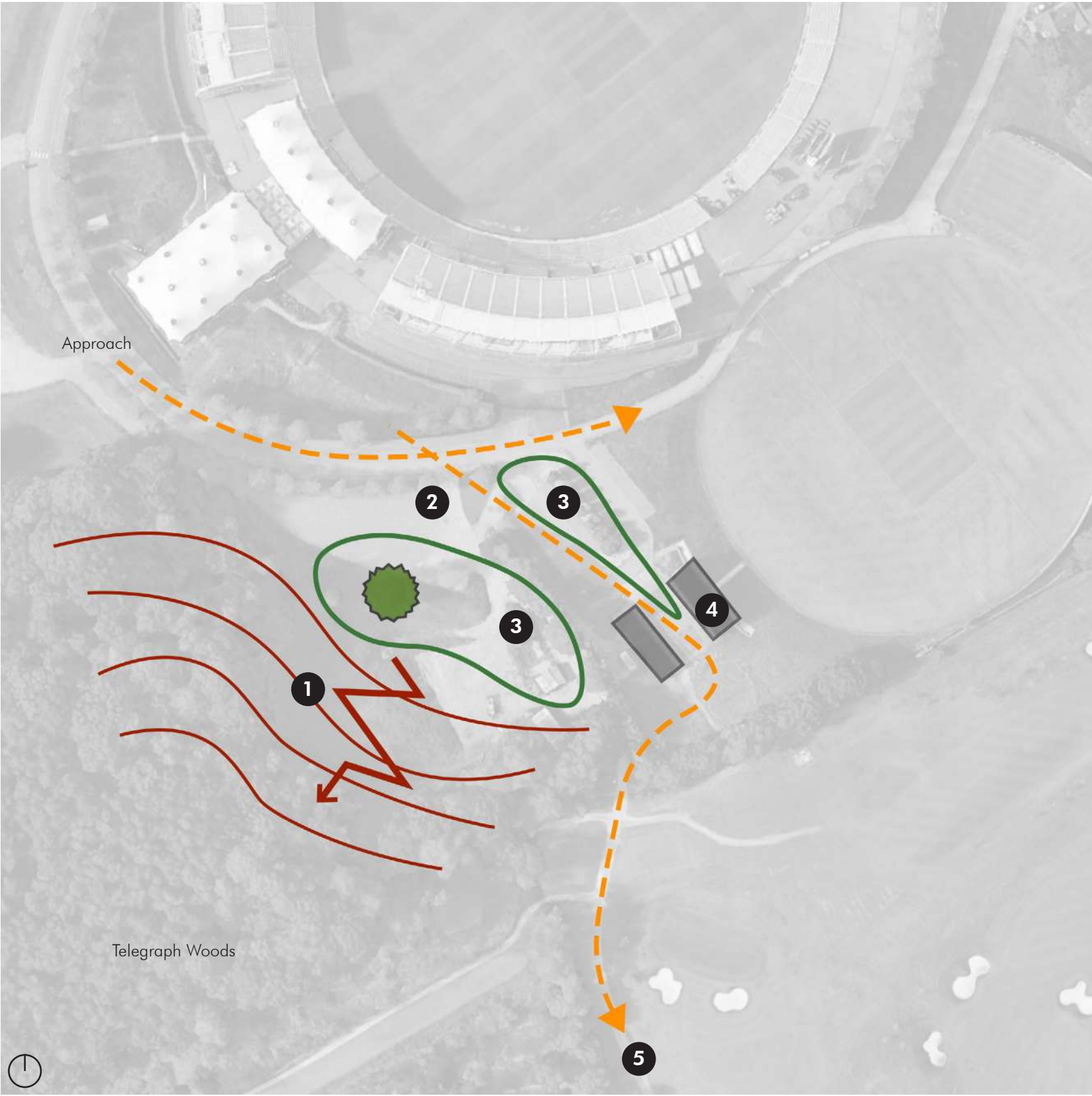
Pedestrian link

Potential Landscaping

Existing Buildings

Sloping Topography

Existing Monkey Puzzle Tree



Site Context

2.14 | CHARACTER AREA 05 OPPORTUNITIES

- 1 Retain existing berm level to act as a visual buffer between the stadium and residential site.
- 2 Redirect existing culvert to create buildable space for plots and introduce new water courses as an aesthetic feature.
- 3 80m residential curtilage provides adequate space for community infrastructure. For example, Wellbeing Centre and playgrounds.
- 4 Main entrance into area cuts through the berm and forms a central arriving space.
- 5 Establish several pedestrian and cycle routes into Telegraph Woods for direct access to nature.
- 6 Reinstating a direct pedestrian route into West End high street.
- 7 Potential for future vehicular route into Pitters site for redevelopment.
- 8 North-South grid indicates the optimal orientation of proposed dwellings to best utilise natural daylighting.
- 9 Utilise the existing topography within the design of the masterplan layout.
- 10 Long views connecting the stadium to the woods.
- 11 Layout of apartments influenced by the geometry of the stadium.

-  Potential Community Structures
-  Proposed Pedestrian and Cycle Routes
-  Proposed Vehicular Route
-  80m Residential Curtilage
-  N - S North to South Gridline
-  Existing Culvert
-  Proposed Culvert
-  Existing Berm
-  Existing Woodland/Trees



Site Context

2.15 | Context Appraisal

Site Assessment

This site surrounding the Ageas Bowl, home to the Hampshire County Cricket Club since 2001, boasts great potential for the development of a scheme on the underutilised space around it. Not only will this scheme elevate the spectator experience for the future development of the Cricket Club, introducing a new residential community beside it will ensure it is sensitively embedded and forms a continuation of the local context. Overall, the implementation of this scheme will greatly benefit the social, economic and environmental factors of West End and the surrounding areas.

