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Andy Grandfield,
Head of Housing and Development,
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh SO50 9YN

7th June 2022
Our Ref: GB/EBC/21007
Your Ref: F/21/91859

Dear Mr Grandfield,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Proposed construction of a Warehouse for storage and distribution
(Class B8) together with a parking apron for first response vehicles and
ancillary works.
Broadway Farm, Broad Oak, Botley SO30 2EU
Planning Portal Ref: PP-11310680

I refer to our various emails and discussions during the last several months since the withdrawal of planning application Ref: F/21/91859. A great deal of further technical work has been undertaken including the preparation of a Landscape Visual Impact Assessment, a Landscape Design and Access Statement as well as a new Drainage Report, and a Transport Addendum all of which have addressed queries raised arising from the previous application. In addition, a short presentation has been made to the May meeting of the Botley Parish Council Planning Committee at which a question-and-answer session enabled all parties to better understand the important issues.

The planning application is submitted on behalf of our clients, CCW Serves Ltd, in order to not only regularise the parking apron used for the parking of ambulances and first response vehicles but to include a B8 Warehouse for a storage and distribution facility at a well-established location to cater for the needs of the NHS now and into the future.

The following documents and plans are submitted in order to assist;

- Application Form
- Location Plan with the site outlined in red with blue land identifying adjacent land in the ownership of the applicant;
- Block plan illustrating the position of the proposed development;
- Plans and drawing of the proposed development to include floorplans and elevations;



Managing Director: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, M.R.T.P.I.
Exec Consultants: Graham Beck JP, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P.,
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- Landscape and Visual Impact assessment prepared by Fabrik Landscape;
- Appendix 1 to LVIA – Methodology;
- Appendix 2 to LVIA – Photos;
- Landscape Design & access Statement prepared by Fabrik Landscape Architects;
- Design & Access Statement prepared by Boyle and Summers architects
- A Transport Statement plus Addendum prepared by i-Transport;
- A Drainage Report prepared by Pitman Associates;
- An Ecology Survey and Report prepared by Lizard Ecology
- A Planning Statement prepared by Luken Beck MDP Ltd
- NB: The Fabrik Landscape work has been based upon the Eastleigh Local Plan prior to adoption in April 2022. The work is nevertheless sound given that all references are made to the Local Plan Inspector's Modifications. The Planning Statement prepared by ourselves is fully up-to-date.

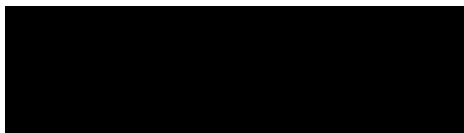
On this occasion there is no planning fee payable as the new amended application is submitted within twelve months of the original date of submission following withdrawal.

As you will see from the supporting technical reports, in combination with application form, the proposed development sits comfortably against current planning policies. The NHS already has a warehouse facility on this well-established commercial site which has been operating successfully for over 30 years providing between 60 and 70 jobs without any issues. Recent planning permissions have enabled further investment to replace and refurbish existing structures ensuring quality buildings fit for the future. The NHS need to expand their existing warehouse capability on the site to meet existing and future needs providing essential care products, including critical PPE, together with car equipment in support of the wellbeing of the wider population of Hampshire and the region.

In terms of the NPPF and the Development Plan, this application achieves a highly sustainable development successfully balancing the three main objectives of helping to create and maintain a strong, responsive and competitive economy, supporting a strong vibrant and healthy community whilst protecting and enhancing the natural and built environment. It should be noted also that whilst Botley PC invited consideration to be given to the emerging Neighbourhood Plan, following discussion with Officers at the LPA, it is agreed that at this time no weight can be given to the NP because it has not reached Examination, Referendum and been adopted.

Should you have any questions or require further information, please let us know.

Yours sincerely,



Graham Beck
Exec Consultant

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Encl.