

25 July 2024



By email only

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Dear Rebecca,

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF A CARE COMMUNITY WITH CARE HOME AND AGE-RESTRICTED COTTAGES (REF: F/24/97312)

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

On behalf of our client, Colten Care Limited, thank you for your time in June to directly address consultee comments. As discussed, we have forwarded the comments received from Eastleigh Borough Council's Landscape Officer to our project consultants at Terra Firma. It was accepted that landscape comments could be addressed via email.

Williams Lester Architects have produced cross-sections, which help to establish the topography of the site and clearly display the relationship with neighbouring buildings, especially with respect to building heights. Furthermore, the recommended back-to-back distances detailed in Eastleigh Borough Council's 'Quality Spaces' SPD have been overlaid, reinforcing the proposed development's compliance. Ultimately, it is felt that the CGIs and additional sections supplied should help to assist your consideration as requested.

To provide clarity, the types of retaining wall and their heights have been added to the plans. In addition, it would be worthwhile to draw your attention to the following areas:

Lower Car Park

The instalment of hedges to the western end of parking bays with the removal of railings has helped to soften the appearance of the car park. Furthermore, the stepped retaining wall to the north removes the need for railings, once again softening the landscape.

Understorey Planting

The application red line is set to the rear of roadside vegetation, with the land falling down into the site. To give maximum benefit the additional understorey would need to be on the area at the top of this bank. However, it is not within the gift of the applicant to provide additional planting within highways land.

Substation

No substation will be required.

Existing Parking

The parking area adjacent to No.4 Brookfield is existing and there is no alteration to the access or layout. In fact, the current parking arrangements will be retained and manoeuvring is possible.

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Buffer Planting

On account of BNG calculations, the buffer requires grassland and scrub areas and additional planning would compromise this position.

Reduced Wing

The wing on the south easterly corner has provided an opportunity to enhance the amenity space surrounding the sunken garden. Terracing and steps have been introduced to better connect the sunken garden to the wider site.

I hope this letter will address the comments raised by Eastleigh's Landscape Officer. However, should you have any further queries, please do not hesitate to contact me.

Yours sincerely

A solid black rectangular box used to redact the signature of JM Hopkinson.

JM Hopkinson
Savills Planning