



HIGHWOOD

MOORHILL WEST END EASTLEIGH

PLANNING STATEMENT



OCTOBER 2022

INCLUDES STATEMENT OF COMMUNITY INVOLVEMENT



DOCUMENT DETAILS

Document:	Planning Statement
Project:	Moorhill, West End
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Ref:	2066 / Oct 2022 / -
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1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by applicants, Highwood Homes Limited in support of a full planning application being made to Eastleigh Borough Council (EBC) relating to proposed redevelopment of land at 'Moorhill', Moorhill Road, West End, Eastleigh, SO30 3AZ (hereafter referred to as 'the site').
- 1.2** The proposed redevelopment will provide a new specialist 70-bed care home and includes upgraded access arrangements to Moorhill Road, associated parking, landscaping, drainage and other works, following demolition and clearance of the site.
- 1.3** This statement is provided to assist EBC in the consideration and determination of the planning application and should be read alongside all accompanying application submission documents as detailed on the submitted, 'Application Documents List'.
- 1.4** The statement is structured as follows:
- Section 2: Location and Site Context (including Planning History)
 - Section 3: The Proposed Development
 - Section 4: Statement of Community Involvement
 - Section 5: Planning Policy Context
 - Section 6: Planning Analysis
 - Section 7: Conclusions

2.0 LOCATION AND SITE CONTEXT

WEST END, EASTLEIGH BOROUGH

- 2.1** West End, Hampshire is a parish in the borough of Eastleigh, located approximately 5 km northeast of Southampton city centre. The settlement is generally perceived as forming part of the outer suburbs of the city of Southampton with parts forming the urban fringe transition between the borough of Eastleigh and the city.

SITE LOCATION AND CONTEXT

- 2.2** The site measures approximately 0.72 ha and is located on the eastern side of the A27 Moorhill Road, approximately 100m south of the junction with Telegraph Drive.
- 2.3** The site is in an accessible location, close to existing shops, services and facilities. A local convenience store can be found in Cheriton Avenue approximately 700m to the west of the site along with an adjoining bus stop in Minstead Avenue, where the '13 Red' bus service provides a half-hourly service into Southampton via Harefield and Woolston.
- 2.4** The location and accessibility credentials provide an immediate catchment population, which is beneficial with future occupation and staffing of the care home in mind.
- 2.5** The site is bound on three sides by development - to the north and south by two enclosed Southern Water reservoirs. Associated below and above ground utilities infrastructure is located in and around the site and reservoirs.
- 2.6** The opposite side of Moorhill Road (the A27) is characterised by front facing detached and semi-detached dwellings with driveways that access and egress directly onto the road.
- 2.7** To the east is Telegraph Woods, beyond which is the Boundary Lakes golf course, Ageas Bowl cricket ground and the M27 motorway. Telegraph Woods is a circa 19-hectare public woodland, which is publicly accessible with many formal and informal footpaths.

2.8 There are two Scheduled Monuments located within Telegraph Woods:

- Telegraph Woods Beacon, 170m North of Fir Cottage – 125m north of the Site (Monument No. 31157); and
- Hickley Wood Hillfort, 265m north east of the Site (Monument No. 31152).

SITE DESCRIPTION

2.9 Moorhill is a previously-developed, ‘brownfield’ site, comprising the remains of a large, detached dwelling and associated curtilage of the ‘Moorhill’ residence which was subject to demolition in 2018 following a devastating fire in 2010.

2.10 The former dwelling was located towards the front of the site. Areas to the side and rear comprise overgrown garden and curtilage. Site boundaries consist of a mix of close boarded fences and mature trees and vegetation. The site is relatively level and broadly rectangular in shape, widening at the rear. There is an existing gated access onto Moorhill Road in the north-western corner.

2.11 In terms of constraints and designations, it is noted that:

- The site is not located within a Conservation Area;
- There are no listed buildings within the site or in proximity;
- There are no Public Rights of Way;
- The site is relatively level disused and overgrown residential curtilage;
- There are no watercourses present.
- The site is located within flood zone 1, where the risk of flooding is lowest;
- There are Tree Preservation Orders present at the site.

RELEVANT PLANNING HISTORY

- 2.12** The site has an extant planning permission for a replacement dwelling, granted in July 2020.

F/20/87694:

*“Erection of two-storey five-bedroom dwelling with carport and
associated works following demolition of existing dwelling.”*

3.0 THE PROPOSED DEVELOPMENT

DESCRIPTION OF DEVELOPMENT

- 3.1** The proposed development description for the application as submitted is as follows:

Proposed 70-bed purpose-built care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition/clearance of existing site.

