

28th July 2023
Our Ref: 19.5134

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Liz Harrison
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

Dear Liz,

Re: Land at Ageas Bowl, West End, Southampton Planning Application (ref: F/22/93194) - Scheme Changes

On behalf of the applicants, Land & Development Advisory Ltd and RB Sports & Leisure Holdings Ltd, I am pleased to enclose a pack of revised technical assessments and related drawings. These serve to both amend and support the current application for Full (detailed) planning permission. The revisions follow our previous meetings, ongoing correspondence, as well as the formal and informal responses provided by consultees. The changes seek to positively address the feedback received.

Revised Description of Development

As explained in this letter, the scheme design has been amended in light of comments provided by consultees and local residents, following the submission of the planning application, as well as the advice provided informally during meetings and discussions.

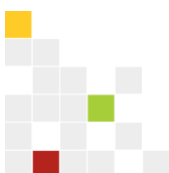
It should be noted that three changes to the proposals require that the description of development be amended slightly. The number of proposed homes has been increased (by 1 unit) to 186 dwellings. Likewise, the proposed processional ramp and previously envisaged demolition of the pavilion buildings (to the south of the stadium) are now omitted. Accordingly, we propose an updated description of development below as follows:

Full planning application for the erection of 186 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), improvements to existing stadium, new vehicular access, car parking, pedestrian circulation, together with associated tree planting, landscaping, SuDS and biodiversity enhancements.

Design / Layout Changes and Revised Technical Assessments

Following the initial submission of the application, advice has been provided by the Council's planning officers, statutory / technical consultees and the Design Review Panel. These responses have informed the approach adopted by the applicant's design team.

An emphasis has been placed on ensuring that the varied aspects of this complex project are consistent, and technically robust. Additional details have been provided to better explain the proposed levels across the site, including around the proposed area for residential development.



The SuDs arrangement now achieves the three forms of natural filtration sought by EBC's Biodiversity Officers. A far more substantive green space is also now provided toward Telegraph Woods, incorporating additional planting. This is notwithstanding that there is no policy requirement to provide a 20m buffer in this location.

Significantly, the scheme has been extensively revised to dramatically reduce the arboricultural impacts of the development. The envisaged car parking arrangements in Character Area 1 have been reimagined to facilitate this, whilst still meeting the operational requirements of the Ageas Bowl facility. The removal of the processional ramp (explained below) has allowed for the realignment of the car parking and a retainment of the high-quality trees located behind the houses on Botley Road. This represents a marked improvement in design, ecological, and Arboricultural terms, and addresses one of the main areas of concern with the scheme as initially submitted.

The residential element of the proposals has also been redesigned to address the responses of various technical consultees, as well as the advice provided by yourself as the appointed Case Officer. The residential area now includes more visitor parking bays, and new open spaces for play and enjoyment have been incorporated in locations proximate to the new homes. A detailed schedule has been provided to show how appropriate separation distances have been achieved, ensuring the amenity of future residents. A bespoke and carefully masterplanned residential development can now be achieved, as is further explained in the updated Design and Access Statement.

An important change within the scheme has been to omit the processional ramp. The Cricket Club were concerned that this element would, in practice, present challenges for the safe management of large match-day crowds. Likewise, inflationary pressures have impacted heavily on the viability of scheme, such that this costly feature would not have been feasible to deliver. Similarly, a decision has been taken to retain the existing pavilion buildings to the south / south west of the stadium, rather than to demolish and replace them. Whilst these may be still replaced in due course (subject to a separate planning permission), inflationary pressures mean that these existing structures must remain in use. The design has been amended to reflect this.

In order to positively address feedback received to date, a number of further changes are being made to the scheme, as explained within the enclosed documentation. For ease of reference, those changes that have been made to respond to specific officer comments on the proposals are also summarised within the accompanying Response Tracker.

Summary

Overall, the revised proposals have been sensitively redesigned to respond to concerns raised by neighbours and consultees, whilst continuing to deliver a high-quality form of development. The proposed development continues to accord with the Development Plan, when read as a whole, and will deliver a number of significant benefits, including the provision of new family housing, a residential care-home, hotel, and wellbeing centre, and improvements to the existing stadium.

It should be noted that the updated scheme represents the final proposal that the applicant is able to put forward, notwithstanding any very minor amendments / additional information that may be requested. The scheme is of vital importance to the long-term success of both Hampshire Cricket

Club and the Ageas Bowl. It is therefore essential that the application is heard at the relevant Planning Committee in September.

I trust that the enclosed information assists with your assessment of the scheme proposals but should you have any further queries or questions then please do not hesitate to contact me.

Yours sincerely

Zoe Curran

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