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

31st October 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-11571615

I refer to the recently withdrawn planning application and to our various emails and discussions during the last several months since the withdrawal of planning applications Ref: F/21/91859 and F/22/93195. Given the comments from the Council's ecologist during the last application, further technical work has been undertaken resulting in the emergency parking apron for the NHS being relocated from the north east corner of the site across to the west. As you would expect, the Landscape Visual Impact Assessment, a Landscape Design and Access Statement as well as a new Drainage Report, an Arboricultural Assessment and a Transport Addendum have all been revised in order to address concerns raised arising from the previous application. Having attended the Botley Parish Council meeting three times now to explain the purposes of the application and answer questions, we do not anticipate the need to attend again unless invited.

The planning application is submitted on behalf of our clients, CCW Serves Ltd, to create a replacement parking apron used for the parking of ambulances and first response vehicles and 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 existing parking apron will be removed and replaced with an ecological enhancement scheme to complement the SINC situated immediately to the north of the boundary fence.

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

- Application Form
- Location Plan with the site outlined in red;
- Block and Site Plans illustrating the position of the proposed development;
- Plans of the proposed development to include floorplans and elevations;
- Landscape and Visual Impact Assessment (Parts 1 and 2) prepared by Fabrik Landscape;
- Appendix 1 to LVIA – Methodology;
- Appendix 2 to LVIA – Photos;
- Landscape Design & Access Statement and plans 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
- An Arboricultural Assessment prepared by Lizard Landscape;
- A Planning Statement prepared by Luken Beck MDP Ltd

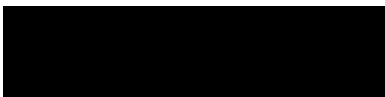
The appropriate planning fee has been paid.

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 care 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.