

Harrison, Liz

From: Jon Gateley <jon.gateley@savills.com>
Sent: 15 July 2024 18:03
To: Harrison, Liz
Subject: F/23/96629 - Erection of 70-bed C2 Care Home with new vehicular access to Knot Road, Boorley Green
Attachments: F-23-06629.zip

Good afternoon Liz,

Below is an update on our application following our call last week.

Revised plans for formal submission

We have taken on board your verbal feedback, particularly on materials, and have made a number of further amendments into the below which we would like to submit the following for formal consideration with the application:

- H2161-ADG-ZZ-GF-DR-A-0001-S1-P10 Proposed Ground Floor
- H2161-ADG-ZZ-01-DR-A-0002-S1-P9 Proposed First Floor
- H2161-ADG-ZZ-02-DR-A-0003-S1-P9 Proposed Second Floor
- H2161-ADG-ZZ-03-DR-A-0004-S1-P5 Proposed Roof Plan
- H2161-ADG-ZZ-XX-DR-A-0101-S1-P05 Proposed South and South East Elevations
- H2161-ADG-ZZ-XX-DR-A-0102-S1-P05 Proposed North East, North West and East Elevations
- H2161-ADG-ZZ-XX-DR-A-0103-S1-P05 Proposed North and West Elevations
- Design and Access Statement Addendum
- 9-2 revW Proposed Site Plan 12Jul24 (includes hard surfacing / boundary treatment)
- PRI24389 10 (Landscape Masterplan)
- Additional CGIs
- Updated Transport Statement

Description of development

To reflect the inclusion of the community Hub we propose the below amendment to the description of development to state:

Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to Knot Road

Associated technical updates

- Trees –as the update is beneficial in relation to trees (i.e. by stepping further away) we do not propose an updated assessment and planning conditions will be able to formalise protected areas around the trees (which are shown on the updated Site Plan)
- Desk study / land contamination – no updates needed as this is a background paper
- Ecology – do not believe an update is necessary based on the Ecological Addendum (March 2024) and the response from Lisa Malter (26 March). This confirmed a net gain calculation not an issue, and it will be possible to attach conditions to connect ecological objectives with the landscaping plan when the latter is consulted on and hopefully agreed.
- Noise – based on the response from Neil Scott (Environmental Health) we do not believe additional technical reporting is not necessary at this stage subject to suitably worded conditions on noise, air quality, contaminated land and construction.

Community Hub and Section 106 agreement

We consider that the Community Hub represents a creative, substantial, permanent, and (from the council's point of view) zero-risk means of delivering on the original vision for the Boorley Gardens site in relation to community facility. Hence we look forward to the opportunity to discussing further the operational and practical aspects of it with a view to

ensuring this is appropriately secured. As discussed with regards to the mechanics of a DoV, we have reviewed this and have received advice that obligations could be addressed relatively straightforwardly via a single s106 Agreement. The current landowners of the application site (Bellway/Miller), will continue to be until grant of planning permission, hence would be party to the s106 Agreement both to bind the Halebourne application site as regards all relevant new planning obligations, and agree with EBC the release of any other obligations as relevant. Once they sell their interest, Halebourne will (as successors in title) take on liability for the relevant new planning obligations including the community facility. This, we believe, should the need for a standalone DOV to the Original s106 to release the land. We would welcome your early feedback on this after you have liaised internally with legal colleagues as was suggested.

I would be grateful if you could confirm safe receipt of the attachments and your anticipated timescales for re-consultation.

With thanks in advance.

Kind regards
Jon

Jon Gateley
Director
Central South Planning



Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ

Mobile: +447977197906
Email: jon.gateley@savills.com
Website: savills.co.uk



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Gategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Gategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.