

Our Ref: JL21

22 June 2023

Mark Russell
Land & Development Advisory Ltd
20 New Wing, Wergs Hall
Wolverhampton
WV8 2HG

Dear Mark

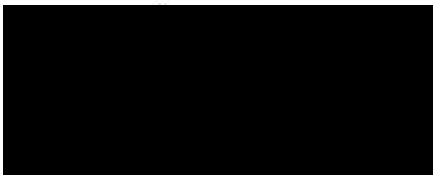
Ageas Bowl – Care Home Needs Survey

You have informed us of Eastleigh Borough Council's (EBC) Planning Policy objection to application F/22/93194 (dated 6/2/2023) stated that the Care Home was contrary to policy as it did not provide justification for its location outside the area identified for residential uses. You have also advised that the Care Homes Needs Survey does not address the location of the proposed Care Home. The survey does not therefore change the Planning Policy comments on this application.

Based on the above, EBC has advised you to provide additional information to justify the specific location of the care home.

We are of the opinion that the location of the care home is well-considered in relation to the operation of the Ageas Bowl given that it is furthest to the south of the Marshall Drive entrance. This discrete micro location is set back from the stadium ring road, away from spectator flow on game days. The building elevations will also benefit from tranquil outlooks towards the Telegraph Woods, golf course and training cricket pitch. The position of the 'L' shaped main building will also act as a buffer to the elderly residents' amenity, principally the communal landscaped area to the rear. As a further point of consideration, it is situated a short walk from the residential allocation's boundary, circa 100m to the south east.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited