



JOHNS
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Ageas Bowl Masterplan, West End, Southampton

Landscape & Visual Appraisal

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APPENDICES

Appendix A: Baseline Mapping

- J00828-B-001 Site Location Plan
- J00828-B-002 Site Context Plan
- J00828-B-003 Rights of Way
- J00828-B-004 International Environmental Designations
- J00828-B-005 National Environmental Designations
- J00828-B-006 Local Environmental Designations
- J00828-B-007 Heritage Designations
- J00828-B-008 Agricultural Land Classification
- J00805-B-009 Landscape Designations
- J00828-B-010 Flood Risk
- J00828-B-011 Surface Water Flood Risk

Appendix B:

- Photo Viewpoint Location Plan and Representative 'Summer' Photo Viewpoint Sheets VP1-VP14 (DLA)
- Equivalent Representative 'Winter' Photo Viewpoint Sheets VP1-VP14 (Johns Associates)

Appendix C: Development Site Landscape Opportunities and Constraints Plan (DLA)

Appendix D:

- J00828-MP-007_09 Landscape Masterplan

Appendix E:

Landscape & Visual Impact Assessment Tables & Methodology (Johns Associates)

Appendix F: Reference Drawings / Documents

EBC Local Plan Policy Map (South)

Appendix G:

J00828-LO-001_Heritage Assets Viewpoint Location Plan and Photo Viewpoint Sheets HVP1, HVP2A and HVP2B.

1 INTRODUCTION

1.1 Appointment

Johns Associates Ltd have been appointed by Land & Development Advisory Ltd (LADAL) to undertake a Landscape and Visual Appraisal (LVA) to support a planning application relating to the Proposed Development at the Ageas Bowl, West End, Southampton (known for the purposes of this scope as the 'Site').

The project description is as follows:

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.

1.2 Design Evolution & Consultation

Set out below is a summary that explains the design evolution of the layout including changes undertaken following ongoing discussions with the LPA:

A planning submission was made to Eastleigh Borough Council (LPA) in 2022 (Ref. F/22/93194).

In response to comments received from LPA officers, as well as the Design Review Panel and statutory consultees, and in the light of a financial viability review, the proposals have been reviewed and revised and summarised as follows:

CHARACTER AREAS 1 & 2 (NORTHERN PART OF SITE)

- A key change is the omission of the proposed ramp and associated 'Fan Zone' to the north of the stadium (via Botley Road) and the existing car parking provision to the north of the Hilton hotel is now largely unchanged and dramatically reducing the arboricultural impacts of the development in this part of the Site.
- The proposed overspill car park to the north / northeast of the stadium (indicated as Parking Zones 2 & 3 on the masterplan), now includes new tree planting to create an informal 'parkland' landscape character.
- The existing drainage channel running through the Site would be retained and enhanced with new planting to create a green and blue corridor.

CHARACTER AREAS 3 & 4 (SOUTHERN PART OF SITE)

- The architectural treatment of the proposed Care Home has been simplified to relate more strongly with that of the proposed hotel and Well-being centre.
- The southern gateway has been removed with existing parking and buildings retained. Pedestrian access from the south via Thorneydown car park would be maintained.

CHARACTER AREA 5 (WESTERN PART OF SITE)

- The proposed residential development area to the west of the stadium has been completely redesigned to help to minimise potential effects on the adjoining Telegraph Woods SINC to the south through the provision of a 20m buffer zone to minimise potential effects on this important landscape feature.
- The proposed houses along the southern edge of the development have been reoriented to positively address Telegraph Woods.
- The apartment blocks have been redesigned to remove flat roofs and to relate more strongly to the housing architecture.

- In addition, the arrangement of the proposed apartment units and associated parking provision has been reconfigured to create a more coherent POS landscape buffer zone to the east of the proposed residential area, incorporating play provision, SuDs, access, opportunities for landscape and ecological enhancement and informal recreation.

1.3 Landscape & Visual Appraisal Scope and Progress to Date

An Outline Landscape and Visual Baseline Appraisal was prepared by DLA Landscape and Urban Design (2020), to establish the potential landscape and visual sensitivity of the Site and has been used to guide the ongoing design development for the Site. It was based upon best practice guidance presented in the Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVIA3).

It should also be noted that this report is a landscape and visual appraisal (LVA), and not a full landscape appraisal or LVIA. However, guidance provided in GLVIA3 for landscape appraisals has been followed which states:

“As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.

Pre-Application

Pre-application discussions have taken place with LPA planning officers at Eastleigh Borough Council (pre-app ref: Q/21/90701). Discussions were also held with the LPA which has informed the overall design rationale for the Site.

Pre-application responses were received from officers on housing, landscape, policy, and urban design matters.

LVA Update

A planning submission was submitted to Eastleigh Borough Council (LPA) in 2022 (Ref. F/22/93194). A landscape and visual appraisal (LVA) was submitted as part of the supporting technical documents.

In response to comments received from LPA officers as well as statutory consultees, and in the light of a financial viability review, the proposals have been reviewed with a revised planning application submitted June 2023.

Notable changes in landscape and visual terms forming part of the revised planning application are summarised in Section 1.2 above.

Although there have been numerous changes to the proposals submitted back in 2022, the potential landscape and visual effects resulting from the Proposed Development associated with the revised proposals remain largely unchanged.

This updated LVA seeks to provide supporting information for the revised proposals and includes a landscape and visual baseline assessment, a project description and a 'high level' assessment of likely landscape and visual effects.

The LVA has been carried out in accordance with current best practice following guidance as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Landscape Institute, Third Edition, 2013.

In summary, it covers the following key steps:

- An analysis of the existing landscape character and visual amenity baseline associated with the Site and surrounding area through desk-based study and field appraisal.
- An appreciation of the nature, form and scale of the Proposed Development having regard to the landscape and visual baseline context.
- Identification and evaluation of the sensitivity of the existing landscape and visual receptors likely to be affected by the Proposed Development.
- An assessment of the potential landscape and visual effects resulting from the Proposed Development.

We have endeavoured to provide sufficient information, level of detail and analysis to explain the likely effects of the Proposed Development at a level suitable for the proposal and its location. This report should be read in conjunction with the following documents:

- Planning Statement (Boyer Planning)
- Architectural information (Calderpeel Architects)
- Tree Survey & Assessment (Mulberry - Tree Management Consultants)
- Ecological Impact Assessment and BNG Assessment (Johns Associates Ltd)
- Flood Risk Assessment (Sustain Environmental)

2 METHODOLOGY

2.1 Guidance & Terminology

This Landscape and Visual Appraisal is based on the current design proposals submitted for approval June 2023.

Although it does not constitute a full Landscape and Visual Impact Assessment (LVIA) it does follow the same principles and processes set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), Landscape Institute, third edition, 2013, and involves the following steps:

- Recording and analysis of the existing landscape character and visual amenity associated with the Site and surrounding area through desk-based study and field appraisal;
- Appreciation of the nature, form and scale of the Proposed Development having regard to the landscape and visual baseline context;
- Identification and evaluation of the sensitivity of the existing landscape and visual receptors likely to be affected by the Proposed Development;
- An assessment of the potential landscape and visual effects resulting from the Proposed Development.

Representative photographic viewpoint locations include those locations set out in the DLA Landscape & Visual Baseline Appraisal ('summer' based) as well as equivalent 'winter' views undertaken by Johns Associates and are included in Appendix B.

For the avoidance of doubt:

- 'Km' means kilometre/s; 'm' means metre/s
- All distances are approximate
- All references to points of the compass are generalised and are used for descriptive purposes only
- 'Site' refers to the Application Site within the boundary shown on drawing no. J00828-B-001 Site Location Plan, a copy of which is found within Appendix A.

It should be noted that the assessment work was undertaken during both the 'summer' and 'winter' seasons.

2.2 Appraisal Methodology

By nature, the process of assessing landscape and visual character is to some extent subjective - what appears beautiful to one person may be unattractive to another. This methodology does not, and cannot, remove this subjectivity, but explains the process of assessment, in order to make it easy for the reader to follow. The general process for both landscape and visual impact assessment is the same.

The assessment is divided into two main sections, the **baseline assessment** and the **assessment of likely effects**.

Baseline Assessment

To be able to assess the potential effects of the Proposed Development, an existing landscape and visual baseline condition is established, against which the potential effects of any Proposed Development can be measured. The baseline is investigated through a combination of desktop study and field visits. The baseline assessment reflects the present condition of the Site and Study Area.