THE CARE HOME

- 3.2** The proposed care home (use class C2) will provide high quality, specially designed, modern care accommodation, with 70 single occupancy bedrooms, each equipped with a full ensuite wet room. The care home is spread over 3 floors of accommodation, comprises a total footprint of 1456m² and is designed to be flexible in terms of the layout of accommodation and offers a range of spacious communal areas, each of which will be finished to the highest standard.
- 3.3** In their Planning Need Assessment, Carterwood highlight that as hospital stays become increasingly shorter due to delayed discharge legislation, rehabilitation within a care home is often considered as a short-term measure. For those with high dependency nursing needs or dementia, 24-hour care within a care home setting may be the only suitable long-term option. The proposed care home will be capable of caring for residents of all dependency levels, including those who require specialist dementia care, by providing flexible, COVID-19-compliant care accommodation to enable care to be administered most effectively and efficiently.
- 3.4** The home will offer a variety of lounge, dining and communal spaces, encouraging activities and providing choice of destinations to residents. Corridors are broken up by natural light and varying widths leading to communal destinations. Bedroom sizes exceed statutory minimums to facilitate varied bed position options, maintaining direct views both to the window and ensuite WC facilities. Spaces provide scope for physical adaptations and an environment suited to the provision of specialist dementia care, to meet a growing need in this area.

PLANNING USE CLASS C2

3.5 As a 'residential care/nursing home', the proposed facility falls within planning use class C2 – 'residential institution'.

3.6 Paragraph 014 Reference ID: 63-014-20190626 states as follows:

“How does the use classes order apply to specialist housing for older people?

It is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwelling house) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided”.

3.7 The care home will have individual bedrooms incapable of independent living (absence of kitchen facilities and living rooms for instance) and have extensive shared communal facilities located throughout the building as well as dedicated rooms for each that confirm the C2 use.

3.8 There will be other operational practices that further confirm the C2 use of the proposed care home. Such as the care home being registered with the Care Quality Commission; a requirement for any potential occupier to satisfy eligibility criteria which includes provision of care in line with identified requirements following assessment; development providing communal facilities that are available to all residents; members of staff, including care assistants, employed to deliver personal care and more extensive medical care; and age restrictions and a care requirement for occupiers.

ACCESS AND PARKING

3.9 The existing access to Moorhill Road will be upgraded to provide safe access and egress for vehicles and pedestrians. Within the site a shared access will serve 23 car parking spaces, including 2 disabled spaces and drop off area. 12 cycle spaces will be provided, predominately for staff and visitors.

- 3.10** These spaces will be complimented by staff shower and changing facilities, to encourage active, sustainable travel. 23 parking spaces are proposed of which 2 will be accessible. 3 spaces will have electric charging points with other spaces benefitting from EV charging infrastructure that will facilitate future installation of additional charging points if demand exists. Bin and bike stores are proposed to the northern boundary to serve the proposed care home.
- 3.11** Pedestrians will enter and leave the site via a new footpath that is to be located north of the site entrance, with tactile paving installed to indicate a new crossing point in Moorhill Road and connection with footways located on the western side of the road that provide onward links to local facilities and bus stops via Cheriton Avenue.
- 3.12** A Transport Statement and Travel Plan have been prepared by Paul Basham Associates which fully explain the accessibility credentials of the location. The Travel Plan Framework (to be conditioned/obligated as part of the planning consent) proposes a number of measures to promote sustainable travel patterns to and from the development.

LAYOUT, SCALE, DESIGN, APPEARANCE AND LANDSCAPING

- 3.13** Please refer to the Design and Access Statement prepared by Harris Irwin Associates, which explains how the layout, scale, design, appearance and landscaping of the scheme is appropriate to the site, its context and future function.
- 3.14** The proposed building, located in the core of the site beyond the frontage access and parking areas is arranged into a U-shaped plan with two wings, the eastern of the two slightly cranked to provide a more generous central courtyard garden. The western wing works as an entrance on the ground floor and communal hub to the first and second floors. The central and eastern parts of the building accommodate most bedrooms. The majority of ground floor bedrooms will have direct access to outside space, (i.e. where safe to do so) and a number of safe external terraces will be provided for first and second floor bedrooms.
- 3.15** An external terrace is also proposed to each of the upper floors connected to the residents' day space to ensure access to the outside is possible for all residents as they require. These offer panoramic views into the wider woodland and landscaped

gardens.