Throughout the development of this proposal, several specialists have been directly involved. The following summarises brief statements on each of their findings and how it has helped shape the final proposal, the full reports can be found within the appendix.

Planning Statement

The existing facilities at the Ageas Bowl are identified by the Council as providing 500 employment opportunities, contributing around £50m to the local economy. The continued success of the complex is therefore of significant importance to not only our clients but also the wider community as it is a major contributor in terms of economic activity and the visitor economy.

To facilitate the future expansion of the existing international standard sporting facilities and to ensure its long term financial sustainability, the Council’s emerging Local Plan seeks to allocate the wider site for future development (Policy WE4 - Land at Ageas Bowl and Tennis Centre, Botley Road, West End). This policy has evolved during the Local Plan examination process as a result of extensive dialogue between officers and our clients. The emerging Local Plan has reached an advanced stage with consultation having taken place on main modifications in Summer 2021. We therefore expect the Plan to be formally adopted in early 2022 and as such significant weight can be attached to its policies

Watercourses/Flood Risk

A hydrological assessment, supported by a flood modelling assessment and surface water drainage design, has enabled a detailed understanding of the hydrological constraints and opportunities of the site. The upstream section of Telegraph Brook, the watercourse that drains through the site from Telegraph Wood, currently flows within a culvert and with the inlet in the adjacent land area blocked. Whereas the downstream section of Telegraph Brook flows in a wooden sleeper lined channel, and flood modelling demonstrates there to be flooding from this that affects areas to the north-east of the site. The proposed development would re-align and improve Telegraph Brook, de-culverting the watercourse where possible.

Sustainable drainage solutions would be incorporated into the scheme to manage the surface water runoff from the proposed development, with features that provide additional environmental and community benefits. By working closely with the landscape architects and the design team, these features have been integrated into the overall scheme and have enabled opportunities for flood and drainage constraints to be addressed creatively and sustainably

Topography

The site is situated on a gradual downwards slope with some fluctuations in topography with existing berms and drops in level. From Telegraph Woods in the west, the site slopes down to the golf course and Botley Road in the east with a change of approximately 26m across a distance of 770m. The part of the site where the level change is most prevalent and should be taken into consideration is the plot of the proposed residential scheme - character area 05 - on the western part of the site. The varying topography results from the adjacent woodland and provides the opportunity to create a dynamic layout which utilises it instead. Where possible, the existing landscape will be retained and improved on with the assistance of a landscape architect.

Ecological Assessment

The proposed site is characterised by two major existing land uses that are key influences on the existing diversity of habitats and species. The impressive Ageas Bowl stadium and associated cricket, hotel and conference facilities dominate the setting. Over the years, these have been substantially developed and improved to meet International Cricket Board Standards and regional needs and include a range of buildings (including stadium, training, conference and dining facilities, the Hilton hotel, and wellness suite), areas of car parking and access roads, alongside landscaped areas dominated by seeded and managed grassland.

The ecology of these areas is influenced by its safe and popular use by people including the provision of appropriate lighting. The Boundary Lakes Golf Course is the second key land use, which includes areas of short managed amenity grassland (the main playing surfaces) as well as more floristically rich rough (seeded during the development of the golf course). Whilst the course is used during the day, it provides a tranquil dark area of open space by night. Areas of semi-natural and created habitats frame the Ageas Bowl and golf course, typically dominated by groups and lines of trees, and the extensive Telegraph Woods.

The ecology and biodiversity at the Ageas Bowl have been rigorously assessed for many years, starting with formal ecological surveys and assessments to inform previous major planning applications and subsequent transformation of the facilities. Covering a wide range of habitats and species (including bats, badger, dormouse, amphibians, reptiles, birds, invertebrates), this ‘baseline’ information has been kept up to date since 2007 by Johns Associates with numerous update surveys, focused investigations and monitoring of created and enhanced habitats.

Transport Assessment and Travel Plan

For event-days the development proposals includes an 936-space car park, which will be accessed directly from Botley Road via a new priority controlled junction managed by traffic marshals. This car park replaces the current car parking area provided on the western side of the site so will not result in an increased number of vehicles parking on site on event days.

A new layby will also be installed on Marshall Drive for taxis and drop-offs on event days, thereby allowing the vehicles to exit the site via a u-turn at the Marshall Drive roundabout and avoid needing to use the Hilton Hotel drop-off area. Overall, the development proposals will generate approximately 1700 vehicle trips over a 24-hour period, with 140-160 vehicle trips in each of the AM and PM peak hours.

To the northern side of the site the existing car park for the Hilton Hotel is to be reconfigured to incorporate the new pedestrian entrance and ramp into the stadium and connect with the new hotel. The residential area to the western side of the stadium will be accessed via a newly constructed roundabout. Footways are provided on all residential roads not designated as shared space and a series of footpaths cross the residential area to connect with Telegraph Woods to the west and Marhsall Drive to the north. The route through Telegraph Woods connects with Telegraph Road and provides a route to West End local centre. All houses will be provided with at least two car parking spaces provided on-plot including the garage or car port in most cases. Cycle parking will be provided within the curtilage of each house. Communal car parking areas are to be provided for the proposed apartments with cycle parking to be provided within communal bicycle stores within each apartment building.

