

Morris, Rachael

From: Griffin, Tim
Sent: 28 March 2024 17:19
To: Morris, Rachael
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta
Subject: F/24/96865 THE WIDE LANE PAVILION, UNIVERSITY OF SOUTHAMPTON
SPORTS GROUND, WIDE LANE, EASTLEIGH, SO50 5PE - landscape comments

Hi Rachael,

I have been asked to provide landscape comments on this application.

I have not been able to visit site but have briefly reviewed online images/maps.

I have downloaded and reviewed the submitted Planning Statement, Landscape plan & Proposed Lighting Elevation and LVA Scoping report.

Summary

Can you please ask the applicant to provide the following additional information:

- a/ Details of the portable diesel floodlights currently used on site (max. heights).
- b/ Confirmation that 18m high floodlights are essential and that there is no scope to reduce heights (see comments below).
- c/ Copy of site photographs taken during LVA scoping exercise so I can review baseline lighting conditions at night. Not only the near distance views 1-5 mentioned in the report, but also any longer distance viewpoints.
- d/ Confirm heights of existing light columns on sports pitches to the west to assess if 18m high floodlights are higher or lower than these.

Planning Statement

This site lies within Settlement Gap, Open Space & Countryside designations.

I have reviewed this document and agree that the landscape character of the site cannot be said to be either rural or unspoilt Countryside. Southampton Airport lies to the east, the M27 to the south and existing sports facilities to the west. The openness of the site is already reduced by the existing pavilion building, existing and consented fencing and the existing portable floodlighting on the site. Whilst the proposed 18m high lighting columns comprise additional structures on the site, they would not materially affect the separation of settlements and therefore would not undermine the Settlement Gap.

It is important to note that there are existing floodlit sports pitches nearby to the west. The main potential landscape impacts will arise during hours of darkness when the floodlights are switched on. It is relevant that the proposed floodlighting will not be a completely new element in the wider nocturnal scene.

Turning to the Planning Statement clause 3.1 says:

'It is important to note that diesel-generated portable floodlighting is currently in use at the Wide Lane site. In order to make use of the consented AGPs currently being installed at the site, these portable lights would likely be employed should a permanent solution not be agreed.'

It would be useful to have details of the portable floodlights, in particular, confirmation of the overall heights. Perhaps you could request this information.

There are some concerns with regard the potential impact of the new floodlights on Itchen Valley to the west and Lakeside Country Park located approximately 300m to the north. The proposed floodlights have the potential to illuminate the wooded areas to the west, to the south and to the east. As such it will be important that the height of any floodlights are reduced as far as is possible. Referring to the FA Guide on floodlighting, it may be that the light columns could be reduced to 15m. A reduction in height would certainly help reduce potential longer distance visual impacts.

Please can you ask the applicant to review and advise if there is any scope to reduce floodlight heights.

Landscape plan & Proposed Lighting Elevation

Can the path lighting columns be replaced by bollards to reduce light spill?

The floodlight columns are specified in a galvanised finish. I would prefer to see them finished in a colour that will recede more in the scene during daylight hours. Can this be explored as colour selection can greatly reduce visual impact.

Arup Landscape & Visual Scoping Report

It would be useful to see the viewpoint photographs (viewpoints 1- 5) to assess the descriptive notes in the scoping report.

It appears that longer distant views have not been considered. This is strange as the 18m high columns could well be visible in some mid-distance views. Please ask the applicant if any longer distance views have been checked at all.

The none technical summary states:

'Operation impacts on landscape character would be localised in the landscape and in keeping with the existing character. Operational impacts on visual receptors during the night would be minimal as there is already substantial lighting in views and the proposed lighting would be largely screened by intervening vegetation'.

It would be helpful to have a copy of the site photographs taken during the LVA scoping exercise to test this statement.

'A winter day and night-time site visit was also undertaken to establish the baseline landscape character around the site and to understand the visibility, brightness and prominence of existing baseline lighting conditions in the landscape and in views at night'.

Please provide copies of the night time site photographs taken during the LVA scoping exercise.

I look forward to receiving the additional information requested but should you have any queries do get in touch.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280