The preliminary Study Area for this assessment was centred on the Site and included all areas within a 2.5km radius, except where otherwise stated, where the Proposed Development could potentially have an effect on landscape character and visual amenity.

Landscape Assessment Methodology

Landscape character

In this section, existing Landscape Character Assessments and other relevant documents are reviewed in order to give an understanding of the landscape within the Study Area.

The character of a landscape is defined by its key **constituent elements** which are considered under three broad headings of:

- *Physical Influences* eg geology, soils, topography, water bodies.
- *Influences of Human Activity* eg heritage assets, land use, buildings, settlements and field patterns.
- *Aesthetic and Perceptual* eg complexity, degree of enclosure / openness, tranquility, remoteness.

The combination of the above elements will influence how a landscape is perceived, eg openness, scale, complexity, tranquility and wilderness. Together, these landscape elements and the perception of them is used to inform the division of the landscape into distinct landscape character types and / or character areas; helping to define their key characteristics.

In order to assess the baseline landscape character of the Site and Study Area, a desktop study is used to identify relevant designations and planning designations as well as existing landscape character assessments. With the help of field work, these existing character descriptions are then tested and reviewed.

All landscapes have value, whether designated or undesignated. Having considered the key landscape characteristics of the Site and Study Area as a whole, value is then attributed to each key constituent element and an **overall landscape value** established.

Identification of landscape receptors

Landscape receptors are those **constituent elements** of the landscape which are considered likely to be affected by the Proposed Development either directly or indirectly. This can include local landscape character areas, designated landscapes or individual landscape features eg heritage assets such as Scheduled Monuments.

The assessment seeks to identify and evaluate the sensitivity of the existing landscape receptors that are likely to be affected by the Proposed Development. This is based on a combination of desktop analysis and field study.

Determining the sensitivity of landscape receptors

Each landscape receptor selected for assessment is evaluated according to:

- The value attached to them (established in the baseline)
- Their susceptibility to change (ability to accommodate the nature of the Proposed Development)

Susceptibility refers to the ability of a receptor to accommodate the nature of the Proposed Development without undue consequences for the maintenance of the baseline situation.

Landscape effects are particular to both the specific landscape and the specific nature of the Proposed Development. The assessment of susceptibility is therefore tailored to a particular project.

For example, a landscape already dominated by housing development is likely to be less susceptible to additional housing than a landscape in which housing development is not present.

To reach an assessment of the **sensitivity** of each receptor, **susceptibility and value** are then combined to establish whether a receptor is **high, medium or low sensitivity**.

Visual Assessment Methodology

Identification of visual receptors

Visual receptors include people who could potentially experience changes to a view or visual amenity resulting from the Proposed Development. Visual receptors can be private residential areas as well as the public domain, such as places of work, public rights of way, viewers travelling through an area on trains or in vehicles, or public viewing points.

It should be noted that potential effects resulting from a Proposed Development from the public domain rather than private residential areas are afforded greater weighting in terms of sensitivity (due to the potential for greater numbers of individuals to be affected by an impact).

Visual receptors have been identified through a desktop study and verified by visiting the Site and Study Area. For the purposes of this assessment, visual receptors have been grouped where effects are likely to be similar, to keep the scope of this report proportionate to the nature of the proposals.

Determining the sensitivity of visual receptors

Visual receptors at each viewpoint selected for assessment are identified and evaluated according to:

- Their susceptibility to change in a view and visual amenity.
- The value attached to each identified view.

Susceptibility is a function of the occupation / activity of the receptor at a particular location and, as a consequence, the extent to which their attention / interest may therefore be focused on the view and the visual amenity they experience.

Value takes account of the value attached to views in relation to heritage assets; landscape designations; and the value attached to views by visitors (eg those associated with art and literature) and by promoted views, or the provision of facilities for the enjoyment of the views (eg sign boards / interpretative materials / parking areas and benches).

Selection of photographic viewpoints

In order to help assess the potential change in view for different receptors, a number of representative photographic viewpoints were chosen. Where different receptors are likely to experience a similar change in view, these are represented by the same viewpoint. Viewpoints are principally taken from publicly accessible areas. Professional judgement is used to draw conclusions for private receptors. At each viewpoint, baseline conditions are recorded.

Site visibility within the Study Area

Views of a Site within a Study Area are categorized as follows:

- Close range: Up to 300m
- Middle distance: 300 to 2000m
- Long distance: Over 2000m

Where the extent of the Study Area is restricted in terms of visibility, views of the Site may be restricted to short and middle-distance views only.

Assessment of Likely Landscape & Visual Effects

Once the baseline has been established, the potential effects of the Proposed Development are identified and compared with those of the baseline conditions in respect of the identified receptors.

Appraisal of likely landscape effects

An appraisal of the likely **magnitude** of effects of the Proposed Development on each identified landscape receptor are described and takes into consideration the nature of the likely changes in the view, as well as their size and scale, when they would occur, their duration and whether they are reversible. The **sensitivity** of the landscape receptor to potential changes is also assessed. This depends on the presence or absence of other developments nearby, man-made features or other visual detractors, the maturity and stability of the landscape, the topography, scale and openness of the landscape and its degree of remoteness and tranquility. Any existing relevant sensitivity and capacity studies are also referred to.

Appraisal of likely visual effects

An appraisal of the likely **magnitude** of effects of the Proposed Development on identified visual receptors are described and takes into consideration the nature of the likely changes in the view, as well as their size and scale.

Consideration is given to the length of time a view is likely to be experienced as well as other factors such as whether the views are filtered or screened, the distance from the viewpoint to the Site and the angle of view.

The **sensitivity** of the visual receptor to any potential changes is also taken into consideration. Consideration is given to the type of pursuit visual receptors are likely to be engaged in and thus how much their focus would be on a particular view. For example, residents, tourists, or people participating in recreational outdoor activities are likely to be more susceptible to a change of a view than people working or travelling to / from work.

Measures to refine proposals and recommendations

Informed by the baseline landscape and visual assessment, measures have been incorporated / embedded within the Proposed Development to help prevent, reduce, or compensate any identified potential adverse effects associated with the Proposed Development.

In addition, where appropriate, recommendations are given how to further enhance the proposals by other landscape and visual measures.

Certain assumptions regarding plant growth and maintenance heights for any proposed mitigation planting measures associated with the Proposed Development, which will be confirmed.

Limitations of Assessment

The assessments undertaken are based on certain assumptions and actions and therefore have certain limitations. Whilst the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) calls for assessments to be appropriate and proportionate to the nature of the Proposed Development these limitations should be recorded. For this study these have been identified as follows:

- The assessment assesses effects on visual receptors from publicly accessible land and from private residences (estimated). Whilst this is entirely normal it should be noted that visual effects from locations on surrounding private land are not covered.
- The visibility of the Site from private residential areas has been estimated both by looking towards the Site from publicly accessible areas, and by standing on the Site and looking outwards. No attempt has been made to access private property for more detailed assessment.
- For the visual assessments made, it has been assumed that there will be no significant change (growth or loss) in offsite / foreground vegetation.

Summary

In order to consider the likely level of any effect, the sensitivity of each receptor (landscape and visual) is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Taking a wide range of factors into account, a judgement regarding sensitivity and magnitude is made to establish predicted landscape and visual effects.

In considering the overall impact on landscape character it is important that the focus does not become purely on a single or limited number of “**Significant**” effects, when the bigger picture may be one of generally minimal effects (and may also include beneficial as well as adverse effects).

NB: Assessment Tables and Methodology applied to this report are included in Appendix E.

3 LANDSCAPE PLANNING AND POLICY

3.1 National Planning Policy Framework (2021)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and at the heart of the NPPF is the presumption in favour of sustainable development. Sustainable development within the UK planning system has three core objectives: economic, social, and environmental.

Those elements of the NPPF (2021) considered relevant to the Proposed Development in a landscape context are summarised below:

Section 12 Achieving Well-designed Places requires developments to be of high-quality design as well as sustainable. Paragraph 130 c) requires planning decisions to ensure that developments are *'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'*.

With regard to climate change, Paragraph 153 requires a proactive approach to mitigating and adapting to climate change considering the long-term implications on features including landscapes.

Section 15 Conserving and Enhancing the Natural Environment, Paragraph 174 states that decisions should contribute to and enhance the natural and local environment by *'a) protecting and enhancing valued landscapes, sites of biodiversity, geological value and soils' and 'b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services'*.

3.2 Local Plan: Eastleigh Borough Local Plan (2016 – 2036)

The following policies are considered relevant to this Landscape & Visual Appraisal.