Site Context

2.15 | Context Appraisal continued

The proposed care home will be provided with a 20 space car park, which provides a suitable level of parking to cater for residents and staff, while the proposed Wellbeing Centre includes undercroft parking for 25 cars. Deliveries and servicing of the proposed uses, the stadium and Hilton Hotel will take place via the internal access road. On event-days residential access will remain unrestricted through use of a permit system and managed by the event-day traffic management team. This will prevent misuse of residential parking areas during events while maintaining access for residents.

Air Quality Assessment

WSP has been commissioned by Land & Development Advisory Ltd to undertake an air quality assessment to support the planning application for the proposed development of Ageas Bowl, Eastleigh. This report presents the findings of the assessment, which addresses the potential air quality impacts during both the construction and operational phases of the proposed development (noting that further quantitative assessment will be undertaken within the determination period). For both phases the type, source and significance of potential impacts were identified, and the measures that should be employed to minimise these proposed.

The assessment of construction phase impacts associated with fugitive dust and fine particulate matter (PM10 and PM2.5) emissions has been undertaken in line with the relevant Institute of Air Quality Management guidance. This identified that there is a Medium Risk of dust soiling impacts and a Low Risk of increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases would be significantly reduced. The residual effects of the construction phase on air quality are considered to be negligible.

As suitable traffic data was not available at the time of assessment, the assessment of operational phase effects has focused on the potential exposure of future occupants/users of the Proposed Development to poor air quality, taking into account the baseline review. This found background pollutant concentrations in 2019 are well below the objective within the site and that there have been no monitored exceedances of NO2 in any nearby monitoring in the last five years.

Based on initial figures regarding likely trip generation, the traffic generated by the Proposed Development, once operational, is considered likely to exceed the threshold criteria contained within the Institute of Air Quality Management’s planning guidance. Therefore, further assessment (i.e. detailed dispersion) will be undertaken once suitable traffic is available. This will include consideration of the potential impacts of emissions to air from traffic associated with the Proposed Development, once operational and a quantitative assessment of the likely exposure of future occupants/users of the Proposed Development (i.e. updating the qualitative assessment of exposure presented within this report). The results of the detailed dispersion modelling will be presented within an updated air quality assessment report which will be submitted to EBC within the determination period.

Crime Impact Assessment

The proposed scheme follows design principles outlined within the *Secured by Design Homes 2019* guide in order to provide a safe and secure environment.

As referred to in section 8.1 and 8.2 of the guides regarding the layout of roads and defensible space, careful consideration has been placed on the design of the masterplan layout to ensure that all routes are visually open, direct and not obtrusive to the areas surrounding a residents home. We also understand the importance of natural surveillance in deterring crime and anti-social behaviour as stated in sections 8.8, 8.9 and 8.10, so the circulation of pedestrians and cyclists throughout the site have been carefully considered from the outset through well lit, wide and direct public paths that adjoin seamlessly with the existing woodlands and do not provide access to the rears of resident’s gardens. These footpaths have been designed with a landscape strategy in place which focuses on the arrangement of planting as stated in section 8.14 and 8.15. Additionally, lighting to footpaths are to be in accordance with BS 5489-1:2013.

Section 9 of the guide refers to the safety of communal and play spaces. A dedicated open space has been designed to the front of the site that is clearly distinguishable, well overlooked by the neighbouring well-being centre and apartments as well as being in plain sight which fulfils the criteria set out in sections 9.2, 9.3 and 9.4.

Sections 10.5 and 10.6.6 states the importance of having a minimum of 1.8m high side and rear boundaries to mitigate against crime and anti-social behaviour. The proposed scheme fulfils these requirements through featuring 2m high brick walls which forms a continuous boundary enclosing each house within an area, as well as 2m high fences to the rears.

As referred to in section 11.1, we have orientated the houses facing each other to form central communal spaces and roads which will allow neighbours to view and safeguard each other’s houses. Furthermore, the masterplan features a variety of house types and hence residents, ensuring a greater number of the houses will be occupied during various parts of the day to increase natural surveillance and improve interaction between the community.

Vehicle parking within the proposed scheme has been carefully considered in order to provide private locked garages and driveways within the boundary of each dwelling as stated in section 16.1. Section 16.3 has been followed which discourages the implementation of rear parking courtyards due to issues in relation to providing access to the rear of houses and areas of concealment. Some communal parking areas have had to be provided for residents occupying the apartments, which is deemed as a necessary implementation as stated in section 16.2.

Entry into the apartments will feature a visitor door entry system as stated in sections 27.2, 27.4 and 27.16 to allow a secure and manageable control system of entry into the buildings. Once inside, entry will be restricted to only the floor occupied by the resident in order to reduce unregulated movement throughout the premises as stated in section 27.29. Methods of mail delivery within the apartments will also comply with section 32 of the guide which involves the use of a communal mail delivery facility within the building that is accessed securely by the resident.

The primary entrance door set for the houses will ensure to meet the requirements set out in section 36.18 of PAS 3621:2011 or PAS 8621:2011 or PAS 10621:2011.

2.15 | Context Appraisal continued

Acoustic Report

WSP UK Ltd (WSP) has been commissioned by Land & Development Advisory Ltd to provide noise services for the development at the Ageas Bowl, Southampton. An assessment of the suitability of the site for residential use (i.e. assessment of internal noise conditions and noise across external amenity) has been undertaken, where it is predicted that internal habitable noise levels can be achieved across a significant proportion of spaces within dwellings of the Proposed Development with openable windows for ventilation and thermal comfort. Noise levels are likely to be exceeded within properties located towards the extremities of the Proposed Development during brief periods when windows may be opened to manage thermal comfort. Given that the majority of these properties have facades which are exposed to more elevated noise levels on north or north-eastern facades, it is likely that periods where windows may be opened to manage thermal comfort will be limited.

