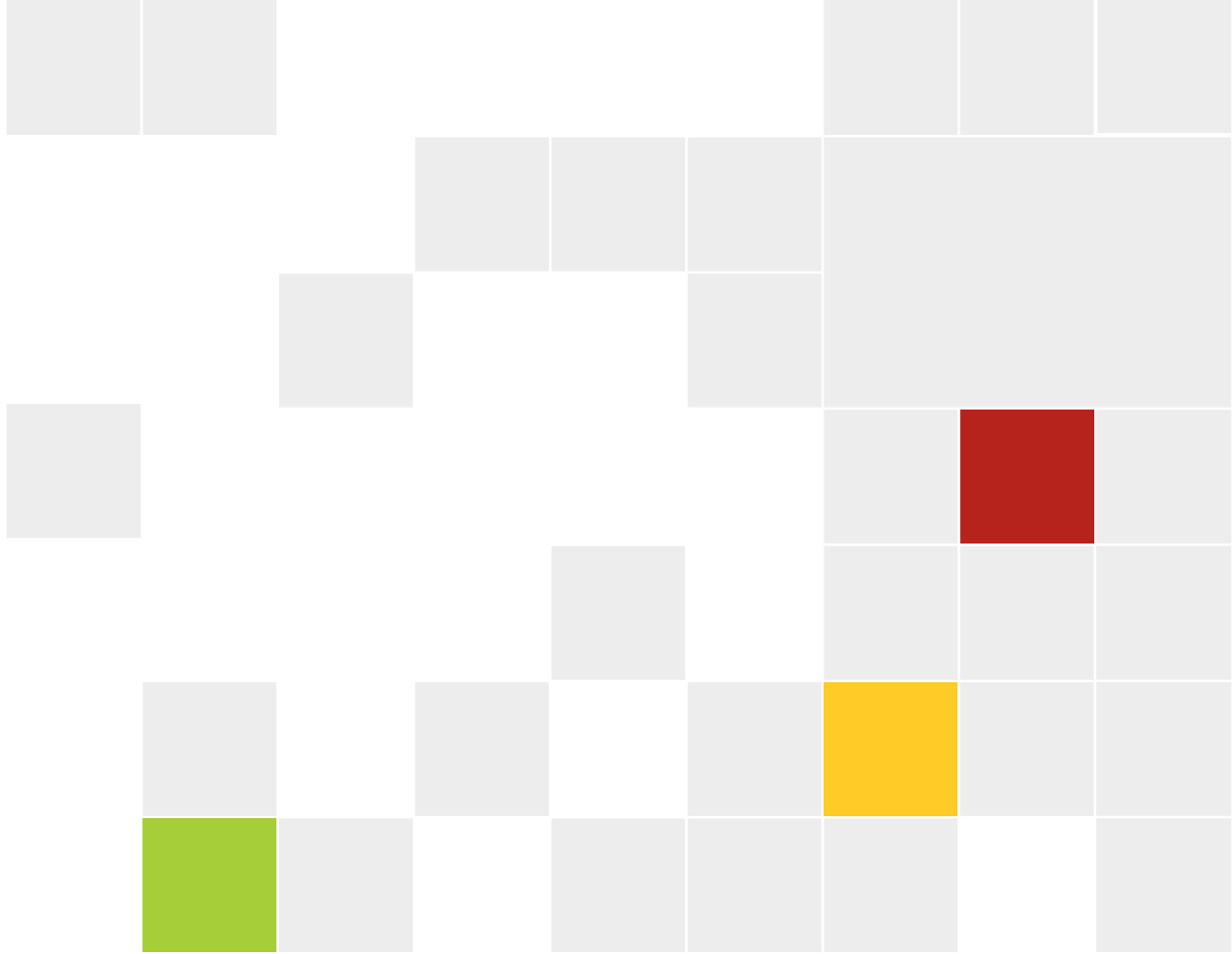
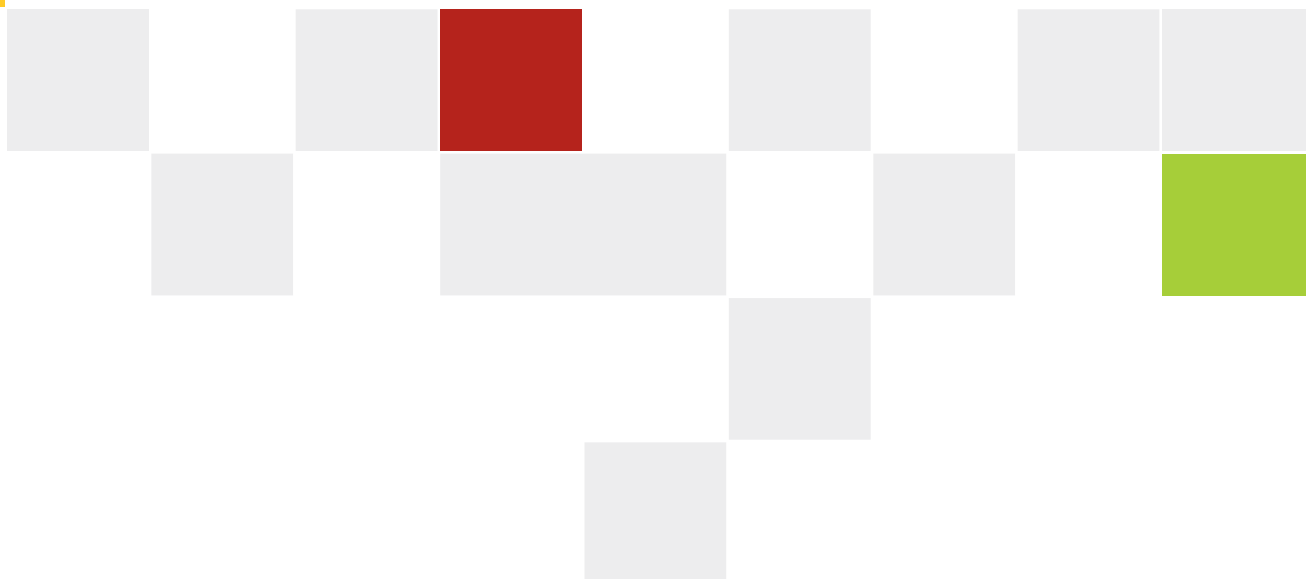




Land at The Ageas Bowl, Southampton

Planning Statement



Boyer

Report Control

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1. INTRODUCTION

- 1.1 This planning application has been prepared on behalf of LDA and Hampshire Cricket Club for the proposed mixed-use development of land within the Ageas Bowl complex, to the south of Botley Road, West End, Southampton.
- 1.2 The proposals involve the erection of 185 new homes, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with tree planting, landscaping, SuDs and biodiversity enhancements.
- 1.3 The Ageas Bowl (including the Boundary Lakes Golf Course) is addressed by Policy WE4 of the new Local Plan. This policy provides support for the envisaged development.
- 1.4 The application is supported by a number of technical reports in addition to this Planning Statement. These are outlined in the table below:

Report	Consultant
Design and Access Statement	Calder Peel Architects
Transport Assessment and Travel Plan	WSP
Nitrate / Nutrient Neutrality Assessment	Hilson Moran
Archaeological Assessment	RPS
Desk Based Contamination Assessment	WSP
Landscape and Visual Impact Assessment	Johns Associates Ltd
Ecological Impact Assessment	MJA
Acoustic Assessment	WSP
Air Quality Assessment	WSP
Arboricultural Impact Assessment	Mulberry TMC
Flood Risk Assessment and Drainage Strategy	Andy Clay Consulting
Sustainability/ Energy Statement	Olio Consult

- 1.5 This statement considers the planning merits of the proposals, having regard to relevant planning policies and other material considerations. It demonstrates why the proposals are acceptable and why planning permission should be granted.

