

19 April 2024

Development Management
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Dear Sir/Madam

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF A CARE COMMUNITY WITH CARE HOME AND AGE-RESTRICTED COTTAGES

LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL, BURSLEDON, SO31 8AU

On behalf of Colten Care Limited, Savills has been instructed to submit a planning application for the:

“Full planning consent for the erection of Residential Care Community, comprising a care home (Use Class C2) and close care cottages (Use Class C3 Age Restricted) with associated access, internal access roads, parking, landscaping and infrastructure.”

The planning applications contains the following:

- The Application Form (PP-12924038)
- Covering Letter (This Document) (Savills)
- Planning Statement (Savills)
- Design and Access Statement
 - 6185_Design and Access_Planning_Rev A_Part 1 (Williams Lester Ltd)
 - 6185_Design and Access_Planning_Rev A_Part 2 (Williams Lester Ltd)
- Floorplans
 - 6185-WLA-ZZ-00-DR-A-0112 Rev F – Proposed Lower Ground Floor Plan (Williams Lester Ltd)
 - 6185-WLA-ZZ-00-DR-A-0113 Rev E – Proposed Ground Floor Plan (Williams Lester Ltd)
 - 6185-WLA-ZZ-01-DR-A-0114 Rev E – Proposed First Floor Plan (Williams Lester Ltd)
 - 6185-WLA-ZZ-02-DR-A-0115 Rev E – Proposed Second Floor Plan (Williams Lester Ltd)
 - 6185-WLA-ZZ-XX-DR-A-0310 Rev A – Floor Plans Cottage 2 Units (Williams Lester Ltd)
 - 6185-WLA-ZZ-XX-DR-A-0410 Rev A – Floor Plans Cottages 1-3 (Williams Lester Ltd)
- Location and Block Plan
 - 6185-WLA-ZZ-XX-DR-A-0005 Rev A (Williams Lester Ltd)
- Site Plan
 - 6185-WLA-ZZ-XX-DR-A-0010 Rev G (Williams Lester Ltd)
- Street Scenes
 - 6185-WLA-ZZ-XX-DR-A-0017 – Proposed Street Scenes (Williams Lester Ltd)
- Elevations
 - 6185-WLA-ZZ-XX-DR-A-0220 Rev B – Elevations 1 East and West (Williams Lester Ltd)
 - 6185-WLA-ZZ-XX-DR-A-0221 Rev B – Elevations 2 North and South (Williams Lester Ltd)
 - 6185-WLA-ZZ-XX-DR-A-0222 Rev B – Elevations 3 Courtyard Elevations (Williams Lester Ltd)
 - 6185-WLA-ZZ-XX-DR-A-0320 Rev A – Elevations Cottages 2 Units (Williams Lester Ltd)

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- 6185-WLA-ZZ-XX-DR-A-0420 Rev A – Elevations Cottages 1-3 (Williams Lester Ltd)
 - 2499-TFC-00-00-DR-L-5001 – Retaining Wall Elevations (terra firma)
- Construction Environmental Management Plan (CEMP)
 - 256-02 – CEMP (Colten Care Ltd)
- Sustainability Statement
 - 256-01A – Sustainability Statement (Colten Care Ltd)
- Drainage
 - 197.5004/FRADS/2 – Flood Risk Assessment & Drainage Strategy (Paul Basham Associates)
- Ecology
 - Ecological Impact Assessment (Ecosupport Ltd)
 - Nutrient Budget Calculation (Ecosupport Ltd)
 - Biodiversity Net Gain Assessment, Management and Monitoring Plan (Ecosupport Ltd)
 - The Statutory Biodiversity Metric (Ecosupport Ltd)
 - Nutrient Calculator (Ecosupport Ltd)
- Landscape
 - 2499-TFC-00-00-DR-L-1001 – Landscape Strategy (terra firma)
 - 2499-TFC-00-00-DR-L-1002 – Landscape General Arrangement 1 of 2 (terra firma)
 - 2499-TFC-00-00-DR-L-1003 – Landscape General Arrangement 2 of 2 (terra firma)
 - 2499-TFC-00-00-DR-L-1004 – Landscape Lower Ground Floor (terra firma)
 - 2499-TFC-00-00-DR-L-1005 – Landscape Ground Floor (terra firma)
 - 2499-TFC-00-00-DR-L-1006 – Landscape First and Second Floor Terrace (terra firma)
- Air Quality
 - H4106-AQ-v1 – Air Quality Assessment (Hawkins Environmental Ltd)
- Noise
 - H4106-NV-v1 – Noise Assessment (Hawkins Environmental Ltd)
- Site Investigation
 - 70122557-PRA-R01 – Preliminary Risk Assessment (WSP)
- Heritage
 - P23-2165 – Heritage Statement (Pegasus Group)
- Trees
 - PRI24477-01 – Tree Survey Plan (ACD Environmental)
 - PRI24477-03 – Tree Protection Plan (ACD Environmental)
 - PRI24477aia_ams – Arboricultural Impact Assessment & Method Statement (ACD Environmental)
 - PRI24477ts – Tree Survey (ACD Environmental)
- Transport
 - 197.0004TP3 – Travel Plan (Paul Basham Associates)
 - 197.0004TS3 – Transport Statement (Paul Basham Associates)
- Ownership Certificate and Agricultural Land Declaration
- The Requisite Fee of £37,174.00

I trust that the Council has sufficient information to validate and determine this planning application. The above application documents fulfil the criteria of the Council's validation checklist. If there are any queries, then please do not hesitate to contact us.

Yours faithfully



JM Hopkinson
Savills