

8 April 2025



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,

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

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

Once again, thank you for your engagement to date, both in the pre-application meetings held and during the determination of the previously submitted application (F/24/97312).

As recently demonstrated in our pre-application meetings held in March 2025, Colten Care Limited have sought to directly address the concerns raised by local stakeholders in association with the previous application. This resubmission seeks planning permission for:

“Full planning consent for the erection of a 68-bed care home (Use Class C2) and 3No. close care cottages (Use Class C3 Age Restricted) with associated access, internal access roads, parking, landscaping and infrastructure.”

Adding to the list of documents outlined in my previous letter, dated 28th March 2025, please see enclosed the outstanding documents to facilitate the validation of the above application. These should be read in conjunction with the documents submitted on 28th March 2025.

- Covering Letter (This Document) (Savills)
- Planning Statement (Savills)
- Transport
 - 197.0004/RATS/2 - Transport Statement Parts 1 and 2 (Paul Basham Associates)
 - 197.0004/RATP/2 – Travel Plan (Paul Basham Associates)
- Trees
 - PRI24477-03B – Tree Protection Plan (ACD Environmental)
 - PRI24477aia_amsB – Arboricultural Impact Assessment & Method Statement (ACD Environmental)
- Construction Environmental Management Plan (CEMP) with Ecology Note
 - 256-02A – CEMP (Colten Care Ltd)
- Sustainability Statement
 - 256-01B – Sustainability Statement (Colten Care Ltd)
- Land Contamination
 - 70122557-PRA-R04 – Preliminary Risk Assessment (WSP)
- Landscape
 - 2499-TFC-00-00-DR-L-1001 – Landscape Strategy (terra firma)

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



- 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 (terra firma)
- Air Quality Assessment
 - H4472-AQ-v2 – Air Quality Assessment (Hawkins Environmental)
- Noise Assessment
 - H4472-NV-v1 – Noise Assessment (Hawkins Environmental)
- Drainage
 - 197.5004/FRADS/3 – Flood Risk Assessment and Drainage Strategy (Paul Basham Associates)
 - 197.5004-0002 P06 – Proposed Drainage Strategy Layout (Paul Basham Associates)
- Heritage Statement
 - P23-2165 V3 – Heritage Statement (Pegasus Group)
- Ecology
 - BNG Habitat Management & Monitoring Plan Rev B (Ecosupport)
 - *Nutrient Neutrality Rev B (Ecosupport)
 - Ecological Impact Assessment Rev B (Ecosupport)
 - Statutory BNG Metric March 2025 (Ecosupport)
 - *Nutrient Calculator April 2025 (Ecosupport)

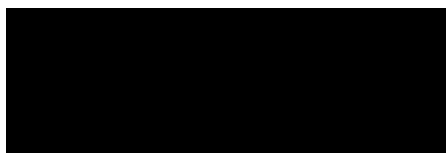
*Please note, the nutrient calculation and report may be updated. As outlined in paragraph 2.1.4 of the Nutrient Neutrality report, there are a number of SUDS features to be installed and details surrounding the propose vortex separator are outstanding. Once the manufacturer confirms the removal rate for the vortex separator, the calculations will be updated accordingly.

To avoid delays to the application's validation, the Daylight Study from Hawkins Environmental will follow in due course.

For ease of reference, I have enclosed the previously submitted letter dated 28th March 2025, which includes the documents already received by Eastleigh Borough Council to be read with the above.

I trust that the Council now 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 me.

Yours sincerely



JM Hopkinson
Savills Planning