2. SITE AND SURROUNDINGS

- 2.1 Extending to approximately 15 hectares, the site comprises the main Ageas Bowl complex, which is located to the south of Botley Drive, West End. A site location plan accompanies this application.
- 2.2 The site includes the existing international standard cricket stadium and the integral Hilton hotel, Marshall Drive and the Marshall Drive Car Park, and part of the existing Boundary Lakes Golf Course. To the west of the stadium, the site also includes an area of hardstanding, which is used for match day coach and car parking and as a drop-off area for event attendees.
- 2.3 The primary point of vehicular and pedestrian access into the Ageas Bowl site is via Marshall Drive. Secondary access routes are available to the south, through the golf course, from Moorhill Road and the new car parking area being built at Thorneydown, off Charles Watts Way. The nearest non-match day bus stops (Moorgreen Hospital and Dawson Lodge) are situated near the Botley Drive junction.
- 2.4 In addition to existing built form, the site is characterised by the semi-formal landscape of the golf course, as well as areas of open grass, woodland belts and extensive boundary vegetation. Although the site generally slopes from west to east, the topography of the land varies, with significant earthworks surrounding the stadium. The hardstanding area to the west of the stadium is relatively level and sits within an artificial bowl, formed by steep grass slopes. This part of the site is screened (to the north, west and south) by existing wooded areas and by recent planting.
- 2.5 With respect to the wider area, to the north / north-west of the site is situated the Pitter Commercial truck dealership, the David Lloyd Gym and Tennis Centre, and a Holiday Inn Express Hotel. To the west, the site borders residential dwellings located off Telegraph Road and Westgate Mews, and to the south west the site adjoins Telegraph Woods. To the south and east lies the remaining extent of the golf course and new parking facilities being constructed at Thorneydown (off Charles Watts Way). Further to the east is situated the M27 motorway, as well as retail parks and industrial areas, beyond which lies the residential area of Hedge End.
- 2.6 With respect to biodiversity, the majority of the site is not subject to specific statutory ecological or arboricultural designations. However, it lies within the vicinity of the Telegraph Woods Site of Importance for Nature Conservation (SINC). The land to the north east of the stadium also includes areas of ecological and arboricultural interest, which has been considered within the design of the scheme. Likewise, although the site is not located within a Conservation Area, nor is it situated within the vicinity of any Listed Buildings, it is located approximately 250-500m from the Hickley Wood Hillfort and Telegraph Woods Beacon, both of which are Scheduled Ancient Monuments.

- 2.7 The proposal Site is located within Flood Zone 1 and is not subject to significant surface water flooding constraints. As with most areas within the South Hampshire geography, the site falls within a 'Nitrate Vulnerable Zone' and increased nitrate deposition at (and drainage from) the site has the potential to impact on the Solent, if not mitigated.

Planning History

- 2.8 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).
- 2.9 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 scheme proposals.
- 2.10 More recently, planning permission was granted in July 2021 for the erection of a new golf course clubhouse, located off Moorhill Road, within the southern part of the wider Ageas Bowl site (ref. F/20/88655).

3. AGEAS BOWL AND POLICY WE4

- 3.1 The existing facilities at the Ageas Bowl are identified as providing approximately 500 employment opportunities and contribute around £50m to the local economy, annually. The continued success of the complex is therefore of significant importance, not only to our clients, but also the wider community as it is a major contributor to economic activity.
- 3.2 Eastleigh Borough Council recognises the importance of the Ageas Bowl, as a key economic and leisure asset for the community. Because of this, the new Local Plan includes a specific policy for the Ageas Bowl site as a whole; Policy WE4 'Land at Ageas Bowl and Tennis Centre, Botley Road, West End'.
- 3.3 The supporting text to Policy WE4 states that "*The Council is keen to ensure the success of these facilities whilst maintaining the generally green, open, landscaped character of the area*". Leading from this, Policy WE4 therefore allows for "*reasonable development, adaptation and change*", with the degree of permissible change varying across the overall leisure and outdoor sporting complex.
- 3.4 In essence, the policy aims to facilitate the future success of the international standard sporting facilities at the Ageas Bowl, in order to ensure their long-term financial sustainability, whilst balancing this with other social and environmental objectives.
- 3.5 It should be noted that the wording of Policy WE4 evolved significantly during the Local Plan examination process, as a result of extensive dialogue between officers and our clients. Accordingly, the policy has a number of clear 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 SINCS, with appropriate environmental buffers from development.

3.6 In summary, the Policy WE4 provides a framework to guide the layout of new development at the site, which should be read in conjunction with relevant policies of the local plan. The planning assessment chapter of this statement (Section 7) sets out how the proposed development would accord with the relevant policy and guidance.

4. SCHEME PROPOSALS

4.1 The scheme proposals comprise of new mixed-use development on land surrounding the existing stadium. They include; 185 new homes, a 71-bedroom care home, a 142-bedroom hotel, a well-being health centre and a new pavilion building. These are to be provide alongside improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and a processional ramp, together with tree planting, landscaping, SuDs and biodiversity enhancements. Part of these wider works will also include internal works to the existing pavilion at the south-western gate.

4.2 The proposed housing mix is set out within the following table:

Dwelling Size	Number	%
1 bedroom	14	8
2 bedroom	86	46
3 bedroom	64	35
4 bedroom	21	11
Total	185	100

4.3 The proposed new development is split into a series of different character areas and the proposals for each are summarised below:

Character Areas 1 & 2

4.4 Character Areas 1 and 2 incorporate a number of enhancements to the existing stadium. This includes a new 'Northern Gateway' providing a feature entrance into the stadium and facilitating the management of crowds. This will direct attending fans moving through the car parking areas and those arriving by foot to a 'fan zone'. Pedestrian traffic will then be directed into the stadium over a spectator bridge / ramp, which passes over Marshall Drive. Development proposed within the Northern Gateway seeks to dramatically improve the 'sense of arrival' into the Ageas Bowl complex. A fan zone will create an area for visitors to congregate and meet, before passing over the feature entrance ramp, which will direct pedestrian flows over the roadway below.

4.5 A new parking area comprising of 717 spaces is also proposed primarily to the north east of the stadium and accessed via Botley Road. This car park is only expected to be used on event days. In addition, the existing car park opposite the Hilton hotel would be reconfigured and expanded to provide 219 spaces to serve this hotel, as well as the new 142 bed budget hotel and parking associated with general day-to-day activities. As per the existing arrangement, access to this car park would be via Marshall Drive.

4.6 As well as addressing the parking needs of the stadium and associated operations, the revised parking area seeks to provide an enhanced entrance and user experience for those visiting the other facilities on site. The new parking area will therefore be provided in conjunction with appropriate hard and soft landscaping, and will integrate with proposals for a new Northern Gateway into the stadium.

Character Area 3

- 4.7 Character Area 3 proposes the development of a new pitch-side maintenance and storage area in the southern part of the stadium, together with a new pavilion.
- 4.8 This proposed storage area and pavilion building will form part of the stadium, with the lower levels providing facilities for the storing of nets, wicket covers and maintenance equipment. The pavilion building above will provide views across both the main pitch and the training area to the south.

