

25 July 2024

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a solid yellow rectangular background.

Rebecca Altman
Development Management
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh
SO50 9YN

JM Hopkinson
E: jeanmickael.hopkinson@savills.com
DL: +44 (0) 7812686346

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
T: +44 (0) 238 071 3900
F: +44 (0) 238 071 3901
savills.com

Dear Rebecca,

LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL – FULL PLANNING APPLICATION FOR CARE HOME AND COTTAGES (F/24/97312)

Once again, on behalf of our client, Colten Care Limited, thank you for attending the meetings in June 2024 to address the points raised by consultees.

As discussed, we have been monitoring responses during the consultation period on the above application and we are aware that a number of representations have discussed the building's relationship with the neighbouring properties. Sections were supplied to provide further detail in terms of site context, but it was felt that amendments needed to be made to address the concerns raised.

Since the meeting, the project team has been giving careful consideration to your comments and an extensive review of the proposal has been carried out with the following revisions made:

- The number and extent of dormers on the south facing roof have been reduced, addressing the perceived overlooking.
- The projection of the south easterly wing has been reduced in plan form and the roof pitch relaxed. The reduced built form increases external amenity space and removes the single storey-built form from the rear boundaries of 1 and 2 Brookfield. It also eliminates the pinch point between building and boundary where 1 Brookfield's garden has been extended.
- The amendments to the building resulting a reduction of 4 bedrooms, from 73 to 69.
- Internal amendments has resulted in an amendment to the position of the lower ground floor lounge
- Terracing and steps introduced between sunken garden and wider site.
- The top of the retaining wall to the south side of the sunken garden will be replaced by a glass balustrade.
- The path has been omitted from the veteran oak root zone.
- New stepped access from the perimeter path to the parking court facilitates circular walking route in lieu of path over the veteran oak. This relates to the stepped retaining wall to the north side of the lower parking court as issued previously.
- Installation of glazed privacy screens to a height of 1.5m shall be added to the North Facing (private terrace and communal terrace. This will further reduce any perceived overlooking to the properties within Goslings Turning. The glazing is proposed to have a tree leaf texture pattern to provide obscurity.

To aid your determination, we have also supplied the following documents, which shall supersede the documents referenced below:

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



Document Title	Reference no.	Document to be superseded
Proposed site plan	6185-WLA-ZZ-XX-DR-A-0010 Revision K	6185-WLA-ZZ-XX-DR-A-0010 Revision G
Lower ground floor plan	6185-WLA-ZZ-00-DR-A-0112 Revision I	6185-WLA-ZZ-00-DR-A-0112 Revision F
Ground floor plan	6185-WLA-ZZ-00-DR-A-0113 Revision G	6185-WLA-ZZ-00-DR-A-0113 Revision E
First floor plan	6185-WLA-ZZ-01-DR-A-0114 Revision G	6185-WLA-ZZ-01-DR-A-0114 Revision E
Second floor plan	6185-WLA-ZZ-02-DR-A-0115 Revision G	6185-WLA-ZZ-02-DR-A-0115 Revision E
Elevations 1 – East and West	6185-WLA-ZZ-XX-DR-A-0220 Revision E	6185-WLA-ZZ-XX-DR-A-0220 Revision B
Elevations 2 – North and South	6185-WLA-ZZ-XX-DR-A-0221 Revision E	6185-WLA-ZZ-XX-DR-A-0221 Revision B
Elevations 3 – Courtyard Elevations	6185-WLA-ZZ-XX-DR-A-0222 Revision E	6185-WLA-ZZ-XX-DR-A-0222 Revision B

Additionally, we have submitted a collection of images from a well-established 'Sunken Garden' at Bourne View, a Colten Care development. These images serve to demonstrate the feasibility of implementing and maintaining this form of landscaping. Furthermore, we have provided two plans, which are overlaid with dimensions in order to help visualise the scale of the proposed 'Sunken Garden'. I can confirm the dimensions are as follows:

- **Bourne View:** 16m x 8.3m. Please note, the retaining wall is the same height as proposed.
- **Brookfield:** 19.31m x 12.42m. This garden will be 1.5 times larger than Bourne View's outside space.

The project team are preparing an additional submission to address consultee comments which will be issued to you shortly.

Please do let me know if you wish to discuss this submission.

Yours sincerely



JM Hopkinson
Savills Planning