- 3.16** Services and back of house rooms have been proposed along the northern boundary to the ground floor to prevent residents from restricted north-facing views in this level. A stand-alone sub-station is proposed to sit adjacent to the care home in this area.
- 3.17** The massing of the care home has been designed to sit comfortably within the site. The building is set at a considerable distance from neighbouring buildings (circa 63m) behind a frontage mature tree screen which will ensure residential amenities are maintained.
- 3.18** The overall design of the care home has been designed to sit within the edge of woodland context providing a more contemporary offering to the local vernacular.
- 3.19** The care home sits parallel to north and east boundary lines, maximising garden spaces to the south whilst minimising the impact on streetscene. This orientation was one of the several changes made following presentation to the Design Review Panel and other pre-application consultation. A flat roof is proposed to minimise heights with a number of step backs that provide visual interest and variation to elevations.
- 3.20** Materials have been used to 'break up' the various elevations to provide visual interest and variety.
- 3.21** External areas will benefit from a high quality hard and soft landscaping scheme with level surfaces provided to paths for ease of access. The appearance of Moorhill Road will be significantly improved through replacement of the existing unattractive close boarded fence and gates with a bespoke landscaping and planting scheme with use of estate railings.

4.0 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 The proposals have been formulated using an iterative design process, heavily influenced by pre-application engagement with the local community and key stakeholders.

PRE-APPLICATION ADVICE – EBC AND TECHNICAL CONSULTEES

- 4.2 The proposals have been subject to pre-application community and stakeholder engagement – including a pre-application submission to EBC (ref. Q/21/91846) and liaison with other bodies, such as Hampshire County Council, Southern Water and Vodafone on technical issues. Draft proposals have been subject to peer review by the Winchester with Eastleigh Design Review Panel.
- 4.3 Feedback from the Design Review Panel and landscape officers at the council has heavily influenced the submission proposals.

COMMUNITY ENGAGEMENT

- 4.4 Community consultation took place in the form of a public exhibition held at St. John's Church in West End from 12.30pm to 7.30pm on 22nd June 2022 at which members of the Highwood team were present to speak to local residents, answer any questions and receive feedback. All consultation materials were made available on a dedicated consultation web-page, which provided an opportunity for comments to be submitted for a further month – up to 22nd July 2022:

<https://highwoodgroup.co.uk/moorhillcarehome/>

- 4.5 Invitations were posted to local residents and businesses and an advertisement was placed in the Southern Daily Echo. Highwood informed West End Parish Council (with the consultation publicised and circulated to members), local ward members (County and District for West End) and informed EBC and other stakeholders of the consultation. A copy of the invitations and the area across which they were sent is provided in Appendix 1 to this statement.

- 4.6 The consultation information comprised a series of information boards with details

of the draft proposals for the care home as they were at the time. The consultation scheme proposed access utilising two separate locations on a larger site area. The consultation information ‘banners’ containing the information and commentary on which feedback was sought are provided in Appendix 2.



- 4.7 Comments on all aspects of the proposals were invited using paper forms or email, as well as via the consultation website. Verbal comments were also noted where given at the exhibition.
- 4.8 19 people attended the exhibition, and 3 comments were received by email – these are summarised in Appendix 3 to this Statement.