Character Area 4

- 4.9 The proposals within Character Area 4 primarily comprise a 3-storey care home, consisting of 71 bedrooms and ancillary facilities. This will provide high-quality and purpose-built accommodation, for people who are in need of specialist care. The building will be located to the south-west of the stadium, close to the existing Hampshire Wellbeing Centre.
- 4.10 A new Southern Gateway will also be provided within this character area. This will take the form of an area of terracing and enhanced landscaping. The purpose of this element is to create a clearer sense of arrival, for those walking to the stadium from the Thorneydown car parking area (i.e., when it is in use on major event days).

Character Area 5

- 4.11 To the west of the stadium, on an area of hardstanding that is currently used for ad-hoc match-day parking (to be relocated to Character Area 1), will be new residential development and a new well-being centre (to replace the existing Hampshire Wellbeing centre). This element will comprise 185 new homes in a mixture of dwelling types, sizes and tenures, and will be of a contemporary urban form that complements the stadium.
- 4.12 It is proposed that vehicular and pedestrian access to the residential development will be achieved from Marshall Drive (a tree-lined road which encircles the stadium). Provision will also be made for a potential future access to the 'Pitter Commercial' site to the north. Whilst that site is not within the control of the applicant, it is expected that it may be redeveloped in future. The proposals therefore safeguard land for a future connection.
- 4.13 Pedestrian and cycle enhancements are proposed to allow future residents to access West End. This includes via the various existing routes leading through Telegraph Woods. One such route that will be enhanced, lies at the northernmost edge of Telegraph Woods, which is accessed via the swing gate on Telegraph Road, adjacent to Telegraph Heights.
- 4.14 The new wellbeing centre, extending to 1,068 sqm, is expected to accommodate small-scale health-related uses, potentially including sports therapy and physiotherapy services, baby scanning, a GP consultation space, therapy and scanning facilities, podiatry consultation rooms and an opticians. These are proposed alongside a gym and associated accommodation, as well as a Pilates studio. The centre will also include a reception and

waiting area, a staff / break room, an administration and managerial offices, an archive/storage area, and a cleaning room.

- 4.15 Across the application site, the proposals seek to retain all mature trees where possible and will incorporate these into the scheme design. However, it will be necessary to remove a number of trees to accommodate the expanded car parking area to the north and north-east of the stadium. To mitigate these impacts, significant replacement planting will be provided for elsewhere within the application site and at other locations within the wider Ageas Bowl complex.
- 4.16 Reinforcing boundary planting will be introduced where appropriate (including along Marshall Drive), and areas of open space and SuDs will be provided as part of a coordinated green infrastructure strategy. As we note in subsequent sections the proposals will achieve a significant positive biodiversity net gain (BNG) and address nutrient neutrality.

Pre-Application Advice

- 4.17 In accordance with best practice, pre-application discussions have taken place with planning officers at Eastleigh Borough Council (pre-app ref: Q/21/90701). Discussions were held with officers on several aspects of the proposals, which has informed the emerging design rationale. Formal pre-application responses were received from officers on housing, landscape, policy, and urban design matters.
- 4.18 Furthermore, following an initial meeting (on 27 November 2020) a Transport Assessment Scoping Note was submitted to Hampshire County Council and National Highways respectively, as local and strategic highway authority for the area. A written response to the Scoping Note was provided by Hampshire County Council and National Highways on 01 September 2021. This is included within the Transport Assessment.
- 4.19 In addition, in September 2021, an emerging iteration of the scheme was also presented to the Design Review Panel. The feedback provided has been incorporated into a revised design and the scheme evolution is explained within the accompanying Design and Access Statement.

5. PLANNING POLICY CONTEXT

- 5.1 This section outlines the relevant planning policy framework against which the proposed development has been prepared and against which it will be determined.
- 5.2 On 14 March 2022, the Council received the Inspector's Final Report, which confirmed that the Plan was sound, subject to agreed main and minor modifications. This included changes to Policy WE4, which were arrived at collaboratively through discussions between Hampshire Cricket Club and the Council.
- 5.3 The Plan is expected to be formally adopted following a meeting of Full Council in April. Noting this, we have taken the emerging Local Plan as the starting point of our assessment, as (following formal adoption by the Council) its policies will carry full weight.
- 5.4 **Eastleigh Borough Local Plan (2016 – 2036)**
- 5.5 The following policies of the Eastleigh Borough Local Plan (2016 – 2036) are considered relevant to the proposals. These are in addition to Policy WE4 which is particular to the Ageas Bowl and which is been described within Section 3.
- 5.6 Policy S1 ('Delivering Sustainable Development') details the sustainable measures which new development should introduce.
- 5.7 Policy S2 ('Approach to new development') sets out the Council's aim to promote the delivery of a minimum of 14,580 new dwellings over the plan period up to 2036. 4,050 of these dwellings are expected to be provided on new sites. In addition, the Council will support the provision of 165 new affordable dwellings per annum. The policy also sets an objective to provide 144,050 sq.m of new employment development and related transport infrastructure, open space, sports facilities and other community facilities.
- 5.8 Policy S7 ('New development in the countryside') states that although there is a presumption against new development in the countryside, planning permission will be granted for countryside development where it is related to the extension and re-use of existing employment uses; community, tourist, or visitor uses through the re-use of buildings; as well as outdoor recreation and open space. However, the Council will also seek to protect and enhance the intrinsic character and biodiversity of the area when permitting such development.
- 5.9 Policy S8 ('Protection of countryside gaps') sets out that in order to maintain the separate identity of settlements, countryside gaps have been set. Development will need to protect the openness of this gap and retain the character of the countryside.
- 5.10 S10 ('Green Infrastructure') states that the Council will seek to achieve the provision, retention, and enhancement of a range of green infrastructure.

- 5.11 Policy DM1 ('General Criteria for new development') sets out a range of expectations that new development should meet. In particular it seeks to protect residential amenity for new and existing residents, the character of the countryside, and biodiversity. It also emphasises that development should be well integrated with the existing context of the site and surroundings.
- 5.12 Policy DM2 ('Environmentally sustainable development') seeks a number of sustainability measures, including improved carbon emissions, BREEAM 'excellent' certification, and the incorporation of energy-efficient design measures.
- 5.13 Policy DM3 ('Adaption to climate change') states that all development should be designed to adapt to climate change, and as part of this the Council will seek new developments to implement a cooling strategy and an integrated SuDS strategy.
- 5.14 Policy DM5 ('Managing flood risk') sets out that development will only be permitted within areas at risk of flooding provided that the development meets the sequential and exception test; a flood risk assessment has been prepared demonstrating that the development will be safe without increasing flooding elsewhere; and that the scheme incorporates a number of flood protection, flood resilience and resistance measures.
- 5.15 Policy DM6 ('Sustainable surface water management and watercourse management') states that new development in areas at risk of flooding will only be permitted if they include SuDS, as well as setting out specific guidance for these schemes.
- 5.16 Policy DM11 ('Nature Conservation') sets out that the Council will work with developers to protect, conserve, and enhance biodiversity through a range of measures.
- 5.17 Policy DM12 ('Heritage Assets') states that the Council will conserve and enhance the Borough's heritage assets by restricting development that would be likely to harm them or their settings, and encouraging development that enhances them. Development within the setting of a heritage asset should not harm or detract from the significance or special interest of the asset. A heritage statement will also be required to accompany the application to explain the significance of the asset and how the proposals have been developed to avoid harm.
- 5.18 Policy DM13 ('General development criteria – transport') sets out a range of criteria for access arrangements to the highways network, in order to provide safe and convenient access for vehicles as well as public transport and cycle and pedestrian routes. Development proposals that will generate vehicle movements which are likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the site are also required to submit a Transport Assessment alongside the application.
- 5.19 Policy DM14 ('Parking') states that new residential development will be required to provide off-highway parking in accordance with the adopted Eastleigh Borough Council's Parking Standards SPD.