Noise levels across the majority of external amenity spaces are predicted to fall below the upper guideline noise limit of 55 dB set out in BS 8233, with the exception of 9 garden spaces (out of 102) where a minor exceedance is predicted. Across balcony spaces located in proximity to the Ageas Bowl, noise levels are predicted to exceed the upper guideline limit of 55 dB, however, this would only be for a few hours on a very limited number of event days (anticipated to be in the region of 21 across the year). The guidance in BS 8233 also suggests that imposing noise limits in balconies is not necessarily appropriate, given limited space constraints.

In accordance with the ‘agent of change’ principle set out in NPPF, the likelihood of complaint from occupants of the Proposed Development regarding noise from the Ageas Bowl; noise from the David Lloyd car park; and noise generated by operational activity at Pitter Commercials has been assessed. It is anticipated that the likelihood of complaint is low and does not require further consideration.

Engagement

Throughout this proposal it has been vital to gather and engage with a number of different opinions to ensure the design meets the requirement of all involved. As a result, with each engagement the design has changed to act on the relevant feedback and improve. The following lists the relevant meetings carried out:

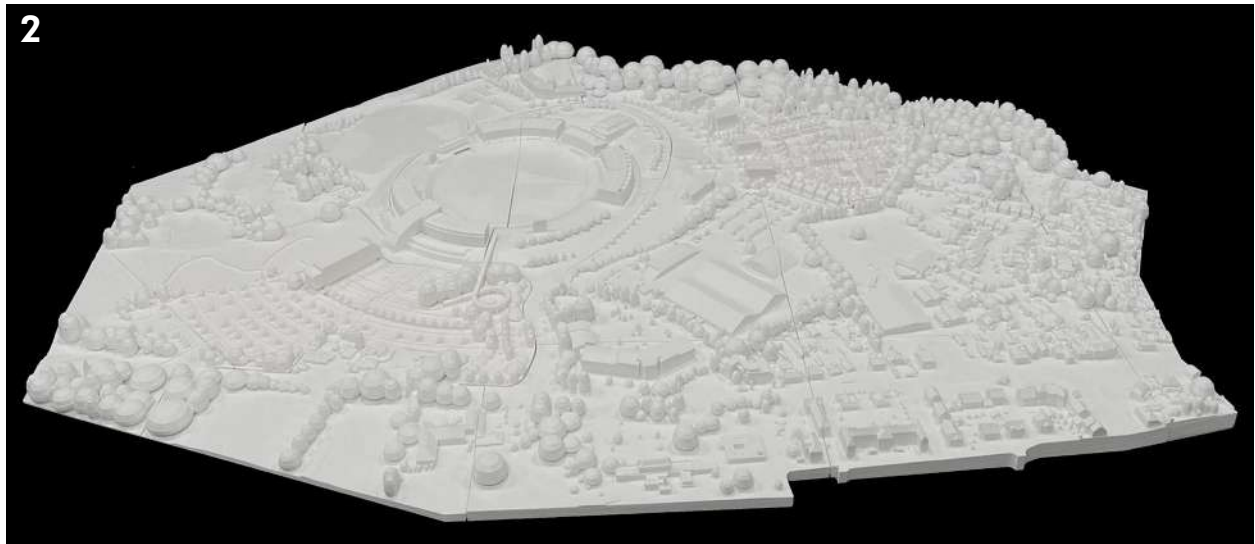
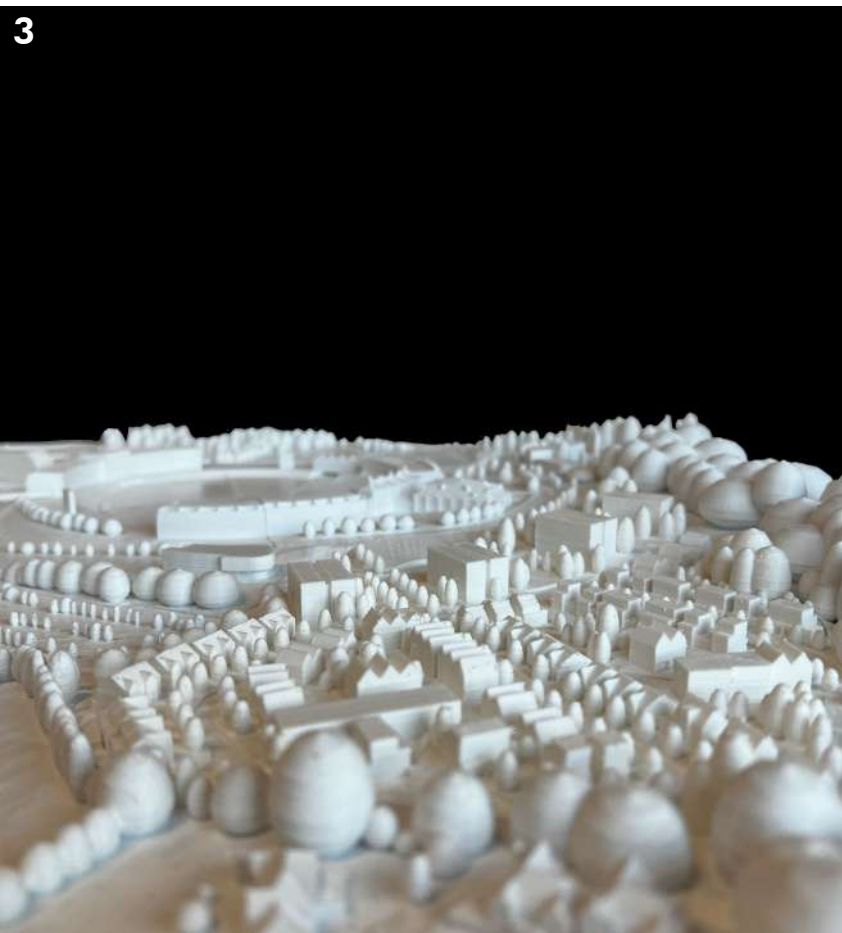
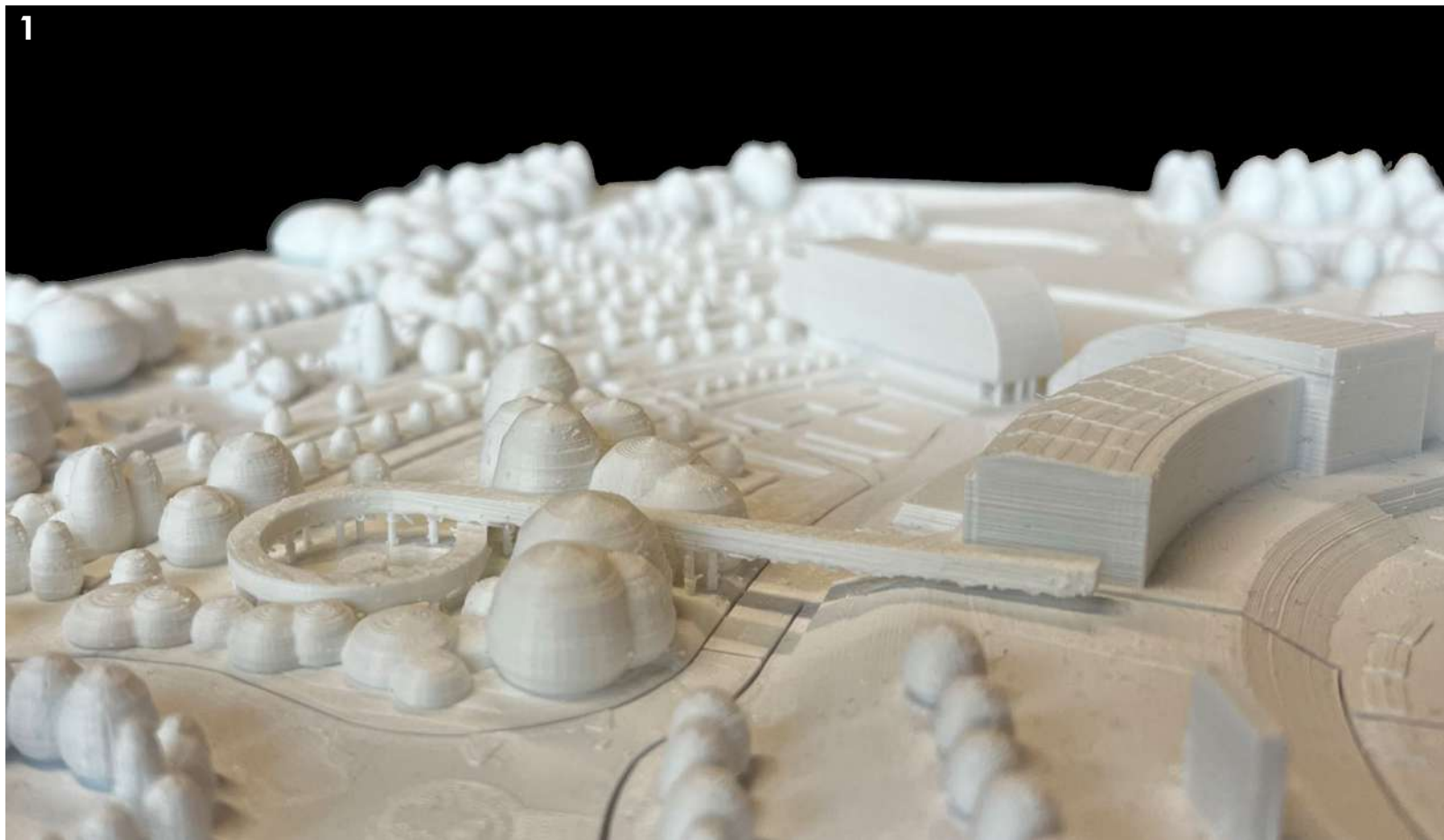
- Public Consultation - Digital
- HEWEB Committee Meeting - 20th September 2021
- Design Review Panel Discussion - 21st September 2021
- Pre-application Submission
- Pre-application Meeting
- West End Parish Council Meeting - 1st February 2022

3.0

Proposed Design

Proposed Design

3.1 | Introduction to Design



(1) Showcasing the proposed ramp and hotel in context.

