

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/W1715/W/25/3366480

Appeal By

COLTEN CARE LTD

Site Address

Land Adjoining 4 Brookfield
Providence Hill
Bursledon
SO31 8LP
Grid Ref Easting: 448306
Grid Ref Northing: 110621

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes ☐ No ☒

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry ☐ Hearing ☒

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☐ No ☒

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes ☒ No ☐

Please explain

to assess the whole site and implications of the application and would also advise accessing neighbouring properties

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application?	Yes	☒ No	☐
6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	☒ No	☐
6.a. If a press advert notice was published, please upload a copy ☒ see 'Questionnaire Documents' section			
7. Does the appeal relate to a county matter?	Yes	☐ No	☒
8. Please indicate the development type for the application to which the appeal relates.			
Major Developments			☒
Minor Developments			☐
Other Developments			☐
8.a. Major Developments			
Dwellings			☐
Offices/R and D/light industry			☐
General industry/storage/warehousing			☐
Retail and services			☐
Traveller caravan pitches			☐
All other major developments			☒
Is the appeal site within:			
9.a. A Green Belt?	Yes	☐ No	☒
9.b. An Area of Outstanding Natural Beauty?	Yes	☐ No	☒
10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	☐ No	☒

PART 3			
11. Would the development require the stopping up or diverting of a public right of way?	Yes	☐ No	☒
12.a. Is the site in a Conservation Area?	Yes	☐ No	☒
12.b. Is the site adjacent to a Conservation Area?	Yes	☒ No	☐
Please attach a plan of the Conservation Area. ☒ see 'Questionnaire Documents' section			
12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	☐ No	☒
13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	☐ No	☒
13.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☒
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	☐ No	☒
15.a. Would the proposals affect an Ancient Monument (whether scheduled or	Yes	☐ No	☒

not)?

16. Is any part of the site subject to a Tree Preservation Order? Yes ☒ No ☐
Please send a plan showing the extent of the Order and any relevant details.
☒ see 'Questionnaire Documents' section

17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? Yes ☐ No ☒

18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes ☐ No ☒

19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes ☐ No ☒

19.b. Are any protected species likely to be affected by the proposals? Yes ☒ No ☐
Please attach the comments of Natural England or attach details, including relevant extracts of any protected species standing advice that has been considered.
☒ see 'Questionnaire Documents' section

PART 4			
Environmental Impact Assessment - Schedule 1			
20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
Environmental Impact Assessment - Schedule 2			
20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☒ No	☐
20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)	10		
20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met?	Yes	☐ No	☒
Environmental Impact Assessment - Screening			
20.c.i. Have you issued a screening opinion (SO) Please attach a copy of the SO that was placed on the planning register, and any other related correspondence ☒ see 'Questionnaire Documents' section	Yes	☒ No	☐
20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	☐ No	☒
Environmental Impact Assessment - Environmental Statement (ES)			
20.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes ☒ No ☐

Please attach copies of any comments that you have received in response.

☒ see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case? Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes ☒ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal; ☒

☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; ☒

☒ see 'Questionnaire Documents' section

Deadline

21/07/2025

24.c. all representations received from interested parties about the original application; ☒

☒ see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification; ☐

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan); ☒

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

DM1, DM2, DM6, DM8, DM11, DM12, DM13, DM14, DM23, DM25, DM29, DM30, DM38, BU1, S1, S2, S3 S2

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction; ☐

24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; ☐

24.i. extracts from any supplementary planning document that you consider necessary, together ☒

with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

☒ see 'Questionnaire Documents' section

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☒

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

☒ see 'Questionnaire Documents' section

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☐

24.o. any other relevant information or correspondence you consider we should know about. ☐

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☒

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☒

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of

the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/W1715/W/25/3366480

Appeal By COLTEN CARE LTD

Site Address
Land Adjoining 4 Brookfield
Providence Hill
Bursledon
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Grid Ref Easting: 448306
Grid Ref Northing: 110621

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: EBC 24 May.pdf

File name: F_24_97312 PL_New Site Notice.pdf

Relates to Section: PART 3

Document Description: 12.b. A plan of the Conservation Area.

File name: Conservation Area Plan Providence Hill.png

Relates to Section: PART 3

Document Description: 16. A plan showing the extent of the Order and any relevant details.

File name: TPO Plan Providence Hill .png

Relates to Section: PART 3

Document Description: 19.b. The comments of Natural England or details, including relevant extracts, of any protected species standing advice that has been considered.