- 5.20 Policy DM23 ('Residential development in urban areas') sets out new dwellings will be expected to provide a mix of dwelling types and sizes, including adaptive dwellings and housing for older people, as well as affordable housing and a minimum density of 40 dwellings per hectare, unless site constraints or local character justifies a lower density.

- 5.21 Policy DM26 ('Creating a mix of housing') states that applications for market residential and mixed-use schemes will be required to demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, demonstrate how the scheme contributes to the provision of properties suitable for certain group needs, such as first time buyers, and demonstrate that the development has been designed to avoid excessive concentrations of the same size or type of home.

- 5.22 Policy DM27 ('Delivering older people's housing') seeks to ensure that new development includes the provision of specialist and accessible housing. This provision should be located in a sustainable location, close to relevant local facilities, and well integrated into the local community.

- 5.23 Policy DM30 ('Delivering Affordable Housing') sets out that the Council will seek a 35% provision of affordable housing on-site, unless it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.

- 5.24 Policy DM31 ('Dwellings with higher access standards') seeks to ensure the provision of dwellings that meet higher access standards. 100% of dwellings should meet Part M4(1) standards, and 80% should meet Part M4(2) standard in line with building regulations. For major developments, at least 2 dwellings of 7% (if higher number) of all market housing and 1 dwelling of 8% of all affordable housing, as well as 100% of all specialist housing for older people should meet Part M4(3) standard.

- 5.25 Policy DM32 ('Internal space standards for new residential development') requires that all new dwellings meet the Nationally Described Space Standards. Development proposals should also be accompanied by a table setting out the gross internal floor space, the extent of built-in storage, the number of twin/double bedrooms with minimum roof widths, and the minimum floor to ceiling height for 75% of the gross internal area for every dwelling.

- 5.26 Policy DM34 ('Protection of recreation and open space facilities') seeks to ensure that the loss of existing recreation and open space facilities will only be permitted where the space has been identified as surplus to requirements, the loss would be replaced by an equivalent or better provision, or if the development is for an alternative provision where the need clearly outweighs the loss. The policy also states that development ancillary to the recreational use may be permitted on recreation sites provided that it does not affect land capable of forming part of a playing pitch/court/green.

- 5.27 Policy DM36 ('New and enhanced recreation and open space facilities') sets out that the provision, extension, or enhancement of recreation and open space facilities will be permitted where they accord with the general development criteria and other relevant policies. In relation to development in the countryside, new buildings will be limited to those ancillaries to and essential for the use of the land for outdoor sport and recreation and development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character.

Material Considerations

National Planning Policy Framework (NPPF) (2021)

- 5.28 The NPPF aims to achieve sustainable development. Paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental.
- 5.29 The golden thread running through the NPPF is the presumption in favour of sustainable development, which paragraph 11 states for decision-taking this means *"Approving development proposals that accord with the development plan without delay"*.
- 5.30 Paragraph 17 continues by setting out the Core Planning Principles one of which is to *"Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value"*.
- 5.31 Paragraph 32 states that all developments that generate significant amounts of movement should be supported by a Transport Assessment and should take account of whether:
- "the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- Safe and suitable access can be achieved for all people;*
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe"*.
- 5.32 Paragraph 60 requires local planning authorities to significantly boost the supply of housing whilst paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.33 The Government attaches great importance to the design of the built environment. Paragraph 58 states that decision making should aim to ensure that developments:
- "Will function well and add to the overall quality of the area;*
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;”

- 5.34 The NPPF states that local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development (Paragraph 186). Paragraph 187 continues by stating that *“Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”*.

National Planning Practice Guidance (NPPG) (2014)

- 5.35 The NPPG is a web-based resource which provides additional guidance on the implementation of national policy which is regularly updated to include changes in policy guidance (for example the introduction on new national space standards). The NPPG covers a range of guidance relevant to the determination of planning applications including the assessment of viability appraisals, the use of planning conditions, noise and planning obligations.

Other Material Considerations

- 5.36 In addition, it is considered that the following represent material considerations;
- Eastleigh Borough Council Biodiversity SPD, 2009;
 - Environmentally Sustainable Development SPD, 2009;
 - Hampshire Parking Strategy and Standards SPD, 2002; and,
 - Accommodation for Older People and Those in Need of Care SPD, 2011.

6. PLANNING ASSESSMENT

- 6.1 This Section provides an assessment of the proposed development against relevant planning policies and other material considerations.

Principle of Residential Development

- 6.2 National and local planning policies support the provision of new homes in appropriate locations. The proposals involve a new residential development on an area of hardstanding (and adjoining engineered bunds), currently used for occasional match day parking, to the north west of the existing stadium. Therefore, the proposed residential development occurs largely on previously developed land.
- 6.3 Through Policy WE4, the boundary of the existing urban area has been extended (when compared to that in the previous Local Plan), so as to incorporate this area of hardstanding along with the stadium and other parts of the site. On this basis, Policies S2 to S4 are applicable and support the principle of new development at this location. Furthermore, the part of the site proposed for new residential development is identified specifically by Policy WE4 (in yellow) as being an appropriate location for this type of development.
- 6.4 Policy WE4 seeks to define the extent of residential development, to ensure that the operation of the existing stadium is not impacted and to protect the residential amenity of new residents. The proposed extent of residential development covers a slightly larger area than that envisaged by Policy WE4. However, the proposed layout (covered in greater detail below) incorporates a substantial landscape buffer, which is considered to protect the setting of the existing stadium.
- 6.5 In addition, acoustic surveys have been undertaken to establish the likely range and intensity of noise, as related to events at the stadium. The survey concludes that, subject to the incorporation of industry-standard mitigation measures, the proposed new development would achieve a good standard of amenity. On this basis, we consider that this technical information (which wasn't available when Policy WE4 was being drafted) justifies a slightly greater extent of residential development than envisaged by the emerging Local Plan.
- 6.6 Considering the above, the principle and extent of proposed residential development should be considered acceptable and in accordance with the objectives of local and national policy.

Principle of Care Home Development

- 6.7 The proposed new care home will be developed on part of the site that falls within the extent of the urban area, adjacent to the existing Hampshire Wellbeing Centre. At present, this part of the site is occupied by an area of hardstanding and several temporary storage containers, and the land is at least partly previously developed. On this basis, we consider that, in principle, new development on this part of the site should be considered acceptable.

- 6.8 The provision of older person's accommodation is also supported by local and national policy, and planning guidance. The 'Accommodation for Older People and Those in Need of Care SPD' (2011) sets out the expected increase in residents aged 65 and over of 57% and residents aged 85 and over of 103% by 2031.
- 6.9 Whilst the SPD is dated, the Objectively Assessed Needs Background Paper 2018 (which forms part of the Local Plan evidence base) draws comparable conclusions. The South Hampshire Strategic Housing Market Assessment (SHMA) 2014 (which is referenced in the supporting text to Local Plan Policy DM27) further sets out that the growing older population will lead to an increase in requirements for registered care. The data suggests a need for around 8,148 registered care facilities which are to meet the needs of the older person population.
- 6.10 On the basis of this evidence, Local Plan Policy DM27 provides in-principle support for accommodation that will meet the specific needs of older people. It is added that such accommodation should be in sustainable locations, with good access to public transport and which will be integrated into the community. Future residents at the proposed care home will indeed benefit from particularly good access to the wide range of existing and proposed community facilities within the Ageas Bowl.
- 6.11 Overall, the proposed development is considered to be compliant with planning policies and responds effectively to established local need. The proposal will result in the redevelopment of a brownfield site, to make a much more efficient and sustainable use, and will make an important contribution towards the council meeting its targets for the provision of registered care facilities. It is therefore considered that the principle of delivering this type of residential care accommodation should be considered acceptable.