Strategic Policies

Policy S6 Protection of Settlement Gaps

Policy S6 aims and objectives can be summarised as follows:

'Development within a Settlement Gap as set out in the policies map will be permitted provided that:

- a. it would not undermine the physical extent and/or visual separation of settlements; and*
- b. it would not have an urbanising effect detrimental to:*
 - i. The character of the countryside; or*
 - ii. The separate identity of the adjoining settlements.*

The defined settlement gap considered relevant to the LVA is 'Hedge End, West End and Southampton'.

'The Council considers that designating areas between settlements as settlement gaps to be kept free of urbanising development is the best way of preventing further loss of local identity. Following a review of the boundaries of settlement gaps and consideration of the extent of land required to prevent coalescence of settlements, the Council has defined a number of such gaps.

Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development including the intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features,

landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S6'.

Policy S9 Green Infrastructure

'Green infrastructure in the Borough includes a network of natural and semi-natural habitats, green spaces and features linked by green and blue corridors. Other evidence will explore more detailed aspects of green infrastructure relating to the Borough's landscape and biodiversity, and the Council's work on sport and recreation'.

Through new development and other initiatives, the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including the following:

- *Green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;*
- *Interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;*
- *green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses;*
- *connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map;*
- *incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting.'*

Para 4.48 states:

'Green infrastructure incorporates spaces and habitat with varying functions which are connected by green and blue links that can be accessed by people and wildlife. Green infrastructure can include accessible countryside and coast, publicly owned land, cemeteries, community allotments and orchards, nature reserves, sustainable urban drainage etc. The aim of green infrastructure is to link these areas for people and wildlife by using linear corridors such as rivers, paths, cycle ways roads, railway, green verges and green links and stepping stones such as green roofs, street trees, pocket parks and village greens'.

Development Proposals and Special Policies

Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End

This policy has evolved during the Local Plan examination process following extensive dialogue with officers at Eastleigh Borough Council and is discussed in more detail within the Planning Statement (Boyer Planning).

Policy WE4 aims and objectives can be summarised as follows:

'Development will be supported where it facilitates the site's important role in meeting sporting needs in the Borough and wider area; complements the high quality design and open setting of the site; and protects the settlement gap. Taking these aims into account, development will be permitted if it meets all of the following criteria:

- a. 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; and should only be visible from the surrounding area in the context of the wider landscape setting;*

- b. development achieves a high-quality design by paying careful attention to detailing, hard landscaping and planting;*
- c. outside the urban edge (as defined by the policies map) development is for outdoor sports/ recreational purposes only (including ancillary facilities of appropriate location, scale and design to protect the settlement gap, such as a golf clubhouse);*
- d. inside the urban edge (as defined by the policies map) development is for outdoor or indoor sports/recreation; leisure; hotel or office/research use provided that:*
 - i. 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 (built design and landscape) creates a high quality, distinctive, green and open setting to the Ageas Bowl;*
 - ii. in addition to meeting criterion d i., any residential development is located solely in the north west corner of the site (as defined on the policies map); the development provides an appropriately designed access directly to/from the settlement of West End rather than via Marshall Drive for pedestrians/cyclists and also, unless demonstrated otherwise, for vehicles; and the layout and design of the development ensures an appropriate level of residential amenity in respect of the cricket ground and events venue;*
 - iii. enables the enhancement of sporting facilities on the site;*
 - iv. does not compromise the function of the Ageas Bowl as an international cricket ground and events location;*
- e. any leisure, hotel or office/research use meets the sequential test by demonstrating there are no suitable, available and viable sites in city, town or district centres;*
- f. proposals for floodlighting on any part of the site must be of a scale, form, location and luminosity that would not affect the predominantly open character of the area or the biodiversity interests of the adjacent SINC or protected/priority species. The hours of use of any floodlighting may be limited in order to minimise its impact on nearby residential property;*
- g. the number of non-sporting events such as concerts, and their operation (including hours of operation) will be strictly controlled and any intensification of sporting events managed where practicable in order to minimise the impact on nearby residential properties;*
- h. proposals must be accompanied by satisfactory arrangements for vehicular access and must include provision for improved facilities for pedestrians, cyclists and public transport;*
- i. any areas of the site to be used for temporary or occasional car parking must be provided with an appropriate soft surface treatment;*
- j. surface water drainage will not increase flood risks downstream and within the river corridor; and*
- k. there will be no adverse impact on the adjacent Telegraph Woods SINC with appropriate environmental buffers from development.*

The proposed residential development is entirely contained within those parts of the Site that fall within the Urban Edge (as defined by the policies map).

Part of the proposed overspill car park to the north / northeast part of the Site would extend into the Settlement Gap.

General Criteria for New Development

Policies DM1, DM2, DM3, DM5, DM6, DM11, DM12, DM13, DM14, DM34, DM36 ('Development Management')

These policies set out a range of general development management policies and relate to urban design, environmental sustainability and climate change, sustainable drainage, nature conservation, the protection of heritage assets and transport and parking matters.

4 LANDSCAPE CHARACTER

4.1 Landscape Character Assessment

Landscape Character Assessment is the process of identifying and describing variations in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive.

The landscape character of the Site and Study Area has been analysed at a number of scales. Brief outlines are included here to bring out elements and features relevant to the proposal and the Site environs.

4.2 National Landscape Character Assessment

The application Site is located within National Character Area (NCA) 128 - South Hampshire Lowlands. The NCA profile states that *"The South Hampshire Lowlands National Character Area (NCA) is a low lying plain between the chalk hills of the Hampshire and South Downs and Southampton Water. The NCA is dominated by the city and port of Southampton and its adjoining towns and suburbs – 29 per cent of the area is urban. In the more rural areas, it is a mixture of farmland, particularly pasture, and woodland"*.

This is a high-level description with little direct relevance to the Site however it notes several key characteristics that provide some broad level insight as follows:

- "Well-wooded farmed landscape (particularly to the east of Southampton) characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant.
- Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA".

4.3 County Level Character Assessment

The Site is located within Landscape Character Area 2E Forest of Bere West and is described as follows:

"This character area encompasses the lowlands of the Hampshire Basin, bounded by higher chalk of the Hampshire Downs to the north and Portsdown Hill and the Coastal Plain in the south west and south east respectively. Whilst the Meon Valley forms the western boundary the east is drawn on the County boundary. The LCA in Hampshire narrows and joins almost exactly with the Funtington to Highdown Farmlands in West Sussex".

Key Characteristics considered relevant to the Site and Study Area as follows:

- A low-lying landscape with shallow undulations, predominantly south sloping.
- Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade.
- Locally popular accessible woodland areas.
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements.
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.

Physical Characteristics and Land use

“The topography is predominantly gently undulating but is steeper and more varied around the fringes where sand and gravel outcrops.

There are a few areas of head and river terrace deposits. Where the Lowland Mosaic Heath Associated occurs this coincides with locally elevated sand and gravel outcrops, such as Shedfield, Shirrell heath and adjacent to West End.

Urban fringe uses are more pervasive than in the Forest of Bere East (adjoining LCA), and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plots”.

Its Component County Landscape Types (LCT) include:

- Lowland Mosaic Heath Associated
- Lowland mosaic Small Scale Wooded
- Significant sized settlement

The Site falls within the Lowland Mosaic Heath Associated LCT.

Experiential/Perceptual Characteristics

“Views are predominantly short and often with a wooded backdrop. Outside the Lowland Mosaic Medium Scale landscape housing and development is frequently in the field of view.

This landscape is full of contrasts. The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influences. These are greatest in the western and southern parts of the character area, e.g the M27 and feeder road network, edge of town development, high voltage power lines and horse paddocks”.

Biodiversity

There are nearly 200 SINC's within this landscape character area. The majority are designated for their ancient and semi-natural woodland resource (including Telegraph Woods located to the south of the Site), although a significant number are designated for their unimproved grassland resource.

4.4 District Landscape Character Assessment

Of more direct relevance to the Site is the Landscape Character Assessment for Eastleigh Borough (2011). This is a district wide Landscape Character Assessment which sits within the framework of the national and county character assessments and forms part of the evidence base for the Local Plan.

It classifies the district into nineteen Local Landscape Character Areas (LCAs) which are defined by their overriding geology, landform, and landscape pattern and provides commentary regarding visual sensitivity. The Site falls within LCA Area 11: M27 Corridor which is summarised below.

Area 11: M27 Corridor

"The character area is dominated by the motorway. In the northern part of the character areas, maturing but largely linear motorway planting obscures the cuttings and embankments....

