

The Planning Bureau Limited

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26th July 2024

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

Dear Sir/Madam,

ERECTION OF RETIREMENT LIVING APARTMENTS WITH ASSOCIATED COMMUNAL FACILITIES AND CAR PARKING, THE ERECTION OF A PAIR OF DETACHED DWELLINGS, IMPROVED VEHICULAR ACCESS AND NEW PEDESTRIAN ACCESS TO WINCHESTER ROAD.

LAND AT OAK COTTAGE, WINCHESTER ROAD, BORLEY GREEN, BOTLEY, SO32 2DH

I submit details of my Client's proposal for the redevelopment of the above site.

The proposal is for the erection of retirement apartments and two detached as detailed in the reports and drawings referred to in the table below.

Please **also note my comments on the BNG Calculation Tool. The PP rejected the XLSM version**

- **(Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsm.**
- I have loaded a XLSX version (**Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsx.**)

If you require the former let me know and I will e-mail it to you.

I believe you have all of the relevant information to register the application. The planning fee will be paid via the PP.

Yours faithfully

Gian Bendinelli
Principal Planning Associate

1 Embankment Way, Ringwood, Dorset, BH24 1EU

PLANNING APPLICATION DOCUMENTS AND DRAWINGS

DOCUMENTS	COMMENTS
PLANNING STATEMENT JULY 2024 BOORLEY INC ENCLOSURES AND APPENDICES.pdf	
Design and Access Statement PART 1 OF 3 BOORLEY.pdf	
Design and Access Statement PART 2 OF 3 BOORLEY.pdf	
Design and Access Statement PART 3 OF 3 BOORLEY.pdf	
ENERGY STATEMENT JULY 2024 V.2. R3996 - Winchester Road Boorley Green.pdf	
NITRATE STATEMENT JUNE 2024 AND APPENDICES 1-3.pdf	
APPENDIX 4 TO NITRATE STATEMENT Nutrient_Calculator_Solent_Maritime_V_03_0 1_3 (5) RL AND HOUSES 10 JUNE 2024.xlsx	
FVA_Botley_(FINAL)_July_2024.pdf	
SCI Boorley Green - McCarthy Stone.pdf	
AIR QUALITY ASSESSMENT JULY 2024 332611606_Boorley Green_AQA_Final_Issued_Signed_.pdf	
ECOLOGICAL IMPACT ASSESSMENT 25 JULY 2024 INTERIM REPORT V2 Land at Oak Apple Tree Cottage Boorley Green .pdf	
PRELIMINARY ECOLOGICAL APPRAISAL APRIL 2024 Boorley Green_First Ecology V2.pdf	

Boorley Green_Biodiversity Net Gain Assessment_JULY 204 SWTC.pdf	
Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsx	Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsm THIS WOULD NOT LOAD ONTO THE PLANNING PORTAL
STATEMENT ON AMENITY SPACE PROVISION IN RESPECT OF McCARTHY STONE SHELTERED HOUSING DEVELOPMENTS-March 2007.pdf	
NOISE IMPACT ASSESSMENT JULY 2024 - Boorley Green Southampton - ISSUED.pdf	
LIGHTING ASSESSMENT AND STRATEGY JULY 2024 FINAL 02 - Boorley Green 02.pdf	
2249-KC-XX-YTREE-TreeSurvey and ImpactAssessment-RevA.pdf	
DRAINAGE AND FRA REPORT BOORLEY JULY 2024 ESO-2977-03-CE-RP-0500-P03.pdf	
TRANSPORT STATEMENT JULY 2024 BOORLEY GREEN 34.0171TS2.pdf	
DESK TOP STUDY GROUND INVESTIGATIONS PART 1 OF 2 JUNE 2024.pdf	
DESK TOP STUDY GROUND INVESTIGATIONS PART 2 OF 2 JUNE 2024.pdf	
GROUND ASSESSMENT REPORT JUNE 2024 BOORLEY GREEN.PDF	
SO-2977-03-LA-010REV P01 Landscape Statement.pdf	
SO-2977-03-LA-012 Landscape Management Plan JULY 2024.pdf	

DRAWINGS	
SO_2977_03_AC_023 SUB STATION.pdf	
2249-KC-XX-YTREE-TreeProtectionPlan01RevA.pdf	
SO-2977-03-CE-0500 P06 Drainage Strategy Layout.pdf	
SO-2977-03-ME-1401 - EXTERNAL SERVICES LAYOUT.pdf	FOR INFORMATION
SO_2977_03_AC_001 LOCATION PLAN.pdf	
SO_2977_03_AC_002 EXISTING SITE SURVEY.pdf	
SO_2977_03_AC_010 REV C PROPOSED SITE LAYOUT (ROOF).pdf	
SO_2977_03_AC_011 PROPOSED GROUND FLOOR.pdf	
SO_2977_03_AC_013 PROPOSED SECOND FLOOR.pdf	
SO_2977_03_AC_020 PROPOSED ELEVATIONS 1of2.pdf	
SO_2977_03_AC_021 PROPOSED ELEVATIONS 2of2.pdf	
SO_2977_03_AC_025 INDICATIVE 3D VIEW - NORTH EAST CORNER.pdf	
SO_2977_03_AC_026 INDICATIVE 3D VIEW - SOUTH EAST CORNER.pdf	
SO_2977_03_AC_027 INDICATIVE 3D VIEW - SOUTH WEST CORNER.pdf	
SO_2977_03_AC_028 INDICATIVE 3D VIEW - NORTH WEST CORNER.pdf	

SO_2977_03_AC_030 BAY STUDIES - RED BRICK.pdf	
SO_2977_03_AC_031 BAY STUDIES - RENDER.pdf	
SO_2977_03_AC_032 BAY STUDIES - BUFF BRICK.pdf	
SO_2977_03_AC_022 REV A PROPOSED HOUSES.pdf	
SO-2977-03-LA-002-Landscape GA P08.pdf	
SO-2977-03-LA-003 Planting Strategy P04.pdf	
SO-2977-03-LA-004 Soft Landscape Image Sheet.pdf	
SO-2977-03-LA-005 Hard Landscape Image Sheet.pdf	
SO-2977-03-LA-006 Northeast pathway Section P02.pdf	