Principle of Hotel Development

- 6.12 Policy WE4 identifies hotel uses as being appropriate within the defined urban area part of the site. The proposed of the new 142-bedroom budget hotel will complement the existing Hilton hotel, which is attached to the stadium, by diversifying the breadth of accommodation available. This capacity will be particularly relevant on occasions when the Ageas Bowl hosts large conferences, concerts or major sporting events. Such occasions generate a significant demand for over-night stays, which is not adequately met.
- 6.13 It is notable that the existing hotel derives a significant amount of its income (60%) from activities associated with the existing stadium and its ancillary facilities. In 2019, the last year of normal trading conditions prior to the Covid-pandemic, of the total income of £5,164,794, £3,103,687 was from activities directly associated with the existing sporting and recreational facilities. This included cricket match days, sporting clubs, concerts and golf, spa and other packages.
- 6.14 The proposed additional hotel accommodation would have a similar income spread and would (in additional) enable the overall hotel offer at the Ageas Bowl to reach a level that

would be attractive to the international conference market (given the site's close proximity to Southampton airport).

- 6.15 It is noted that Policy WE4 requires a sequential assessment to be undertaken to justify a new hotel in this location. However, it is considered that a sequential test assessment would be superfluous, as the proposed hotel (by virtue of its location and like the existing Hilton Hotel) is expected to derive the majority of its income from the association with an international standard sporting stadium. In this way, the new accommodation will not address a 'generic' market, but rather a market associated with the Ageas Bowl specifically.

Principle of Development of the Wellbeing Centre

- 6.16 The proposed wellbeing centre will provide a number of health and fitness related functions, including physiotherapy and sports therapy, a gym and Pilates studio, as well as a GP consultancy room, baby scanning services, and an opticians. The new building would allow for the expansion, and relocation, of the existing Hampshire Wellbeing Centre to enable it to provide a broader range of health and sporting relating services in a more visible and accessible part of the site.
- 6.17 The provision of this new expanded facility will complement the existing sporting function of the site, in accordance with the main objectives of Policy WE4, and is considered to represent a significant public benefit to the local community. As such, the provision of this important piece of social infrastructure should be considered acceptable.

Principle of Stadium Enhancements

- 6.18 A range of enhancements are proposed to the existing stadium and the wider public realm. These include the new Northern Gateway, which will provide a feature entrance into the stadium and facilitate crowd management, as well as a new pitch-side maintenance, storage area and pavilion. Wider works will also include internal works to the existing pavilion at the south-western gate, which will bring the building into alignment with ICC sporting standards.
- 6.19 These improvements will enhance the visitor experience of the stadium, which directly aligns with the overriding objective of Policy WE4. As indicated, the supporting text for Policy WE4 clearly highlights the Council's wish to secure the success of the facilities at the site, which these proposed works will contribute to.

Principle of Car Park Development

- 6.20 At the heart of the proposals is an improved strategy for managing car parking and vehicle movements. This has the ultimate aim of achieving the more efficient match-day operations.
- 6.21 Match-day parking, that currently takes place on hardstanding to the north west of the stadium, would be relocated to a new 707 space car park accessed directly from Botley Road. This new car park, which partly falls outside of the urban area, will be sensitively designed with the materials used appropriate for its setting in accordance with the objectives of Policy WE4. It is envisaged that the car park will be required for County and International

Match events, with stewards placed at the entrance/exit to manage traffic flows. At present, this area forms part of the 18-hole golf course, however proposals for the reconfiguration of the golf course are being developed. These will result in the relocation of some tees, such that the area to be occupied by the car park will become surplus to requirements, meaning that the existing sporting facility will be maintained.

- 6.22 The existing hotel car park area will be reconfigured and extended to provide 240 spaces for everyday users of the existing and proposed hotels, as well as for smaller cricket events. As is currently the case, access will be via the existing Marshall Drive/Botley Road signal-controlled junction. Users of the golf club will be provided with a new dedicated car park accessed from Moorhill Road which forms part of the new golf club house, granted planning permission in July 2021 (F/20/88655).
- 6.23 In addition, a separate (Section 73) planning application (ref. X/21/92054) is currently being considered by the Council. This proposes that the car park currently under construction at Thorneydown, will be permitted to accommodate the existing coach park and ride operation on match days. This will mean that coaches/buses no longer need to access the site via the Botley Road, thereby removing the potential for conflict with other vehicles/pedestrians.
- 6.24 It should be recognised that these proposed car parking changes would not increase match day traffic. Rather, they seek to facilitate improvements to the operation of car parking on busy event days, to the benefit of all. On this basis, we consider that the proposed new parking areas, which have been sensitively designed, are acceptable.

Design Matters

- 6.25 Policy WE4 sets out a number of design-related objectives for the site. This includes that 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. The policy also requires that development should achieve a high-quality design by paying careful attention to detailing, hard landscaping and planting.
- 6.26 Furthermore, the policy indicates that any development for outdoor or indoor sports/recreation, leisure, or hotel use, should be provided in the form of distinctive individual buildings. These are to be set within an open and high-quality landscape setting, and the boundary treatment of that development should create a high-quality, distinctive and green setting to the Ageas Bowl.
- 6.27 At a national-level, paragraph 126 of the NPPF emphasises the importance of creating high quality, beautiful, and sustainable buildings, and successful places.
- 6.28 Full details of the design of the scheme are provided within the accompanying Design and Access Statement. However, the design details for each character area are also summarised overleaf.

Design, Scale and Massing of Character Area 1

- 6.29 The parking bays and circulating roads will be accompanied with landscaping to ensure a softened appearance of this built form and to allow the scheme to integrate within the surrounding area. The existing vehicular access off Botley Road will be opened-up to create an arrival boulevard, focused on the proposed hotel development. This layout will also provide pedestrian and vehicular flows and will also partly open-up the (currently culverted) water course which feeds into the existing lakes. These proposals will improve the sense of arrival for visitors, as well as improving general accessibility in and around the site.
- 6.30 The geometrical shape of the existing stadium has influenced the layout of the proposed car parking. A reshuffling of the existing ponds and culvert has resulted in a design layout which responds directly to its context and also provides sufficient vehicular parking to manage the growing scale of the cricket club.
- 6.31 In order to enhance the match day experience, the design of the scheme has focused on the concept of creating a 'visitor's journey'. This journey begins with the new arrival space at the existing junction with Botley Road, which will funnel visitors towards a processional pedestrian ramp leading to the stadium fan zone. The intention is that this will create a sense to arrival to enhance the experience of visitors to the site.
- 6.32 Circulating around the new fan shop and central square, the pedestrian ramp will extend through the tree canopy and over Marshall Drive, leading visitors to the stadium. This ramp is also intended to provide a visual and physical landmark for both visitors and passers-by to the site.