The path of the motorway fractures the field pattern, fragmenting the land use and physically dividing the east and west sides of the character area. Land directly adjacent much of the motorway consists of heath-associated pasture and woodland. This limits the visual intrusion of the motorway. The woodland is dominated by oak and birch with frequent patches of conifers; rhododendron and laurel often form the understorey. For much of its length the area is hemmed-in by development in West End, Hedge End and substantial belts of recent woodland, often with conifers at their edges.

The boundaries of this character area are defined primarily by the built edge of the settlements that run along its length.

The landform and white tensile architecture of the Rose Bowl cricket ground is a landmark that creates a distinctive feature on the hillside south of Moorgreen. The surrounding golf course is at odds with the general landform/pattern, however, blocks of woodland serve to reduce its impact.

Despite the motorway, areas enclosed by woodland or within the small steep-sided valleys have a very rural character. Nevertheless, views of roads, urban edges and pylons tend to predominate. The motorway generates significant noise intrusion".

Key Issues:

- The edges of Southampton and Hedge End are in close proximity in some locations. The closure of these pinch points could result in fragmentation of the character area.
- Further development in the character area would be visually prominent due to the presence of the motorway and smaller highways that run throughout the character area.
- Parts of the landscape is degraded due to unsympathetic development associated with the urban edge.
- Noise and visual disturbance from the motorway and smaller highway network.
- Pressure for some development north of Barbe Baker Avenue, West End, south of Foord Road, west of Dodwell Lane, Hedge End and land fronting Providence Hill and Oakhill as identified in the draft Local Plan.

Under visual sensitivity the LCA is described as follows:

"It has quite strong landforms and a varied vegetation structure of woodland and hedges. However, it forms a narrow corridor between settlements and could easily be compromised by further development".

5 SITE LANDSCAPE CHARACTER

5.1 Character of the Site and Study Area

5.1.1 Topography, Geology and Soils

The Site generally slopes from a western high point to a low point in the east; however, its topography is characterised by two distinct character areas:

1. Engineered / modified landforms associated with the construction of the Ageas Bowl complex including:
 - Steep grass slopes and gabion basket retaining walls around the Ageas Bowl. Subsequently the cricket pitch is artificially flat;
 - Steep grass slopes forming the nursery/practice pitch to the south of the Ageas Bowl. Subsequently the nursery/practice pitch is artificially flat creating a large area sitting within an artificial bowl which is screened from wider views.
 - Steep grass slopes and mounding forming the match day parking to the west of the site. This creates high ridgeline running along the boundary of Telegraph Woods and subsequently a large, screened area for car parking due to sitting within an artificial bowl.
2. More naturally appearing sloping ground associated with the golf course.

In the wider context, the landscape rises to the west to a localised ridgeline running around the west and southwest of the site. To the east, the land continues to fall towards Hedge End.

5.1.2 Boundaries

The site boundaries are predominantly characterised by mature tree and scrub planting which provides effective screening from views into the site, as well as amenity, landscape, and potential ecological value.

The northern site boundary lies along the B3035 Botley Road with tree and scrub vegetation forming a well vegetated linear woodland feature. There are 4 properties along Botley Road including a commercial wholesale business, set behind a mature tree belt, located to the east of the junction with Marshall Drive along this part of the northern boundary.

To the north-west is a Holiday Inn Express and David Lloyd Southampton West End (leisure and tennis centre) set behind a deciduous linear tree belt and hedgerow. There is also an industrial area including Princess Coaches and Pitter Self Drive car and van hire, adjacent to the David Lloyd site, and set beyond a mature line of evergreen trees.

To the west, there are residential properties including post war suburban housing at Westgate Mews, a large single residential property off Westgate Mews and new housing off Telegraph Road and set beyond a mature deciduous tree belt.

The mixed woodland area of Telegraph Woods defines a notable section of the southern / south-western Site boundary. Telegraph Woods are a well-used mixed woodland area which benefits from extensive informal trails and Iron age fort/settlement and includes a Site of Nature Conservation Interest (SNCI).

The eastern, south-eastern, and southern Site boundary adjoins the Boundary Lakes Golf Club course with its mix of mature trees and woodland copses and managed grassland areas, punctuated by a series of small lakes / large ponds.

To the east and south of the golf course there is a strong visual edge formed by a tree and scrub belt / pockets of woodland in combination with intervening topography that provide effective screening of views into the Site from the motorway and the wider landscape. Glimpsed views across the golf course towards the Ageas Bowl stadium on the skyline from Charles Watts Way to the south are possible. Beyond the boundary vegetation lies the M27 motorway with Hedge End Retail Park and residential suburb of Hedge End beyond

5.1.3 Vegetation on Site

There are numerous individual trees and pockets of woodland / mature vegetation on the Site. Notably, this includes several Cat A oak trees along Botley Road and along the edge of Telegraph Woods. Typically, tree quality is Cat B and includes Scot's pine, oak, ash, beech, sweet chestnut, London plane and some ash.

The most significant trees / tree groupings within the Site are located within the northern part of the Site and associated with the existing car park zone to the north of the Ageas Bowl / Hilton Hotel, along Marshall Drive, to the rear of properties off Botley Road and along Botley Road itself. Collectively, these areas form a well-defined and mature vegetated edge to the north of the Site creating a valuable visual buffer along Botley Road.

There are numerous young London plane trees planted as a formal avenue along the access road to the west and south of the stadium complex. The existing car park to the front (north) of the Hilton Hotel includes several young plane trees with some hedge and shrub planting.

There is a good distribution of specimen trees and woodland copses located within the wider golf course to the east south and further to the southwest / west of the Site. These features give the landscape some maturity of character and good landscape depth.

Please refer to the AIA (Mulberry - Tree Management Consultants) for details of tree condition and species information.

5.1.4 Land Use and Built Form

The Site is located around the Ageas Bowl cricket stadium complex and associated infrastructure.

To the northwest of the Site lies an area of light industrial units containing leisure and transport industries such as David Lloyd Gym, Holiday Inn Express and a truck dealership.

To the north, there are four residential and commercial properties south of Botley Road (B3035).

To the northeast, lies part of the Boundary Lakes Golf Club course which extends south and westwards around the stadium, extending southwards to the M27 corridor and westwards to Moorhill Rd (A27).

To the south, west and east of the Site lies the main part of the Boundary Lakes Golf Club course. Beyond the golf course to the south and east is the M27 corridor. Beyond the M27 to the east, lies an area of light industrial units containing a range of leisure and retail units.

In addition to the M27, major road corridors and associated infrastructure are notable land uses within the Study Area including Moorhill Road (A27) to the west and Charles Watts Way (A334) to the south of the Site.

Beyond Charles Watts Way to the south is a mixture of residential development (off Upper Northam Drive and West Road) and commercial uses including an Amazon Distribution Centre off Comines Way.

5.1.5 Landscape Designations

The Site is not located within an area designated for its landscape value, such as a National Park or an Area of Outstanding Natural Beauty (AONB).

5.1.6 Habitats

The Site is not located within an ecologically designated area. There are several statutory designated sites within 2.5km of the Site including Wildern Local Nature Reserve (LNR), Netley Common LNR and Moorgreen Meadows Site of Special Scientific Interest (SSSI). Within 5km of the Site lie the River Itchen Special Area of Conservation (SAC) and the Solent Maritime SAC.

There is a locally designated Site of Importance for Nature Conservation (SINC) located at Telegraph Woods to the southwest of the Site.

There are several habitat types present within 2.5km of the Site including priority habitats such as coastal and floodplain grazing marsh, lowland dry acid grassland, lowland meadow, purple moor grass and rush pasture, lowland heathland, ancient woodland, deciduous woodland, traditional orchard, and non-priority habitats including good quality semi-improved grassland.

Refer to drawings J00828-B-004 to 006 Environmental Designations in Appendix A.

5.1.7 Heritage

There are no designated heritage assets within the Site boundary.

There are twelve listed buildings within 2.5km of the Site all of which have a Grade II listing classification. The nearest Listed Building is the Grade II Church of St James at Church Hill c.700m to the west of the Site. There are a range of landscape and built features between the Site and the Church of St James restricting any intervisibility between the two.

There are 2 scheduled monuments within the Study Area located within Telegraph Woods to the south / south-west of the Site:

- Hickley Wood Hillfort (Monument No. 31152) located c.45m to the south of the Site
- Telegraph Woods Beacon (Monument No. 31157) located c.375m to the southwest of the Site

Due to the intervening feature of Telegraph Woods, there is no intervisibility between Telegraph Woods Beacon and the Site.