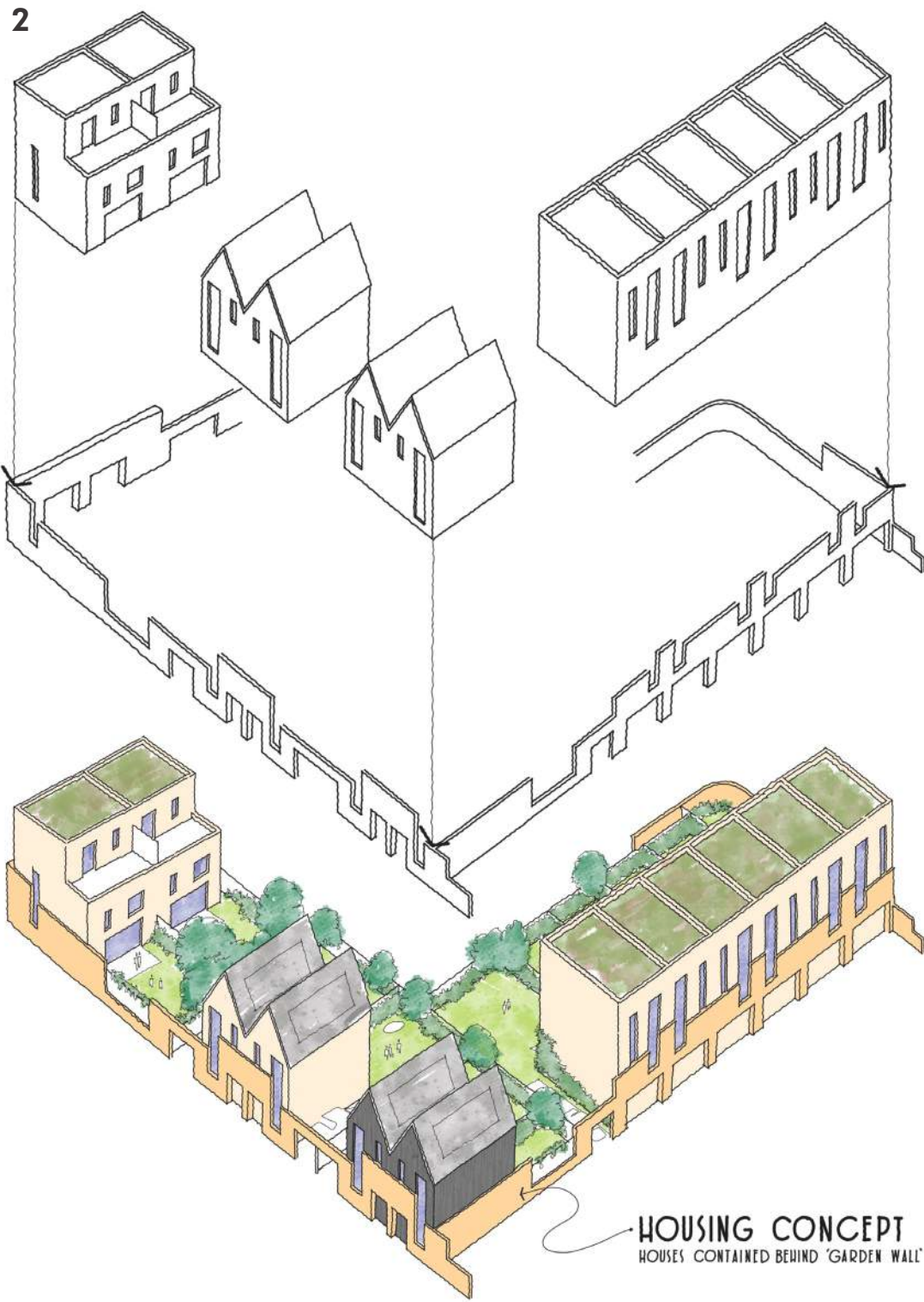
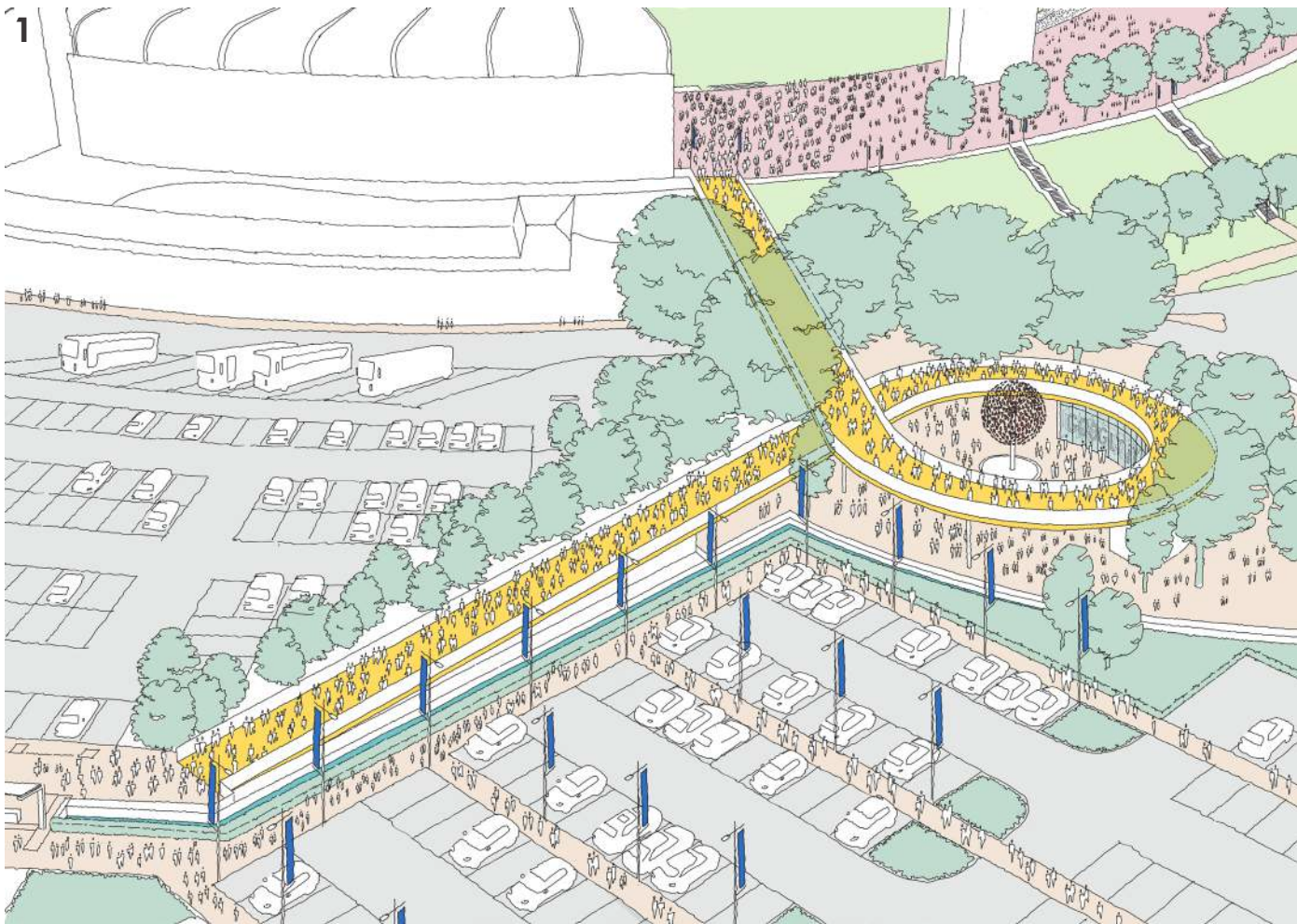
(2) 1:1000 model of the entire proposed redevelopment.