Design, Scale and Massing of Character Area 2

- 6.33 The design of the hotel block will consist of a distinctive individual building that is set within an open and high-quality landscape setting. The aim for the design of this hotel is to provide a building that will complement the existing Hilton hotel on site, whilst also remaining independent.
- 6.34 As such, the proposed hotel responds in scale and form to the iconic Hilton hotel whilst not directly copying it. In this way, the dimensions of the proposed hotel dimensions will not exceed that of the existing Hilton hotel beside it, in order to minimise its physical and visual presence on the landscape of the site.
- 6.35 Following responses received from the Design Review Panel, the siting of this building was moved to improve the visitor arrival experience and respond to the strong design of the stadium and existing hotel.
- 6.36 The design will incorporate contemporary materials to provide a high-quality hotel which is visually interesting, well detailed, and well-proportioned. The materiality will include structural timber fins to the front of the building, white/grey brick at ground floor and perforated metal cladding across the upper floors, a green wall, and black metal cladding along the roof storey.

Design, Scale and Massing of Character Area 3

- 6.37 The new pavilion building will reconfigure the space under the pavilion to provide new access, changing and shower facilities where the grounds maintenance area currently resides.
- 6.38 Situated in between both cricket pitches and sitting atop the existing stadium, the new pavilion will serve views out on to the main Ageas Bowl pitch, as well as the adjacent training ground. This is intended to unify and form an essential visual link between the two pitches, which were previously seen as independent and separate from one another. The location of the pavilion also helps to provide a sense of importance for matches taking place on the training ground pitch, due to its integration within the structure of the main stadium.
- 6.39 The pavilion will incorporate buff brick with timber cladding, structural timber columns and roof, and a timber curtain wall system. The building will reside atop an in-situ concrete wall.

Design, Scale and Massing of Character Area 4

- 6.40 The care home will consist of 71 en-suite single-occupancy rooms that have been carefully configured for their purpose. The building represents a high-quality design that responds directly to the site's landscape and topography, the stadium, and the proposed new southern gateway processional space.
- 6.41 The general arrangement will retain and enhance the setting of the existing mature monkey puzzle tree and a terraced garden will be incorporated to the rear for the enjoyment of residents. The curved form echoes the curved edge of the stadium and the sloping topography from Telegraph Woods and is reflected in the architectural treatment.
- 6.42 In order to seamlessly embed the proposal within the existing topography, the building will be split-level and will follow a landscape driven approach. The building will be four-storeys in height, with the ground floor split-level and subsequent three storeys comprised of en-suite units for residents.
- 6.43 The proposed materiality incorporates a buff brick with overlaying timber cladding fins and power coated light bronze effect aluminium cladding. The casements of the windows and doors will also be powder coated aluminium to match the light bronze effect cladding.
- 6.44 Overall, the care home has been designed to respond to the landscape of the site whilst also providing a high-quality attractive building.
- 6.45 In addition, a new public space is proposed to the south of the stadium which will celebrate the transition of stadium visitors at large events on certain occasions throughout the year.
- 6.46 The space will house public art and be a positive landscaped environment that addresses the practice pitch to the east, connects into Telegraph Woods, and frames and reinforces the qualities of the proposed care home building to the west.

Design, Scale and Massing of Character Area 5

- 6.47 The design of the proposed residential dwellings seeks to introduce a high-quality scheme that follows place-making principles, is landscape-led, and provides a contemporary architectural form, which reflects the character and importance of the area.
- 6.48 The proposed residential development is located to the west of the stadium and has been subject to a number of design iterations following consultation with the Council and the Design Review Panel.
- 6.49 A mix of homes will be provided comprising 103 houses and 82 apartments. The design reflects the progression of the Site from the stadium edge to the boundaries of Telegraph Woods, with apartment buildings being located near the stadium and houses located to the rear.
- 6.50 There are eight proposed housetypes which vary from two to three storeys, with a certain proportion being split-level in order to suit the varying topography. The two proposed apartment block types will also vary between four and five storeys in height and a number will be split-level. The height of these blocks will not exceed the height of the stadium, and therefore the visual impact will be reduced.
- 6.51 The proposed materiality of the house types includes buff brick, charcoal timber cladding, assorted colour front doors, slate roof tiles, and powder coated aluminium window and door casements. The materials proposed for the apartment blocks be replicate those of the house types however include yellow steel framing and steel balcony railing will also be incorporated to add visual interest.
- 6.52 A legible hierarchy of main streets, secondary streets, and pedestrian routes through the Site creates an opportunity to provide different outdoor public spaces that help with place making. The scheme also responds to existing topography, with the taller buildings being arranged towards the stadium, implementation of split-level houses and a more organic and less dense layout towards the woods.
- 6.53 In order to reduce the impact of match-day noise and also to respond to the geometry of the existing stadium, the apartments have been set like pavilions within the landscape, placed perpendicularly side on to the stadium. This will also act as a threshold into the residential area. The rest of the layout consists of roads which maintain direct views from Telegraph Woods to the stadium, as well as narrower and more sensitive streets.
- 6.54 In addition, the proposed wellbeing centre to the north-west of the stadium will take the form of a modern, distinctive two-storey building that is set within the surrounding landscape and will act as an architectural gatehouse to the proposed residential development further into the site.

- 6.55 This building will comprise three floors across a split level on the lower ground to respond to the sloping topography. The proposed materiality will include a buff brick which will match the residential units and a power coated light bronze effect aluminium cladding. The windows and door casements will also match the cladding. Overall, it is considered that the design and the reduced height of the building will produce a welcoming and human scale for visitors.
- 6.56 Overall, the design of this character area incorporates a contemporary approach which will create high quality, sustainable, and attractive dwellings whilst preserving the existing landscape of the Site.

Housing Standards / Mix / Tenure

Housing Mix

- 6.57 Policy DM24 sets out that schemes should generally consist of a range of unit sizes and to determine the appropriate mix of unit sizes the applicant should have regard to robust local evidence of need.
- 6.58 The 2014 South Hampshire Strategic Housing Market Assessment (SHMA) details that that the highest level of need, across tenures within the Borough, is for two and three bedroom properties.
- 6.59 The dwelling mix is contained in the table below, which provides a comparison with the overall SHMA mix:

Unit Size	SHMA Proportion	Scheme Proposals
1 bedroom properties	5-10%	35%
2 bedroom properties	30-35%	19%
3 bedroom properties	40-45%	35%
4 bedroom properties	15-20%	11%

- 6.60 The scheme will provide a total of 185 dwellings, including apartments, terraces, detached, and semi-detached homes. For reference, the proposed dwelling mix is presented in more detail the below table:

Dwelling Size	Number	Percentage of Mix
1b2p apartment	14	7%
2b4p apartment	68	37%
2b4p house	18	10%

3b5p house	33	18%
3b6p house	31	17%
4b6p house	21	11%

- 6.61 As such, the proposed housing mix is judged to accord with Policy DM26 and locally assessed need, having regard to the site's location and context.

Housing Standards

- 6.62 Policy DM30 sets out that dwellings will be required to meet the nationally described minimum space standards. Proposals should also be accompanied by a table setting out the gross internal floorspace, the extent of built-in storage, the number of twin/double bedrooms with their minimum room widths, and the minimum floor to ceiling height for at least 75% of the Gross Internal Area for every dwelling. This table has been provided within the accompanying Design and Access Statement.
- 6.63 All new homes would be provided with external amenity space in the form of gardens and all new apartments will be provided with balconies or private terraces, which is considered an appropriate form of amenity, in line with Policy DM1 and the Quality Places SPD.
- 6.64 Policy DM29 also sets out that 100% of new dwellings should meet Part M4(1) standards, and 80% should meet Part M4(2) standard in line with building regulations. For major schemes, at least 2 dwellings or 7% of all market housing should meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings and at least 1 dwelling or 8% of all affordable housing meeting Part M4(3)(2)(b) should meet the standard for wheelchair accessible dwellings. The proposed scheme will achieve this.

