

25th July 2023
Our Ref: 19.5134

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Liz Harrison
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
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By Email: Liz.Harrison@eastleigh.gov.uk

Dear Liz,

Re: Land at Ageas Bowl, West End, Southampton Planning Application (ref: F/22/93194) - Scheme Changes

On behalf of the applicants, Land & Development Advisory Ltd and RB Sports & Leisure Holdings Ltd, I am pleased to enclose a revised drawing pack. These drawings serve to both amend and support the current application for Full (detailed) planning permission. The revisions follow our previous meetings, ongoing correspondence, as well as the formal and informal responses provided by consultees. The changes seek to positively address the feedback received.

The application concerns the proposed development 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.

It should be noted that the processional ramp has been removed from the proposals. It was judged that this element of the scheme would fail to effectively (and safely) meet the operational requirements of the cricket club and gave rise to arboricultural impacts that were difficult to minimise or mitigate. It may be appropriate to amend the description of development to reflect this change.

A further explanation of this, and other changes, will be provided shortly to assist with the assessment of the scheme proposals. In the interim, we have listed the drawing numbers associated with the revised and new drawings that we are submitting (and those drawings that are superseded), within the following tables.



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Table 1: Updated Drawings

Drawing Title	Proposed Reference Number	Superseded Reference Number
Site Wide Drawings		
Proposed Site Plan	21016-(PL)-100 Rev J	21016-(PL)-100 Rev E
Proposed Site Plan Character Area 1 & 2	21016-(PL)-101 Rev E	21016-(PL)-101 Rev B
Proposed Site Plan Character Area 3	21016-(PL)-102 Rev C	21016-(PL)-102 Rev A
Proposed Site Plan Character Area 4	21016-(PL)-103 Rev E	21016-(PL)-103 Rev B
Proposed Site Plan Character Area 5	21016-(PL)-104 Rev G	21016-(PL)-104 Rev A
Character Area 2 Drawings		
Character Area 2 Proposed Elevation (1)	21016-(PL)-230 Rev D	21016-(PL)-230 Rev C
Character Area 2 Proposed Elevation (2)	21016-(PL)-231 Rev C	21016-(PL)-231 Rev B
Character Area 2 Proposed Elevation (3)	21016-(PL)-232 Rev C	21016-(PL)-232 Rev B
Character Area 5 Drawings		
House Type A (3B6P) GA's	21016-(PL)-300 Rev B	21016-(PL)-300 Rev A
House Type A (Garage) (3B6P) GA's	21016-(PL)-302 Rev B	21016-(PL)-302 Rev A
House Type B (2B4P) GA's	21016-(PL)-310 Rev B	21016-(PL)-310 Rev A
House Type B(t)G (Garage) (2B4P) GA's	21016-(PL)-311 Rev B	21016-(PL)-311 Rev A
House Type C (4B8P) GA's	21016-(PL)-320 Rev B	21016-(PL)-320 Rev A
House Type D (3B5P) GA's	21016-(PL)-330 Rev B	21016-(PL)-330 Rev A
House Type E E (3B4P) GA's	21016-(PL)-340 Rev B	21016-(PL)-340 Rev A
House Type E (t) (3B4P) GA's	21016-(PL)-341 Rev B	21016-(PL)-341 Rev A
House Type E+ (3B4P) GA's	21016-(PL)-342 Rev B	21016-(PL)-342 Rev A

House Type F (3B6P) GA's	21016-(PL)-350 Rev B	21016-(PL)-350 Rev A
House Type F+ (3B6P) GA's	21016-(PL)-351 Rev B	21016-(PL)-351 Rev A
Block Type 1 Lower Ground Floor Plan	21016-(PL)-360 Rev C	21016-(PL)-360 Rev A
Block Type 1, First, Second & Third Floor Plans	21016-(PL)-361 Rev B	21016-(PL)-361 Rev A
Block Type 1 Front and Side 01 Elevation	21016-(PL)-363 Rev C	21016-(PL)-363 Rev A
Block Type 1 Rear and Side 02 Elevation	21016-(PL)-364 Rev C	21016-(PL)-364 Rev A
Landscape Drawings		
Landscape Plan Area 1 West	J00828-MP-001 11	J00828-MP-001 08
Landscape Plan Area 1 East	J00828-MP-002 13	J00828-MP-002 08
Landscape Plan Area 3	J00828-MP-003 05	J00828-MP-003 04
Landscape Plan Area 4	J00828-MP-004 09	J00828-MP-004 06
Landscape Plan Area 5 West	J00828-MP-005 09	J00828-MP-005 06
Landscape Plan Area 5 East	J00828-MP-006 09	J00828-MP-006 06
Landscape Masterplan Areas 1-5	J00828-MP-007 09	J00828-MP-007 06
Planting Strategy	J00828-MP-008 07	J00828-MP-008 04
Footpath Link to Telegraph Road	J00828-MP-009 07	J00828-MP-009 03

Table 2: New Drawings

Drawing Title	Drawing Number
Proposed Site Areas	21016-(S)-010
Proposed Site Plan (Character Area 5) - well being	21016-(PL)-105
Proposed Site Plan Finished Floor Levels	21016-(PL)-106
Proposed Site Elevations/Sections A-B	21016-(PL)-112
Proposed Site Elevations/ Sections C-E	21016-(PL)-113
Proposed Site Elevations/ Sections F	21016-(PL)-114
Character Area 5, South/South-West	21016-(PL)-115
Character Area 5, North/North-East	21016-(PL)-116 Rev A
Character Area 5, North/ North-West	21016-(PL)-117
Character Area 2 Proposed Elevation (4)	21016-(PL)-233 Rev C
Character Area 2 Bin Store Details	21016-(PL)-234
Character Area 3 Proposed Elevations	21016-(PL)-263
Character Area 4 Proposed Ground and First Floor Plans	21016-(PL)-290 Rev B
Character Area 4 Proposed Second and Third Floor Plans	21016-(PL)-291 Rev A
Proposed Roof Plan	21016-(PL)-292 Rev A
Proposed Elevations Sheet 01	21016-(PL)-293 Rev B
Proposed Elevations Sheet 02	21016-(PL)-294 Rev B
Character Area 4 Proposed Site Section/ Elevation	21016-(PL)-295
Block Type 1 Upper Ground Floor Plan	21016-(PL)-365
Character Area 5 Bin Store Details	21016-(PL)-366
GIA / GEA Areas Schedule Diagram Block 1	21016-(PL)-375
GIA / GEA Areas Schedule Diagram Block 2	21016-(PL)-376
Private and Public Amenity Diagram	21016-(PL)-378

I trust that the enclosed information is sufficient to begin the re-consultation process, noting that we will shortly be supplementing the revised pack with updated technical reports and a detailed statement to summarise the changes in further detail. Should you have any further queries or questions then please do not hesitate to contact me.

Yours sincerely

Zoe Curran

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Boyer