Similarly, Hickley Wood Hillfort is set within dense woodland and generally very well contained within this wooded context, although views of the Proposed Development would be possible from this location.

Refer to drawing J00828-B-007 Heritage Designations in Appendix A.

5.1.8 Public Rights of Way

There is a single Public Right of Way (PRoW) that passes through the north-eastern corner of the Site (Ref: 241:509).

The footpath route runs from Botley Road to the northeast of the Site, meanders across the golf course and then connects with Telegraph Woods to the southwest.

Other footpaths in the area include a footpath leading from the north of Botley Road (Ref: 241:10) providing connections to Moorgreen Road and Tollbar Way. Another short footpath is located to the southwest of the Site

adjacent to Moorhill Road and another to the west linking Beacon Road to Hilldene Way. Glimpsed views of the stadium complex with Telegraph Woods beyond on the skyline are possible at the junction with Botley Road.

Refer to drawing J00828-B-003 Rights of Way in Appendix A.

5.2 Settlement Gap

A Settlement Gap adjoins the Site to the east and south; the primary function of which is to sustain the separate identity of the settlements Hedge End and West End. The proposed overspill car park to the north / northeast of the Site would extend into the Gap.

Refer to Local Plan Policy Map for location in Appendix F.

5.3 Summary

Having considered the characteristics of the landscape as a whole, the value of the Site and its context is assessed as medium value.

The landscape is one that is undesignated, however, it contains valued components and is a landscape of moderate importance and rarity, valued at the local level.

6 VISUAL BASELINE

6.1 Visibility Within the Study Area

Extensive fieldwork was undertaken by DLA Landscape & Urban Design in May 2020. Representative photographs were taken, and the assessment was concluded following fieldwork, desk top research, photographic survey, and an assessment of Ordnance Survey plans.

Representative photographs were taken from positions where the Site areas (collectively described as the 'Site') are likely to be most visible where many similar viewpoints were available. The photo viewpoint locations demonstrate the potential extent of the Proposed Development's visual envelope.

Follow up fieldwork was undertaken by Johns Associates in January 2023 and equivalent 'winter' views were obtained.

Representative viewpoint locations and accompanying 'summer' and 'winter' views are included in Appendix B.

From the fieldwork and desk-based study, the visual amenity of the Site and scope of the Proposed Development are understood. While the scope of the Visual Baseline Assessment does not extend to assessing individual visual receptors and describe specifically the potential nature of any change likely to be experienced at each location, potential visual receptors have been identified based on a detailed understanding of the Site and likely scope of the Proposed Development.

This section provides an overall description of the visual baseline of the Site and Study Area.

The Proposed Development areas of the Site would be in proximity to the existing Ageas Bowl stadium and existing infrastructure (access roads, car park zones and the Hampshire Wellbeing Centre) surrounding the centrally located Ageas Bowl stadium.

The Proposed Development would be largely located within areas designated as 'Urban Edge' within the Site boundary except for part of the proposed overspill parking area to the northeast of the Site as shown on drawing J00828-MP-007 which would extend within the Settlement Gap.

The Boundary Lakes Golf Course (on private land owned by the Applicant) lies outside the Site boundary areas and therefore has not been assessed regarding visibility.

Generally, the Site is well screened from the identified viewpoint locations due to its extensive boundary and intermediate vegetation within and adjoining the surrounding area as well as the intervening topography, structures and built form associated with the Ageas Bowl itself.

Despite being on the urban edge of Southampton and having residential suburban areas, major road corridors and commercial development in proximity, the number of potential receptors that are likely to experience clear views to the Proposed Development areas are judged to be relatively low.

Regarding an assessment of the Proposed Development areas, these are also generally well screened from external views due to extensive boundary and intermediate vegetation, topography of the Site and surrounding area and numerous intervening structures / built form including the stadium.

From the DLA Landscape and Visual Baseline Appraisal report, the following potential visual receptors were identified.

- Users of PROW 241: 509 Bridleway running along the eastern and south-eastern Site boundary (Refer to VP1, VP2, VP8 and VP10)
- Residential properties along Telegraph Road and Westgate Mews. (Refer to VP3, VP11 and VP12)
- Residential properties along Botley Road. (Refer to VP7 and VP8)
- Recreational users of David Lloyd Southampton West End Gym and Holiday Inn. (Refer to VP5 and VP6)
- Recreational users of Telegraph Woods. (Refer to VP12, VP13 and VP14)
- Recreational users of Golf Club. (Refer to VP10)
- Motorists on Botley Road. (Refer to VP7 and VP8)
- Motorists on M27. (Refer to VP8)
- Workers at Boundary Lakes Golf Club course (Refer to VP10)
- Workers at David Lloyd Southampton West End Gym and Holiday Inn. (Refer to VP5 and VP6)

Photo Viewpoint Location Plan and Representative Photo Viewpoint Sheets VP1-VP14 (DLA / Johns Associates) are included in Appendix B.

Overall, the Site is very well screened from most viewpoint locations beyond the Site boundary due to existing mature boundary vegetation, local topography, and intervening structures / built form.

Partial / glimpsed views of the Proposed Development would be limited to localised views (close to middle distance); however, these would be largely filtered through mature trees / boundary vegetation and not open views.

The number of potential visual receptors having clear views of the Proposed Development is relatively low.

The distribution of the Proposed Development areas or 'zones' around the centrally located stadium complex would restrict intervisibility between these areas.

7 PROJECT DESCRIPTION

7.1 Site Layout

It should be noted that the revised proposals include numerous changes which are described in Section 1.2 above.

The current design principles and general arrangement of the Proposed Development are shown on the Proposed Masterplan J00828-MP-007 (Appendix D).

The Proposed Development would be split into three discrete areas that would be located to the north, west and south of the Ageas Bowl stadium and are summarised below.

CHARACTER AREAS 1 & 2 (NORTHERN PART OF SITE)

NEW HOTEL AND CAR PARK

A new five-storey hotel building is proposed which would be independent yet complementary to the existing Hilton hotel. The architectural form of the proposed hotel responds in scale and form to that of the Hilton hotel and its positioning reflects feedback from a Design Review Panel exercise (held on the 21st of Sept 2021) requesting that the siting of this building be moved to respond more positively to the visitor arrival experience and the strong geometry of the existing stadium and hotel design.

Refer to the Architect's information for details (Calderpeel Architects).

The existing car park areas to the north of the Hilton hotel would be largely unchanged except for some minor / localised modification and enhancement associated with the new hotel of c.30no. spaces, and the provision of a new 52no. space car parking zone to the north / northwest of the existing drainage channel corridor.

Overspill / event car parking provision is proposed to the north / north-east of the proposed hotel on land currently forming part of the Boundary Lakes Golf Course. This area would be used to compensate for the loss of the existing overspill car parking area to the west of the stadium that would be redeveloped to form part of the proposed residential area and Well-being centre.

The intention here is to accommodate approximately 550no. spaces for match days and other events and includes an improved existing vehicular access off Botley Road with new pedestrian access. For the overspill car park area (indicated as Parking Zones 2 & 3 on the masterplan), the proposals have been developed to create a generous landscaped zone with informal tree planting as a setting to the new hotel using reinforced grass and sown with a suitable flowering lawn mix.

Some remodeling of the levels would be required within this area to create a suitably level area for the event parking including infilling of existing bunkers / modification to existing water features etc.

Importantly, this area falls within a Settlement Gap, and it is considered this approach would be supportive of this function and relate well to the Boundary Lakes Golf Course landscape to the south, creating an attractive 'parkland' landscape setting for the new hotel as well as the stadium.

CHARACTER AREAS 3 & 4 (SOUTHERN PART OF SITE)

PAVILION

A new two storey pavilion building is proposed to the south of the stadium sitting directly between the main stadium pitch and the practice pitch on the fan zone area. It is proposed to reconfigure the space below the proposed pavilion to provide improved access, changing and shower facilities. The removal of maintenance vehicles from this area would also remove the potential conflict between these current uses and players accessing the practice pitch from the stadium. The maintenance facility would be relocated to a new space under an extended fanzone area that would provide a larger and more usable space purely dedicated to facilities maintenance.

CARE HOME

A stand-alone three-four storey unit is proposed to the southwest of the stadium on a previously developed site and located within a discrete part of the Site that is well contained by mature trees and vegetation. The building would provide 71 no. bedrooms and has been designed to respond positively to the Site's landscape context and setting including its sloping topography, the stadium, and the proposed new southern gateway entrance space. The Care Home would include a terraced garden to the rear for the enjoyment of residents. The curved form of the proposed building echoes the curved edge of the stadium.

CHARACTER AREA 5 (WESTERN PART OF SITE)

NEW WELLBEING CENTRE

This is a proposed two storey facility to the northwest of the stadium that is designed to sit independently from the stadium yet feed directly into its operations. The building would comprise a two-storey structure that nestles into the existing landscape and is designed to appear as an architectural 'gatehouse' to the proposed residential development further into the Site (see below).

RESIDENTIAL

The proposed residential area to the west of the stadium has been through several design iterations following consultation with stakeholders. The current proposal provides a mix of units comprising approximately 98 houses (two-three storeys) and 88 apartments (four-five storeys). The urban design strategy reflects a transition of scale across the Site from the stadium edge (four-five storey apartments) through to the edges of Telegraph Woods and western boundary (two-three storey houses).

The scheme proposes using the existing topography to sensitively arrange built form, density and scale with the taller elements arranged towards the stadium and a more organic and less dense layout towards Telegraph Woods and the north-western boundary.

A legible hierarchy of routes through the proposed residential areas is proposed to create a range of different spaces that help with place making. This includes a proposed shared footpath / cycleway link from Marshall Drive through the Site to the west of the existing access road connecting with the proposed Well-being centre and residential area, the stadium itself (West Gate), the proposed care home to the south and through to the existing well-being centre and pavilion to the south of the stadium.

Provision would also be made for an informal pedestrian link from the western boundary of the residential area through to Telegraph Road. This existing route would be enhanced using bark mulch surfacing or similar with timber edging to create a more legible but informal footpath link with waymarking.

7.2 Landscape Opportunities and Strategy

The Proposed Development would provide an integrated landscape framework across the Site that is well connected with the Green and Blue Infrastructure of the wider area eg improved access to Telegraph Woods and opening up sections of the currently culverted Telegraph Brook providing improvements to water quality off-site.

These connections are important considerations to assist in integrating the Proposed Development within its immediate and wider landscape setting / context.

Through carrying out a Landscape and Visual Baseline Appraisal, the key issues regarding integrating the proposals into the local landscape context have been understood and have been carefully considered. The most effective method of introducing a development into the landscape to minimise potential impact is through its careful siting or configuration and consideration of a range of mitigation measures as an integral part of the development.

A robust landscape and ecological strategy has been developed as an integral part of the Proposed Development that responds positively to the local landscape character area of the Site and its setting and includes a comprehensive range of proposed measures to achieve this including:

- The careful integration and arrangement of the Proposed Development within the existing landscape framework of the Site including the retention of existing trees and woodland along the Site boundaries wherever possible;
- New native tree and scrub structure planting;
- Ornamental tree and shrub planting with ecological value (that supports pollinators);
- New amenity and meadow grass areas;
- New or modified ponds / drainage features (associated with the opening of a section of the culverted Telegraph Brook)
- A site-wide SuDS strategy with permeable paving / water storage systems used throughout and the enhancement of an existing drainage channel to achieve three forms of natural filtration;
- Ecological features such as habitat piles, log piles, hibernacula, and bird/bat boxes;
- Amenity spaces and features such as benches / seats / play equipment;
- Coordinated access and circulation strategy including new or enhanced footpath / cycle routes;
- Green roofs on buildings and structures where appropriate.

Collectively, this approach would help deliver a high quality and integrated landscape framework for the Proposed Development and provide wider off-site benefits.

8 LANDSCAPE & VISUAL ANALYSIS

8.1 Landscape Analysis

8.1.1 Effects on Landscape Character

The Site is not a designated landscape; however, it does contain features which are important to the local landscape character, namely the mature trees and vegetation along Site boundaries as well as pockets of woodland within Site itself. The loss of or change to these boundary features would potentially impact on the landscape character of the Site and wider setting.

The western section of the Site is currently primarily used as an overspill parking area for match day / events with areas of associated sloping / mounded ground with amenity grass. It has been subject to various changes and modifications and in character relates very strongly to the setting of the stadium. This area is covered by Policy WE4 of the Local Plan that permits the development of further sports and recreational facilities at the Ageas Bowl and Tennis Centre will be permitted subject to compliance with the criteria outlined within the Policy (refer to the Planning Statement by Boyer Planning for further details).

Overall, the Proposed Development would be largely located within 'developed' or modified areas that currently relate strongly to setting of the stadium but are located within discrete geographical areas around the centrally located stadium. These developed or modified areas do not include extensive existing vegetation except for boundary vegetation, including some notable tree specimens along the Site's northern boundary to Botley Road.

In summary, whilst the Proposed Development would result in the introduction of built elements on areas that are currently 'open' (eg Character Area 5), and result in some localised changes, any adverse impacts on the current landscape character, including the setting of the stadium and the wider landscape context are not predicted to be significant.

8.1.2 Effects on Vegetation

The loss of existing trees and vegetation has been minimised wherever possible across the Site. Where trees would need to be removed, replacement trees and planting have been proposed.

CHARACTER AREAS 1 & 2 (NORTHERN PART OF SITE)

The existing parking areas to the front of the stadium / Hilton hotel, to the north of the Site, would remain largely unchanged except for some minor modification and enhancement associated with the proposed hotel. Importantly, all existing trees and woodland to the east of Marshall Drive would be retained providing good visual containment / screening and a mature wooded landscape setting.

A small group of existing trees to the rear of properties along Botley Road would need to be removed to provide a new parking zone to the north of the drainage channel corridor.

Although collectively it is recognised that these trees do have landscape and visual amenity, helping to filter views of the existing car park area from Botley Road, the loss of trees would be limited and restricted to small groups of Cat B trees (pine, oak, ash) to the rear of existing properties along Botley Road and located well within the Site.

Three trees would also need to be removed to accommodate the improved access off Botley Road that would serve the overspill car park to the north / northeast of the stadium (indicated as Parking Zones 2 & 3 on the masterplan).

CHARACTER AREAS 3 & 4 (SOUTHERN PART OF SITE)

A small number of trees associated with the proposed Care Home and associated access and parking would need to be removed. This would include a Monkey Puzzle tree (Cat. B tree) to provide more useable open space for Care Home residents and better opportunities to introduce a range of native tree species that are fully integrated with the proposed care home within its landscape setting.

CHARACTER AREA 5 (WESTERN PART OF SITE)

A small section of a Cat. B tree group along the northwestern boundary (adjoining the David Lloyd Tennis Centre) would need to be removed to accommodate the proposed drainage strategy enhancements. No other impacts on existing trees are predicted. Replacement tree and shrub planting is proposed to offset this minor loss and help reinforce this edge.

Overall, the AIA identifies the following trees to be removed due to development:

- Character Areas 1 & 2: 39no. trees comprising 16no. Cat B & 23no. Cat C trees.
- Character Area 4: 21no. trees comprising 1no. Cat B & 20no. Cat C trees.
- Character Area 5: 5no. Cat B trees.

No Cat A trees would be removed or affected by the proposals.

The Proposed Development includes opportunities to offset the loss of these trees and to reinforce important visual edges and enhance the landscape setting of the Site. Replacement planting would include species that currently exist including Scot's Pine and Oak and be appropriate to the Site and local setting.

Overall, in the context of the large numbers of trees to be retained combined with replacement tree planting, it is considered that the scope of this selective removal would not cause any significant adverse effects on the landscape baseline.

Please refer to the AIA (Mulberry - Tree Management Consultants) for details.

8.1.3 Effects on Access

A minor diversion of a small section to PRow Route Ref: 241: 509 in the northeast corner of the Site associated with the overspill car parking area is proposed. The proposals seek to minimize the extent of the diversion and would create an attractive and segregated landscape corridor for the route with new all-weather surfacing.

No significant adverse effects on access are predicted as a result of this change.

8.1.4 Effects on Habitats

The EclA submitted with this planning application advises that it is considered reasonable to conclude that no adverse significant effects would occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or operational stages of the Proposed Development.

A range of positive effects on biodiversity are predicted including a positive Biodiversity Net Gain.

Please refer to the Ecological Impact Assessment and BNG Assessment (Johns Associates Ltd) for details.

8.1.5 Effects on Heritage Assets

No views would be possible from Telegraph Woods Beacon located c.375m to the southwest of the Site due to intervening woodland vegetation and topography.

Some medium-low adverse effects on the landscape setting of Hickley Wood Hillfort located c.45m to the south of the Site are predicted although such effects would be localised and vary depending on location. It is considered that the proposals would be slightly damaging to overall landscape character in that they would cause minor loss of, or slight alteration to, key components of the baseline landscape.