Noise

- 6.65 The layout of the residential dwellings has been designed to reduce the impact of noise from the existing stadium. The apartments have been set like pavilions within the landscape, placed perpendicularly ('side on') to the stadium, in order to reduce match-day noise pollution.
- 6.66 A Noise Assessment has been prepared to assess the impact of noise on the proposed development. This finds that, in accordance with the 'agent of change' principle, the likelihood of complaint from the proposed occupants regarding noise from the Ageas Bowl, the David Lloyd car park and Pitter Commercial is low, and therefore does not require further consideration.

Affordable Housing

- 6.67 Policy DM28 out that the Council will seek a 35% provision of affordable housing on-site, unless it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.
- 6.68 As part of this application, viability evidence will be submitted to justify that the provision of policy-compliant affordable housing would have an unacceptable impact on the viability of the scheme. Therefore, the provision of affordable housing has not been included within the proposals.

Transport, Parking, and Refuse

- 6.69 Policy DM13 states that development proposals that will generate vehicle movements, which are likely to have an adverse impact on traffic conditions beyond the immediate vicinity of the site, are required to submit a Transport Assessment (TA) alongside the application.
- 6.70 The policy also indicates that new residential developments will be required to provide off-street parking, in accordance with the adopted Parking Standards SPD. Policy WE4 adds that proposals must be accompanied by satisfactory arrangements for vehicular access and must include provision for improved facilities for pedestrians, cyclists and public transport.
- 6.71 The accompanying TA demonstrates that that the scheme is acceptable in terms of access arrangements and proposed parking provision. The report assesses that the impact of the proposed development on the Local Highway Network can be accommodated without generating unacceptable impacts.
- 6.72 It is further confirmed in the TA, that the location of the proposed development will enable residents and employees to access the Ageas Bowl through a range of sustainable transport modes. This is in accordance with Local Plan policies, the Hampshire Parking Strategy and Standards SPD, and NPPF Section 9.
- 6.73 Framework workplace and residential travel plans have also been undertaken to demonstrate the variety of travel planning measures, which will be introduced to encourage the use of sustainable transport options by employees, visitors, and residents. This is in accordance with the Policy WE4, Local Plan Policies and the NPPF.

Technical Matters

Noise

- 6.74 Policy DM8 sets out that development will not be permitted if it is likely to cause loss of amenity or impact on public health through noise or vibration. The supporting text for this policy establishes that any proposals likely to generate noise will be expected to take account of the impact of this on any noise sensitive population, including those using recreational areas.

- 6.75 A Noise Assessment accompanies this application to comply with Policy DM8. It measures by the noise impacts of the development and assesses the suitability of the site for residential use. Whilst 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.
- 6.76 Noise levels across the majority of external amenity spaces are predicted to fall below the upper guideline noise limit, 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.
- 6.77 Therefore, the proposal is considered to ensure residential amenity in relation to noise for future residents, in accordance with Policy DM8, and should be considered acceptable as a result.

Energy and Sustainable Construction

- 6.78 Local Plan Policy DM2 seeks a number of sustainability measures within development, including improved carbon emissions, BREEAM 'excellent' certification, and the incorporation of energy-efficient design measures.
- 6.79 Policy DM2 requires all new-build residential development to achieve a predicted main internal water consumption of no more than 110 litres/day. Non-residential is required to achieve a predicted main internal water consumption of no more than 90 litres/day.
- 6.80 The accompanying Sustainability and Energy Assessment demonstrates how the proposals will act in favour of sustainability objectives. The report details numerous interventions that will be applied to the design and demonstrates how the scheme directly accords with Policy DM2, as well as national planning policy and guidance.

Air Quality

- 6.81 Policy DM8 sets out that development will not be permitted if it is likely to cause loss of amenity or impact on public health through air pollution. An Air Quality Assessment has duly been prepared to measure the potential impacts on local air quality.
- 6.82 The report finds that the residual effects of emissions to air is considered to be not significant and therefore the proposed development is considered to be suitable for the envisaged uses. The application therefore sits in compliance with Policy DM8.

Flood Risk and Drainage

- 6.83 Policies DM5 and DM6 requires all development to be designed to reduce the potential impacts of surface water flooding, using sustainable drainage systems implemented as part of an integrated SuDS strategy and as part of the landscape framework, for the site. This includes green open space and green roofs, where appropriate. In addition, Policies DM5 and WE4 advise that development should not increase flooding elsewhere.
- 6.84 A Flood Risk Assessment (FRA) and Drainage Strategy supports this planning application. This document confirms that the site is located within Flood Zone 1, such that it is not at risk of fluvial flooding.
- 6.85 A surface water drainage strategy is proposed be incorporated to manage the drainage resulting from the proposed development in an appropriate way. This strategy will provide additional benefits in particular to landscape, biodiversity and water quality.
- 6.86 The report concludes that the proposed development of the site is considered to be appropriate in terms of flood risk, in accordance with local planning policies and NPPF Section 14.

Ecology and Biodiversity

- 6.87 Local Policy DM11 sets out that the Council will work with developers to protect, conserve, and enhance biodiversity through a range of measures. Policy WE4 requires that development will not cause adverse impact on the adjacent Telegraph Woods SINC.
- 6.88 An Ecological Impact Assessment accompanies the planning application. This includes the findings of a number of recommended protected species surveys. The Assessment concludes that no negative significant effects will occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or operational stages of the proposed development.
- 6.89 Indeed, a range of positive effects on biodiversity are considered likely as a result and the proposals give rise to a positive biodiversity net gain, of 37.14%. This represents a significant benefit, in accordance with Development Plan policies and NPPF Section 15.

Landscape and Visual Impact

- 6.90 Policy S6 sets out that development will need to protect the openness of 'countryside gaps' and retain the character of the countryside. Policy WE4 provides a more nuanced approach, that seeks to support the success of the Ageas Bowl, whilst retaining the generally green and open character of the area.
- 6.91 The planning application is duly supported by a comprehensive Landscape and Visual Impact Assessment (LVIA). This demonstrates the scheme's compliance with NPPF Section 15 and the aforementioned policies of the Local Plan.

- 6.92 The LVIA concludes that the site has the potential to accommodate the nature of the proposed development without causing any significant adverse visual effects. Additionally, the report indicates that the proposed development would not have undue consequences for the maintenance of the baseline landscape situation.
- 6.93 Tree removal is limited and the framework of existing trees and vegetation along the site's boundaries would be maintained and enhanced, through additional on-site native tree and shrub planting with selective management as appropriate.
- 6.94 Although the report finds that the development would result in a change to landscape character, this is both unavoidable and consistent with Policy WE4, which is permissive of development, particularly within the urban area boundary.
- 6.95 The LIVA finds no reasons why the change resulting from the proposals should be found to be so harmful as to be unacceptable, both in terms of the effect on the landscape character or visual amenity of the wider area.
- 6.96 It is also considered that the proposed landscape and ecological strategy for the site would help to achieve good integration of the development within its landscape setting. This approach will also effectively mitigate views of the development from publicly accessible areas over the long-term.

