

21 August 2026



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Dear Liz

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF AN 80-BED C2 CARE HOME INCORPORATING AN ANCILLARY COMMUNITY HUB

LAND AT WHITE STORK ROAD, ADJACENT TO THE ROUNDABOUT WITH WINCHESTER ROAD

Further to our recent pre-application discussions, and previous engagement relating to the approved Non-Material Amendment to planning permission F/23/96629, I would firstly like to thank you for your continued assistance and constructive engagement throughout the evolution of the scheme. Your advice and feedback have been invaluable in helping shape the submitted proposals and ensuring that key matters have been appropriately addressed at an early stage.

Accordingly, we are pleased to submit a full planning application for an uplift from the previously approved 70-bed care home to an 80-bed care home, together with the approved ancillary Community Hub.

The formal description of development applied for is:

Erection of 80 bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road. To supersede the 70 bed C2 Care Home permitted under reference F/23/96629

As discussed through the pre-application process, the proposed uplift has been achieved through internal reconfiguration and operational efficiencies identified by Connaught Care. The proposal does not materially alter the approved use of the site and does not result in any noticeable changes to the approved building envelope, scale, massing, access arrangements or overall form of development.

Importantly, the current application should be viewed in the context of an extant planning permission for a care home and Community Hub on the site. The principle of development has therefore already been established and the current submission relates to a modest intensification within the approved development envelope rather than a fundamentally different proposal.

Application Documents

For ease of review, this letter distinguishes between documents prepared or updated specifically for the current application and documents that have previously been assessed and approved by the Council and remain relevant to the determination of the revised proposals.

The application documents have been grouped into the following categories:

- **Updated and New Documents** prepared specifically to support the proposed 80-bed scheme;
- **Previously Approved Documents Retained**, which were approved under planning permission F/23/96629 and remain relevant to the determination of the current application; and



- **Previously Approved Condition Discharge Documents**, which have already been approved by the Council and are provided for completeness where they remain applicable to the development.

Given the principle of a care home and ancillary Community Hub has already been established under planning permission F/23/96629, the principal matters for consideration relate to the proposed increase from 70 to 80 bedrooms and any associated implications arising from the revised operational requirements, parking provision and updated ecological, nutrient neutrality and drainage assessments.

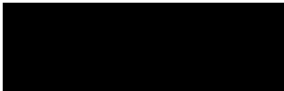
For ease of reference, a full schedule of submitted documents is provided at **Appendix A**, identifying those documents prepared or updated in support of the revised 80-bed scheme and those previously approved documents which continue to support the proposals.

The application has been submitted via Planning Portal (PP-15135361) to Eastleigh Borough Council, with the requested fee of £35,217.

We trust that the enclosed submission provides the Council with all information necessary to validate and determine the application. However, should any further information or clarification be required during the course of the assessment, please do not hesitate to contact me.

We look forward to continuing our positive engagement with the Council and working collaboratively towards a timely determination of the application.

Yours sincerely

A black rectangular box redacting the signature of JM Hopkinson.

JM Hopkinson
Savills Planning

Appendix A – Document Schedule

Document	Reference Date	Comments
Newly Submitted Documents for 80-bed Scheme		
Covering Letter	This Document	
Connaught Care Letter	20 March 2026	
Design and Access Statement	H228-DAS-v1: August 2026	To be read alongside previously approved Design and Access Statements, demonstrating the evolution of the proposals.
Planning Statement	August 2026	To be read alongside previously approved Planning Statements, demonstrating the evolution of the proposals and their continued compliance with planning policy.
Biodiversity Metric Calculator	1 October 2025	To supersede 16 October 2024 approved under the full application (F/23/96629)
Biodiversity Habitat Management & Monitoring Plan	28 July 2026	To supersede Biodiversity Net Gain and Biodiversity Enhancements Letter dated 16 October 2024 approved under the full application (F/23/96629)
Preliminary Ecological Appraisal	29 July 2026	To supersede 13 March 2024 approved under the full application (F/23/96629)
Transport Statement	020.0978/TS/2	To supersede June 2024 Transport Statement and the Addendum Parking Note (020.0978/APN/2) approved under the full application (F/23/96629)
Proposed Ground Floor Plan	H228-PA-01A	To supersede H228/S73-01 rev B under the full application (F/23/96629)
Proposed First Floor Plan	H228-PA-02A	To supersede H228/S73-02 rev A under the full application (F/23/96629)
Proposed Second Floor Plan	H228-PA-03A	To supersede H228/S73-03 rev A under the full application (F/23/96629)
Proposed Roof Plan	H228-PA-04A	To supersede H228/S73-04 rev B under the full application (F/23/96629)