However, this feature is set within dense woodland and generally very well contained within this wooded context. There is no dedicated pedestrian access or viewing area at this site although there is evidence of informal paths. Views into the Site from this feature are possible although often filtered through dense vegetation. However, such effects are considered in the context of the current setting of this feature that overlooks the existing overspill car park with the Ageas Bowl stadium complex in the background and is represented by Viewpoint VP14.

The proposed residential development has been revised to provide a 20m wide landscape buffer zone between the development and Telegraph Woods, providing opportunities to help mitigate effects of the development on the setting of this feature.

To support the planning application, visualisations (photomontages) from the two scheduled monuments have been agreed with Historic England and will be provided when these become available.

Refer to drawing J00828-LO-001_Heritage Assets Viewpoint Location Plan and Photo Viewpoint Sheets HVP1, HVP2A and HVP2B in Appendix G.

8.1.6 Effects on the Settlement Gap

It is considered that the nature of the Proposed Development would not result in coalescence or impact in any way on the perceived 'sense of separation' between the settlements of Hedge End and West End. The Site is well contained by established trees, woodland infrastructure, and the existing landform to create a discrete geographical area in a small corner of the existing golf course.

This is clearly demonstrated by the very localised and limited visual influence of the Site with very few visual receptors likely to experience any adverse effects resulting from the development with no 'significant' adverse effects predicted in landscape or visual terms.

In this context, it is judged that any change resulting from the Proposed Development would not detract from the overriding sense of landscape character likely to be experienced from publicly accessible areas or diminish or 'erode' any sense of separation between West End and Hedge End.

As described in Section 7.1, the proposed overspill car park area to the north / northeast of the Site would create a generous landscaped zone with new tree planting as a setting to the new hotel using reinforced grass and sown with a suitable flowering lawn mix. It is considered this approach would be supportive of the Settlement Gap function and would not undermine the '*physical extent and/or visual separation of settlements*' or introduce urbanizing features and would relate positively to the Boundary Lakes Golf Course landscape to the south.

8.1.6 Summary

It is considered that the Site has the capacity to accommodate the nature of the changes resulting from the Proposed Development without undue consequences on the landscape baseline. Indeed, the comprehensive suite of mitigation and enhancement measures proposed (including Green and Blue Infrastructure) and access improvements would result in some longer-term beneficial effects in terms of landscape character.

The changes proposed as a result of the Proposed Development are likely to be 'permanent' due to their nature with unlikely restoration to original state and exceed a 20-year duration period.

The overall landscape baseline is judged to be **medium sensitivity**.

In summary, the potential magnitude of effects on the overall landscape character of the Site and Study Area are judged to be at worse medium-low adverse leading to a slight adverse effect and not significant, where the development proposals would be slightly damaging to the overall landscape character in that they will cause minor loss of, or slight alteration to, key components of the baseline landscape.

Potential magnitude of effects associated with the setting of the Hickley Wood Hillfort Scheduled Monument located in Telegraph Woods are judged to be medium-low adverse leading to a moderate significance of effect and not significant. Such effects would be localised due to the **high sensitivity** of this landscape component, where the development proposals would be slightly damaging to overall landscape character in that they will cause minor loss of, or slight alteration to, key components of the baseline landscape.

Typically, it is considered that the effects of proposals on the 'host' landscape character would range from neutral / no change to low beneficial in that the proposals would be supportive of the existing landscape / townscape character despite changes that occur and would provide several positive effects that would balance the negative effects of any changes.

8.2 Visual Analysis

To the east, views of the Site are largely screened by boundary vegetation and topography and there are unlikely to be any effects on potential receptors within this area.

Views of the Proposed Development would be possible from the PRoW route Ref: 241:509 as described above (high sensitivity) and are represented by Viewpoints VPs 1, 2 & 10. A small section of this route would need to be diverted to accommodate the overspill parking requirements. However, this would affect only a short section of the route (c.150 linear m) and result in a slight net increase in the length of this section of the route of just c.25 linear m. The realigned section is shown on the Landscape Masterplan J00828-MP-007 (Appendix D). The route has been carefully considered to deliver an attractive, safe, and legible green corridor to the north-east of the proposed car park before re-joining the current route. The northeastern edge of the overspill car park would be enhanced with new native tree and shrub planting. The overspill car park area would also be laid out as reinforced grass surfacing (low usage) with tree planting to provide additional visual amenity benefits for PRoW users.

To the south / southeast, there are potentially sensitive views of the Proposed Development from the PRoW however the design has evolved to manage views from this route. Views towards the Site from the south are currently urban in character including the Well-being Centre, Cricket Pavilion, associated car park and the stadium itself as a backdrop.

The proposed Care Home to the southwest part of the Site would be located within a discrete area contained by an established belt of trees and vegetation. The existing Well-being Centre / cricket pavilion and car park would be retained with the existing Well-being centre to be repurposed.

The proposed pavilion and associated changes to the stadium to the southeast would be clearly visible from the PRoW route here. However, these changes would be seen within the context of the existing stadium complex flanked by the notable Hilton hotel structure to the northeast of the stadium and the existing tensile pavilion structure 'bookended' by the large spectator stands to the southwest side of the stadium. Overall, it is considered that the changes would contribute positively to the existing built form and appreciation of the overall stadium complex in visual terms, creating a more resolved and coherent form.

Overall, whilst changes would be perceived, it is considered that these would not result in any notable (or significant) adverse visual effects likely to be experienced by people using this footpath route or network of routes in the wider Study Area. Any adverse effects are likely to be very localised here.

Similarly, views from the golf course to the south are not considered to be of a high sensitivity due to the nature of the activity – either playing golf or working.

To the southwest, there are potentially sensitive views of the Site from within Telegraph Woods, which is used primarily for informal recreation and are represented by Viewpoints VPs 12, 13 & 14. However, views of this part of the Site are limited due to the localised ridgeline running through the woods and the density of intervening trees and vegetation.

Some views of the south-western part of the Site (Character Areas 4 & 5) from informal access locations towards the northern and eastern fringes of the woods are likely leading to potential adverse visual effects. However, the design has evolved to relate positively to this important area (proposed houses fronting onto rather than backing onto the woodland edge), avoiding abrupt boundary edges, and providing significant opportunities to help soften the edge of the Proposed Development to mitigate any adverse visual effects including a 20m wide landscaped buffer zone to Telegraph Woods.

However, it is important to consider for context that views from within Telegraph Woods fringes currently experience the overspill car park, the Ageas Bowl stadium complex as well as the arched roof structure of the nearby David Lloyd facility and is represented by Viewpoint VP3.

To the northwest, visual effects may be possible from some upper floor windows of a limited number of private residential properties located to the southeast of Westgate Mews and Royal Heights (medium sensitivity) and any views would be limited to those properties in proximity to the Site boundary and are represented by Viewpoints VPs 11 & 12.

All existing trees along this north-western edge would be retained and further enhanced / reinforced with new structure planting to mitigate visual effects. Views of the Proposed Development that are likely to be experienced by viewers within gardens and living areas of residential properties (rooms normally occupied during waking / daylight hours) are therefore predicted to be very limited / filtered only. For context, any views towards / across the proposed Site from these properties currently experience the overspill car park, Ageas Bowl stadium complex as well as the arched roof structure of the nearby David Lloyd facility.

There are likely to be some localised filtered views from the car parks of the Holiday Inn Hotel and David Lloyd Gym (low sensitivity) and are represented by Viewpoints VPs 5 & 6. Any views would be largely filtered through boundary trees / vegetation although some limited adverse effects are predicted in proximity to the Site boundary. However, the activity of receptors from these locations would primarily be on the activity in which they are involved and not on the landscape setting.

Glimpsed / partial views of the proposed residential apartments would be possible from the Marshall Drive roundabout (providing public access to the Holiday Express and David Lloyd Tennis Centre) represented by Viewpoint VP4. The arrangement of the proposed apartments (Character Area 5) would limit views towards Telegraph Woods from this location / angle of view although the proposed buildings would not break the wooded skyline. Views of the proposed residential area from Botley Road at the junction with Marshall Drive would be largely screened by the intervening Ageas Bowl stadium and intervening vegetation along Marshall Drive, although glimpsed / partial views of the proposed apartments may be possible.

Building heights associated with the proposed residential area (Character Area 5) and the Care Home have been carefully considered to relate well to this contained landscape setting and to avoid breaking tree / skylines associated with Telegraph Woods to the south when viewed from the wider landscape. The proposed apartments included within the residential area would be four to five storeys (c.17m high) and are designed to relate in scale to that of the stadium complex given the close relationship to and influence of the stadium. Beyond these, proposed residential units would be two-three storeys, to respect the setting of Telegraph Woods.