File name: Natural England response to Appropriate Assessment.pdf

File name: Ecology response 18 10 24 for F 24 97312 Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf

File name: Ecologist advice on plant species.pdf

File name: Ecology comment on drainage plan.pdf

File name: Ecology response 8 8 24 for F 24 97312 Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf

File name: Natural England (1).pdf

Relates to Section: PART 4

Document Description: 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

File name: LPA EIA Screening Opinion Providence Hill Care Community May 2024.pdf

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: ESP Linesearch Consultation.pdf

File name: SGN Linesearch Consultation.pdf

File name: Southern Gas Network Consultation Response.pdf

File name: Indigo Pipelines Ltd Plant Affected Letter.pdf

File name: SSEN Networks Plant Affected Letter.pdf

File name: Neos Networks Plant Affected Letter.pdf

File name: Southampton Airport comments.pdf

File name: Landscape Officer comments.pdf

File name:	Heritage Consultant comments.pdf
File name:	Urban Design comments.pdf
File name:	Environmental Health Contaminated Land comments.pdf
File name:	Southern Water GIS Map.pdf
File name:	Southern Water comments.pdf
File name:	Hampshire Highways comments.pdf
File name:	Environmental Health Officer comments on CEMP.pdf
File name:	Hampshire Flood and Water Management (LLFA).pdf
File name:	Ecology response 11 6 24 for F 24 97312 Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf
File name:	Tree Response 97312 - Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf
File name:	Bursledon Parish Council comments.pdf
File name:	Natural England (1).pdf
File name:	Additional Highway Authority comments.pdf
File name:	Environmental Health further comments on noise matters_Redacted (1)_Redacted (1).pdf
File name:	LLFA comment.pdf
File name:	Hampshire Countryside Service Response.pdf
File name:	NHS Planning Consultation Response.pdf
File name:	Environmental Health comments following amendments.pdf
File name:	Hampshire Countryside Service Rights of Way comments.pdf
File name:	Environmental Health Air Quality comments.pdf
File name:	Ecology response 8 8 24 for F 24 97312 Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf
File name:	Landscape Officer comments following amendments.pdf
File name:	Contaminated Land Officer comments on amended plans.pdf
File name:	Heritage Consultant comments following amendments.pdf
File name:	HCC Flood and Water Management comments (LLFA), August 2024.pdf
File name:	Further Highway Authority comments August 2024.pdf
File name:	Tree Officer comments August 2024.pdf
File name:	Natural England response to Appropriate Assessment.pdf
File name:	Southern Water further comments.pdf
File name:	Southern Water GIS map (1).pdf
File name:	Air Quality Officer further comments.pdf
File name:	Highway comments regarding developer contributions.pdf
File name:	Ecology response 18 10 24 for F 24 97312 Land adjoining 4 Brookfield, Providence Hill, Bursledon.pdf
File name:	Urban Design Officer further comments October 24.pdf
File name:	Ecologist advice on plant species.pdf
File name:	Landscape Officer comments October 2024.pdf
File name:	Air Quality Officer comments Oct 24.pdf
File name:	Highways (3).pdf
File name:	Further Highway Authority comments, October 2024.pdf
File name:	Ecology comment on drainage plan.pdf
File name:	Bursledon Parish Council further comments.pdf
File name:	Further Environmental Health comments Air Quality.pdf
File name:	LLFA Response (received after determination).pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Providence Hill APPEAL HEARING Neighbour Letter.pdf
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	Providence Hill APPEAL HEARING Neighbour List.pdf
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the

	original application.
File name:	Providence Hill APPEAL HEARING Representations.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Land adj 4 Brookfield Providence Hill Committee Report F.24.97312 (3).pdf
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	BHH Committee Minutes 21.11.2024.pdf
File name:	BHH LAC Update Paper 21 November 2024.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Front Page Eastleigh Borough Local Plan 2016-2036 (2).pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	DM1 EBLP 2016-2036.pdf
File name:	DM2 EBLP 2016-2036.pdf
File name:	DM11 EBLP 2016-2036.pdf
File name:	DM14 EBLP 2016-2036.pdf
File name:	S1 EBLP 2016-2036 (1).pdf
File name:	S2 EBLP 2016-2036 (1).pdf
File name:	DM6 EBLP 2016-2036.pdf
File name:	DM8 EBLP 2016-2036.pdf
File name:	DM12 EBLP 2016-2036.pdf
File name:	DM13 EBLP 2016-2036.pdf
File name:	DM23 EBLP 2016-2036.pdf
File name:	DM29 EBLP 2016-2036.pdf
File name:	DM30 EBLP 2016-2036 .pdf
File name:	DM38 EBLP 2016-2036 (1).pdf
File name:	S3 EBLP 2016-2036.pdf
File name:	DM25 EBLP 2016-2036.pdf
File name:	BU1 EBLP 2016-2036.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	SPD Residential Parking Standards (1).pdf
File name:	SPD Quality Places Nov 2011.pdf
File name:	SPD Character Appraisal Bursledon (Providence Hill).pdf
File name:	SPD Biodiversity Dec 2009.pdf
File name:	SPD Environmentally Sustainable Development March 2009.pdf
File name:	SPD Planning Obligations.pdf
File name:	SPD Area 15 BHH Character Appraisal.pdf
File name:	accommodation-for-elderly-people-and-those-in-need-of-care.pdf
File name:	HMWPMineralsandWasteSafeguardinginHampshireSPDFinalFeb2016.pdf
Relates to Section:	PART 5
Document Description:	24.j. Copies of all conditions which you consider should be imposed if planning permission is granted.
File name:	Q 24j Providence Hill Appeal.pdf
Completed by	Not Set

Date

19/06/2025 12:17:29

LPA

Eastleigh Borough Council