(3) Overview of the residential area looking towards the stadium.

(4) View of the proposed car park and budget hotel, displaying the physical link to the existing Hilton.

Proposed Design

3.2 | Architectural Development

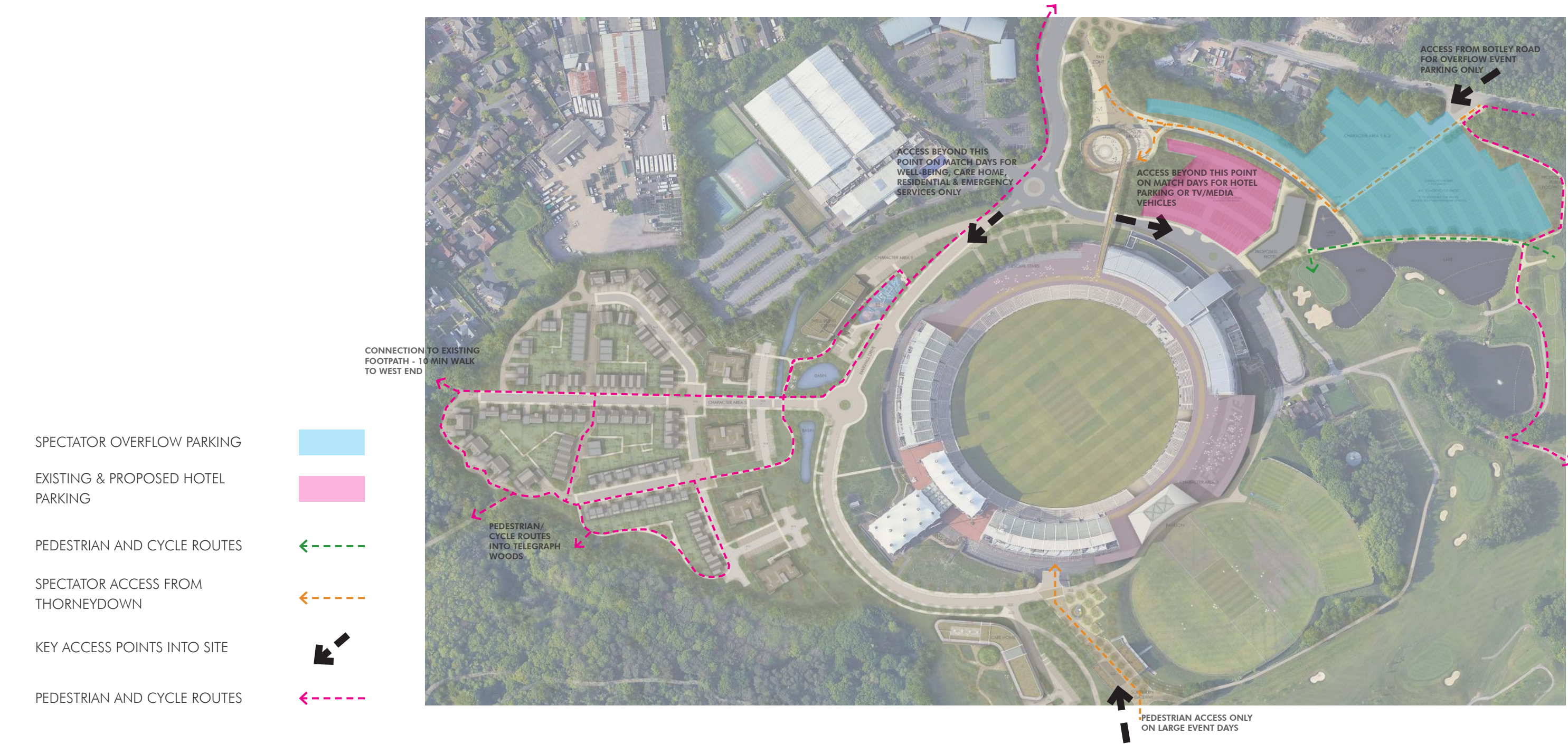


(1) Sketch of the ramp on a matchday. (2) Concept demonstrating the continuous walled garden feature of the residential scheme. (3) Indicative view from the start of the ramp.(4) An elevation of the proposed pavillion.