To the north, the only likely views possible would be of the northern section of the Site through two relatively small gaps in the boundary vegetation along Botley Road. One of these gaps is an existing access off Botley Road and would be used to form a new vehicular and pedestrian access for the proposed overspill car park. The second access, adjoining the properties along Botley Road, would be stopped up and planting reinforced. Other views of the Proposed Development from Botley Road are likely to be predominantly screened by existing roadside vegetation and proposed mitigation planting, minor changes to the existing landform to form the new car park extension, and intervening buildings / structures associated with the four properties south of Botley Road. Views of the Site from Botley Road would not form the focus of the view here with the focus of the view being largely on the road ahead travelling in an easterly / westerly direction. Typical views are represented by Viewpoint VPs 7 & 8.

There are two locations where long-distance views are available looking out towards the surrounding landscape, however these are over 5km in distance and therefore not predicted to cause any discernible landscape or visual effects on receptors from outside of the Site resulting from the Proposed Development as follows:

- From the ridge line/high point along the southern edge of the western matchday car park looking north across Stoke Park and the wider countryside to the north and northeast; and
- From the high point on site at the Hampshire Wellness Centre looking southeast to Creech Wood and Rookesbury Park and the wider countryside to the southeast.

Long distance views of the Proposed Development are unlikely to have any discernible effect due to distance (c.5km), angle of view and complexity of view from this distance.

In summary, the Site is generally well screened from the majority of visual receptor locations identified due to existing mature boundary vegetation, local topography and intervening built form / structures.

Views of the Site that are likely to be possible are typically localised and restricted to areas in proximity to the Site (close to medium distance). However, these views would be partial and, importantly, the whole of the Proposed Development would not be seen from any one location and typically experienced through boundary vegetation (glimpsed / filtered) and experienced in the context of the Ageas Bowl stadium complex and surrounding development.

Overall, the magnitude of effects on visual receptors are judged at worse to be medium adverse leading to a moderate significance of effect and not significant. Such effects would be localised due to the **high sensitivity** of a limited number of visual receptors (eg PRow route), where the development proposals would have a moderately detrimental effect on the character of the scene.

Typically, the magnitude of effects are likely to range from medium-low adverse, where the development proposals would have an appreciably detrimental effect on the character of the scene, to low beneficial, where it is considered that the proposals would cause a slight improvement in the overall scene.

9 SUMMARY & CONCLUSIONS

In visual terms, the Site has the potential to accommodate the nature of the Proposed Development without causing any significant adverse visual effects.

There is limited visibility of the Site with views often restricted to close-range only (within 300m distance) as well as some limited middle-distance views and often screened by existing trees and vegetation, topography and existing development or a combination of these. This is demonstrated by the very limited number of visual receptors identified in the Landscape & Visual Baseline Appraisal.

Although it is considered that the Proposed Development would be more appreciable in winter from the close-range views identified in the short-term, this is predicted to lessen as the proposed landscape mitigation measures establish and provide more effective screening; especially along the Site's northern edge (to Botley Road) as a result of the proposed mitigation planting to reinforce this edge.

In landscape terms, the Site has the potential to accommodate the nature of the Proposed Development without undue consequences for the maintenance of the landscape baseline.

The scale of the Proposed Development and its close relationship to and influence by the Ageas Bowl stadium complex has been carefully considered to help complement its setting and improve this important facility in the longer term.

No significant trees would be removed. Importantly, the existing landscape framework of existing trees and vegetation along the Site boundaries would be largely maintained and enhanced through additional on-site native tree and shrub planting with selective management where appropriate.

Potential adverse effects on the setting of the Hickley Wood Hillfort have been considered and managed through the redesign of the proposed residential development, providing a 20m landscape buffer zone with new native tree and woodland mitigation planting opportunities.

Whilst the Proposed Development would result in a change to the landscape character of parts of the Site, which is unavoidable, this assessment finds no reasons why the change resulting from the Proposed Development in this context should be found to be so harmful as to be unacceptable in terms of the effect on the landscape character or visual amenity of the wider area.

It is considered that the proposed landscape and ecological mitigation and enhancement strategy for the Site would help to achieve good integration of the Proposed Development within its landscape setting / framework and effectively mitigate views of the development from publicly accessible areas over the long term.

In conclusion, the proposals have evolved to ensure that the development is carefully integrated within its landscape setting to minimise potential adverse effects on the landscape and visual baseline resources through its careful siting and configuration, and to provide a comprehensive suite of embedded mitigation measures as an integral part of the development.

10 REFERENCES

Map References

- 1:25,000 Ordnance Survey map.
- 1:10,000 Ordnance Survey map.

General Document References

- Landscape Institute & Institute of Environmental Management and Assessment; (2013); Guidelines for Landscape and Visual Impact Assessment, Third Edition.
- Landscape Institute: Landscape Advice Note 01/11, Photography and Photomontage in Landscape and Visual Impact Assessment.

Core Planning Documents

- National Planning Policy Framework (NPPF). Department for Communities and Local Government: 2021.
- Local Plan: Eastleigh Borough Local Plan (2016 – 2036).

Landscape Character Assessments & Associated Documents

- National Character Area (NCA) 128 - South Hampshire Lowlands (Natural England).
- The Hampshire County Integrated Character Assessment (2012).
- Landscape Character Assessment for Eastleigh Borough (2011).

Website references

- Multi-Agency Geographic Information for the Countryside (MAGIC). Web link - <http://magic.defra.gov.uk/> Environment Agency Flood Map for Planning.
- Historic England Map Search.
- Map of Public Rights of Way, Hampshire County Council.
- Google Maps.
- Bing Maps.
- Hantsweb.

11 GLOSSARY

GENERAL TERMS

Impact

Impact is defined in the Guidelines for Landscape and Visual Impact Assessment as *"The action being taken"*.¹

Effect

Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as *"The change resulting from that action"*.²

Setting of a heritage asset

The surroundings in which a heritage asset is experienced.³

VISUAL TERMS

Visual amenity

Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as *"the overall pleasantness of the views that receptors enjoy of their surroundings"*.⁴

LANDSCAPE CHARACTER TERMS

Geology

In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low-lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.⁵

Soils

In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.⁶

Vegetation

In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

¹ GLVIA3 Paragraph 1.15.

² GLVIA3 Paragraph 1.15.

³ Annex 2: Glossary, National Planning Policy Framework.

⁴ GLVIA3 Paragraph 2.20.

⁵ Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

⁶ Effects on soil structure caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects will be managed and minimised through a detailed construction method statement and will, therefore, have a negligible effect on landscape character.

Landform / Topography

In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

Drainage

In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

Heritage assets

In landscape character terms effects on heritage assets are considered both in terms of the effects on the physical heritage asset (including designated Sites of Archaeological Importance / Conservations Areas / Listed Buildings / Scheduled Ancient Monuments / Registered Parks and Gardens / Historic Battlefields); and undesignated assets (such as undesignated parkland), and their setting⁷.

Land use / management

In landscape character terms effects on land use are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are *"what are the effects on the site itself"; and "what are the effects of this change on the wider setting"*.

Settlement pattern / character of settlement

In landscape character terms effects on settlement pattern and the character of settlement are considered in terms of the shape of settlements (e.g. linear, clustered etc); and their character (urban, suburban, rural etc.).

Character of buildings / built form

In landscape character terms effects on the character of buildings & built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

Access / movement

In landscape character terms effects on access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

Landscape pattern

In landscape character terms effects on Landscape pattern are considered in terms of effects on the pattern of the landscape created by boundary features (eg roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.).

Cultural elements

In landscape character terms effects on 'cultural elements' are considered in terms whether there are any references to the landscape in significant art or literature (such as Constable's view of Salisbury Cathedral or references to the "Secret

⁷ Setting of a heritage asset is defined in the NPPF as *"The surroundings in which a heritage asset is experienced."*

Low Weald" in Rudyard Kipling's Poem Puck's Song), and the effects development would have on these views / characteristics.

Community spaces

In landscape character terms effects on community spaces are considered in terms whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publicly accessible green space, etc.): and the effects development would have on these.

Scale

In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

Complexity

In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).

Degree of enclosure / openness

In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

Tranquillity

Tranquillity is measured in terms of both noise and visual intrusion. In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a Site.

Wildness

A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Remoteness

A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Sense of place

In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.