Arboriculture

- 6.97 Policy S9 states that the Council will seek to achieve the provision, retention, and enhancement of a range of green infrastructure, including trees. The proposal site contains a number of established trees. Therefore, a Tree Survey and Arboricultural Impact Assessment (AIA) is submitted alongside the application.
- 6.98 The AIA confirms that a number of trees will be lost through the development proposals, however extensive new planting will be provided as part of the landscape strategy. No harmful built form will be proposed within the root protection area of any specimen that is proposed to be retained. This is in accordance with Development Plan Policies.

Heritage and Archaeology

- 6.99 Policy DM12 establishes that the Council will restrict development that would be likely to harm heritage assets or their settings and will encourage development that enhances them. It is added that development within the setting of a heritage asset should not harm or detract from its significance or special interest.
- 6.100 The site is proximate to designated SAMs. As such, a Heritage Assessment accompanies this submission. This indicates that the archaeological potential of the development areas will have likely been reduced to nil. This is because the area has already been subject to previous schemes of archaeological investigation. It is therefore considered very unlikely that the proposed development would have either significant or widespread below-ground archaeological impacts.

6.101 No further archaeological works are recommended in this particular instance. In conclusion, the scheme fully accords with Policy DM12 and NPPF Section 16.

Ground Contamination

6.102 Policy DM8 sets out that development will not be permitted if it is likely to cause loss of amenity or impact on public health through land contamination.

6.103 A Geo-Environmental Desk-based Preliminary Risk Assessment (PRA) accompanies this application, to identify potential ground contamination associated with the potential redevelopment of the Site, in line with national legislation requirements. The Assessment recommends that ground investigation and a Generic Quantitative Risk Assessment (GQRA) are undertaken prior to commencement of development.

6.104 The proposals therefore accord with Policy DM8 and NPPF paragraph 183.

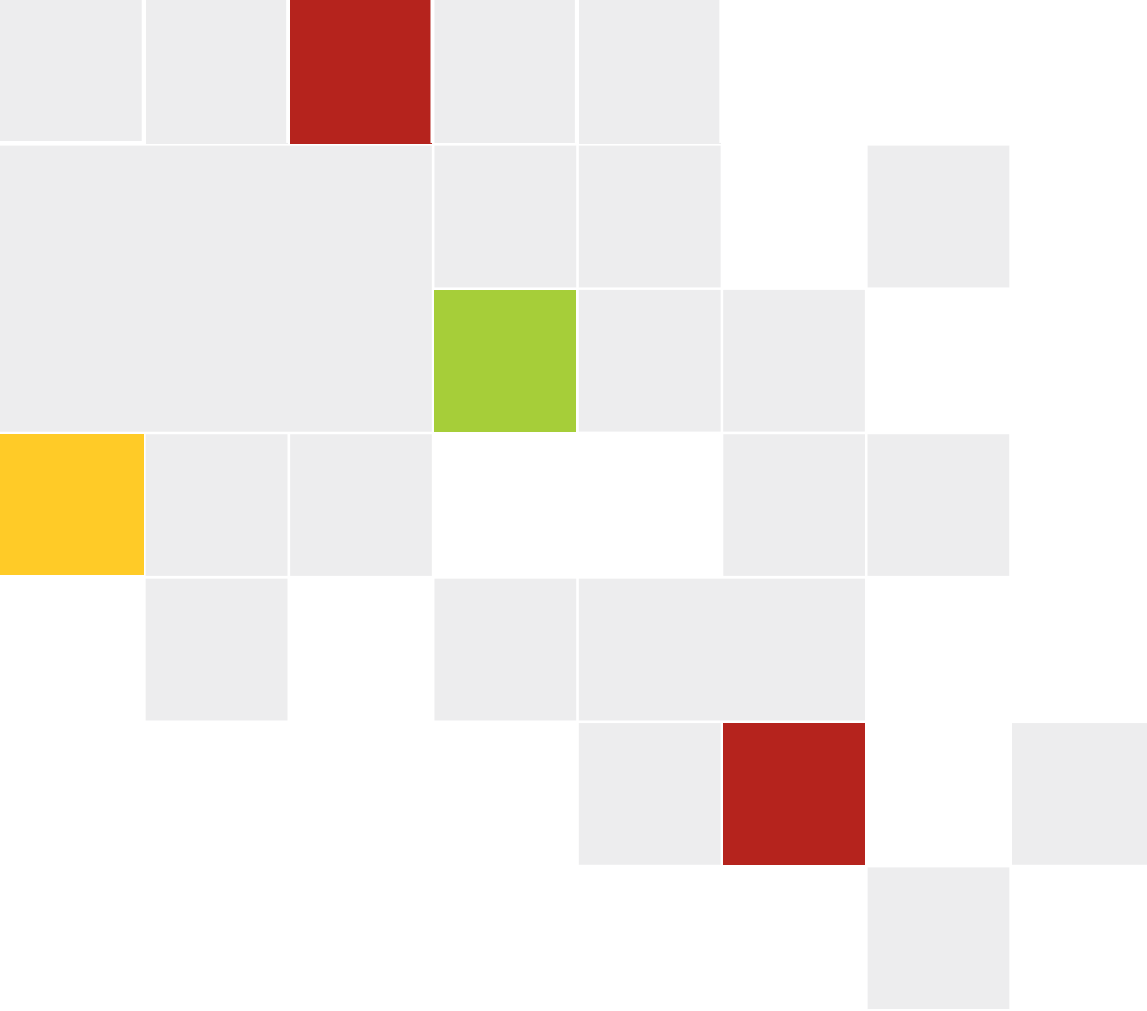
Nitrate Neutrality

6.105 A Nitrate Neutrality Study accompanies the proposals and provide recommendations for appropriate mitigation measures for the scheme. The report finds that a total of 872.2 Kg/TN/yr will need to be neutralised in order to mitigate against the proposed development and that a total of 162.78 Kg TP/yr would need to be targeted in order to achieve P neutrality for the proposed development.

6.106 These impacts will be fully mitigated and 'P losses' minimised in order to ensure that they do not detrimentally affect local biodiversity or the conservation status of the downstream European Designated Sites.

7. CONCLUSION

- 7.1 The proposal site includes the stadium and the integral Hilton hotel, Marshall Drive and the Marshall Drive Car Park, and part of the existing Boundary Lakes Golf Course. To the west of the stadium, the site also includes an area of hardstanding, which is used for match day coach and car parking, and as a drop-off area for event attendees.
- 7.2 As this Planning Statement has explained, the site is allocated for further development in accordance with Local Plan Policy WE4. This policy seeks to ensure the continued success of the international sporting facilities at the Ageas Bowl, whilst addressing the Plan's other objectives. The Local Plan anticipates that all new development at Ageas Bowl will be of high-quality design and will be set within comprehensive landscaping.
- 7.3 The mixed-use proposals comprise the erection of 185 new dwellings, a 142-bedroom hotel, a 71-bed care home, together with a wellness centre, improvements to the stadium, and reconfigured pedestrian circulation / crowd management and car parking. The built elements are set within carefully considered landscape treatments, SuDS and Green Infrastructure improvements and biodiversity enhancements.
- 7.4 A range of relevant technical surveys and assessments support the application. These demonstrate that the proposals are in accordance with relevant policies of the Development Plan and that any impacts are capable of being adequately mitigated.
- 7.5 In summary, the proposals would generate economic, social and environmental gains consistent with the objectives of the NPPF and the Development Plan. Accordingly, we would therefore urge the Council to approve the development without delay.



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