Proposed Design

3.3 | Access & Movement

PRIORITY FOR PEDESTRIAN AND CYCLE



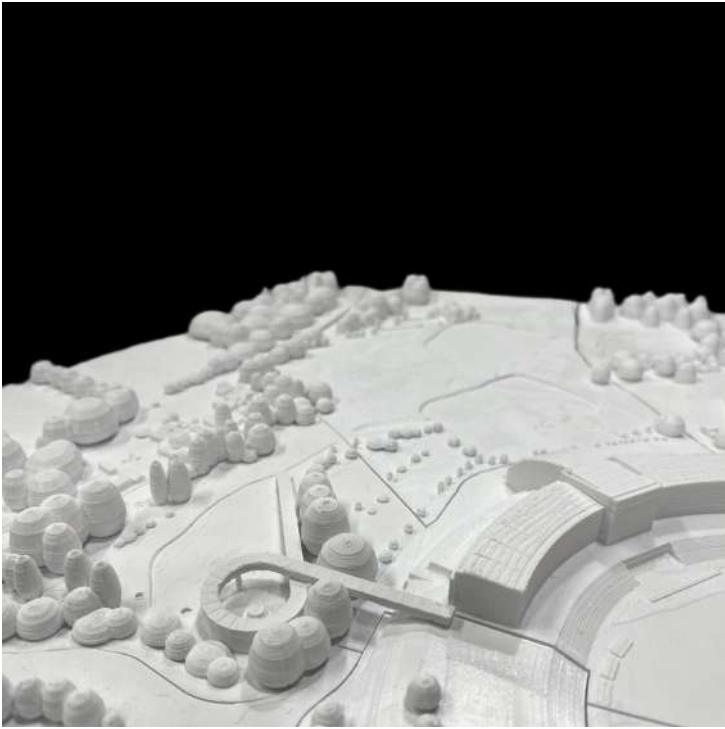
Proposed Design

3.4 |

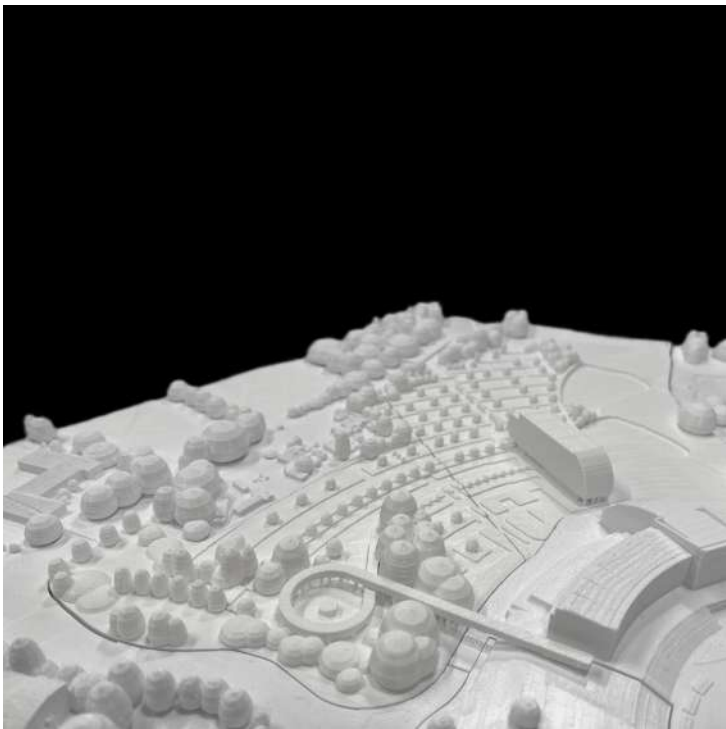
Character Area 01 Development



Existing site



Pre-Application Scheme



Current Proposal

Proposed Design

3.4 | Character Area 01 Development

One of the biggest changes to affect the visitor experience is the new ramp. The Ageas Bowl has access points, but these are functional and don't add to a sense of excitement and theatre on major event days.

To enhance the match day experience, the design team wanted to focus on the 'spectator's arrival'. A new arrival space is created at the existing junction with Botley Road that funnels visitors towards a processional pedestrian ramp, which leads up to the stadium fan zone. Circulating around a new fan shop and central square, the ramp rises gently through the tree canopy and over Marshall Drive, taking the visitor towards the stadium.

The proposal also includes a comprehensive redesign and slight expansion of the car park to create approximately 936 car spaces. An existing vehicular access off Botley Road will be opened-up to create an 'arrival boulevard' focused on the new hotel. This layout aims to create legible pedestrian and vehicular flows and allows for the opening up of the water course feeding into the existing lakes.

-  Central zone
-  Proposed Pedestrian Access
-  Proposed Vehicular Access
-  Perpendicular geometry from Ageas Bowl
-  Existing Vehicular Access
-  Circular Geometry of Ageas Bowl
-  Existing Woodland/Trees