Proposed North and West Elevations	H228-PA-05A	To supersede H228/S73-05 rev C under the full application (F/23/96629)
Proposed South and SE Elevations	H228-PA-06A	To supersede H228/S73-06 rev C under the full application (F/23/96629)
Proposed NE, NW and East Elevations	H228-PA-07A	To supersede H228/S73-07 rev C under the full application (F/23/96629)
Proposed Site Plan	H228-PA-08A	To supersede H228/S73-08 rev C under the full application (F/23/96629)
Proposed Site Sections Sheet 1	H228-PA-09-1A	To supersede H228/S73-09-1 rev B under the full application (F/23/96629)
Proposed Site Sections Sheet 2	H228-PA-09-2A	To supersede H228/S73-09-2 rev A under the full application (F/23/96629)
Proposed Site Sections Sheet 3	H228-PA-09-3A	To supersede H228/S73-09-3 rev B under the full application (F/23/96629)
Proposed Site Plan – Hard Landscaping	H228-PA-10A	To supersede H228/S73-10 rev D under the full application (F/23/96629) discharged under Condition 14 (DC/25/99824)
Refuse Store Details	H228-PA-11A	To supersede H228/S73-11 rev A under the full application (F/23/96629)
Cycle Store Details	H228-PA-12A	To supersede H228/S73-12 rev A under the full application (F/23/96629)
Boundary Treatment Details	H228-PA-13A	To supersede H228-PC-01B discharged under Condition 14 (Landscape Scheme) (DC/25/99824)
Proposed Pergola Details	H228-PA-14A	To supersede H228/S73-14 rev B under the full application (F/23/96629) and discharged under Condition 14 (DC/25/99824)
Soft Landscape Proposals	PRI24892 13G	To supersede PRI24892 13F under the full application (F/23/96629) and discharged under Condition 14 (DC/25/99824)

Nutrient Calculator	August 2026	To supersede Draft V2 approved under the full application (F/23/96629)
Drainage Strategy Report	August 2026 – Rev A	To supersede October 2025 report approved under the full application (F/23/96629)
Arboricultural Impact Assessment & Method Statement (Including Tree Survey Schedule)	PRI24389aia_ams	To supersede PRI24389aia_ams Rev F: 27/06/2025 partially discharged under Condition 9 (DC/25/99824)
Tree Protection Plan	PRI24389-03 F	To supersede PRI24389-03 E approved under the full application (F/23/96629)
Resubmitted Documents – Approved under Full Application (F/23/96629)		
Care Home Need Assessment	6 December 2024	
Ozone Odour Control System Details	Airclean Ltd	
Rolec EV Charging Details	Rolec Services Ltd	
Heating and Hot Water Schematic Layout	M-00-S(56)001	
Combined Heat and Power (CHP) Unit Technical Data	Dachs-Gen2	
External Noise Amenity Memo	21 August 2024	
Flood Risk Assessment	23094-FRA01 Rev C	
BREEAM Pre-Assessment Report	30 January 2024	
Topographical Layout	H.21.61/(9-)3	
Noise Impact Assessment	NIA-11175-23-11456-v2	
Sustainability Statement Report	23-NE-083 - 02	
Existing Site Location Plan	H.21.61(9-)1	
Marketing Report	Rocmor Commercial Property Consultants	
Phase 1 Desk Study and Land Contamination Risk Assessment	23/12718/GO	
Resubmitted Documents – Discharged Conditions		
Condition 11 Covering Letter	29 July 2025	To discharge Condition 11 (External Materials) (DC/25/99825)
Connaught Letter - Elevations	N/A	To discharge Condition 11 (External Materials) (DC/25/99825)

External Building Materials V2	9 April 2026	To discharge Condition 11 (External Materials) (DC/25/99825)
H228-Karma White Brick 2 Imagery (Sample Wall) A	N/A	To discharge Condition 11 (External Materials) (DC/25/99825)
H228-Karma White Brick 2 Imagery (Sample Wall) B	N/A	To discharge Condition 11 (External Materials) (DC/25/99825)
Construction Logistics & Environmental Management Plan	Version 3 (July 2025)	To discharge Condition 4 (Construction Management Plan) (DC/25/99824)
Phase 2 Contamination Report	25/12718/A/GO Rev 1	To discharge Condition 6 (Contaminated Land Investigation and Remedial Scheme) (DC/25/99824)
Soft Landscape Specification	PRI24389 Rev A	To discharge Condition 14 (Landscape Scheme) (DC/25/99824)
1000mm Sphere Water Feature	N/A	To discharge Condition 14 (Landscape Scheme) (DC/25/99824)
Landscape Management Plan	PRI24892_Man	To discharge Condition 15 (Landscape Management and Maintenance)