CONSULTATION SUMMARY

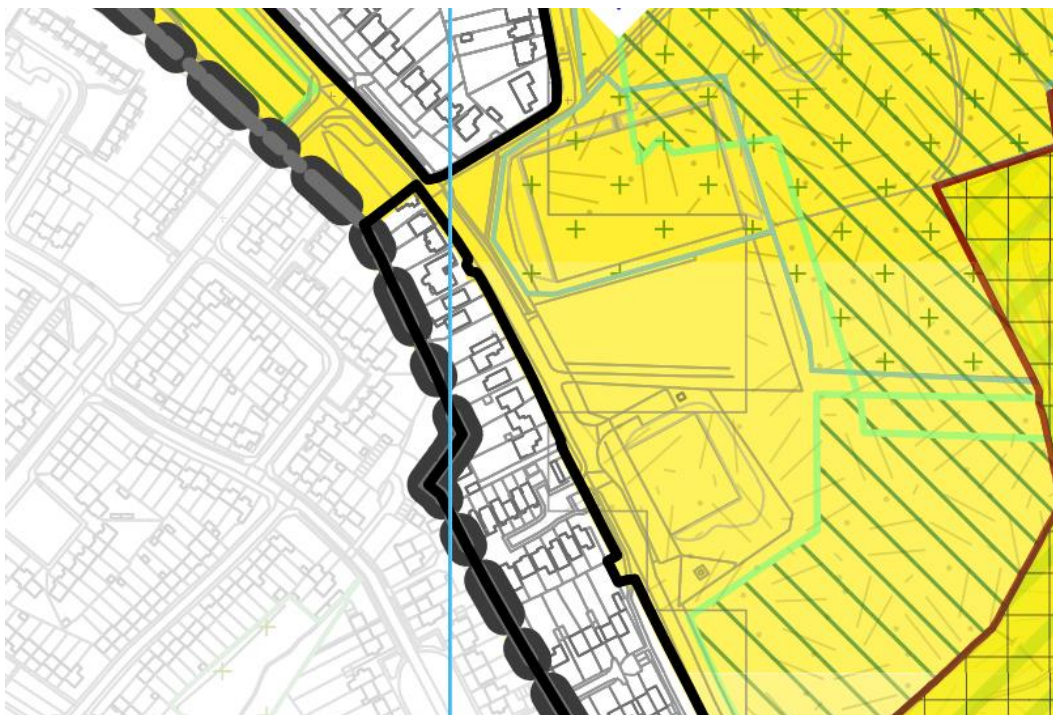
- 4.9** The pre-application engagement has ensured that the local community and key political and technical stakeholders are informed of the emerging proposals.
- 4.10** The feedback received from the engagement with the local community as well as EBC and technical consultees (along with conclusions of various technical assessments) has helped shape the proposals subsequent to the consultations. This influence is described within the Design and Access Statement that accompanies the application.
- 4.11** We have actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local SCI guidelines as well as local plan Policy S1.

5.0 PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The development plan for the area comprises the **Eastleigh Borough Local Plan 2016–2036** which was adopted on 25 April 2022 and the **Hampshire Minerals and Waste Plan 2013**.
- 5.3 Material considerations include the **National Planning Policy Framework (NPPF)**, most recently updated in July 2021 and **National Planning Practice Guidance (PPG)**.
- 5.4 Eastleigh BC have also prepared supplementary planning documents and guidance on several topics relevant to the application proposals, including:
- **Accommodation for Elderly People and Those in Need of Care** – May 2011
 - **Biodiversity** – December 2009
 - **Hedge End, West End and Botley Character Area Appraisal** – January 2008
 - **Environmentally Sustainable Development** – March 2009
 - **Planning Obligations** – July 2008
 - **Quality Places** – November 2011
 - **Residential Parking Standards** – January 2009

EASTLEIGH BOROUGH LOCAL PLAN (2022)

- 5.5 The adopted policies map accompanying the Local Plan shows that the site is located in ‘Countryside’ (Policy S5), outside of but contiguous with the ‘Urban Edge’ (Policy S2) of West End. It is not within any identified ‘settlement gap’ (Policy S6). Telegraph Woods and land in the environs of the site is identified as existing recreation/open space and subject to local nature conservation designations.



Policies Map (South)

Key:

-  Eastleigh Borough Boundary
-  Urban Edge S2
-  Countryside S5
-  Settlement Gap S6
-  HCC Minerals Safeguarding - see Hampshire Minerals & Waste Plan
www.hants.gov.uk/mineralsandwaste
-  International Nature Conservation Designation - SAC and/or SPA, Ramsar DM11
-  National Nature Conservation Designation - SSSI DM11
-  Local Nature Conservation Designation - SINCE and/or LNR (correct at December 2021)
-  Existing Recreation, Allotment and Open Space Facility DM32 & DM33

Extracts from Eastleigh Borough Local Plan Policies Map and key

5.6 Policy S1 –Delivering sustainable development outlines the sustainable measures that new development should adopt, promoting social, economic and environmental sustainability.

5.7 Policy S2 – Approach to new development promotes the delivery of a minimum of 14,580 new dwellings over the plan period up to 2036. The policy also aspires to

provide 144,050 sq.m of new employment development and related infrastructure and facilities. Criterion S1(iv) of the policy states that, **‘The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are being met’**.

- 5.8 **Policy S3 – Location of new housing** states that the council will focus as much new housing as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. This to include provision for approximately 732 dwellings on new smaller greenfield and urban sites within and adjoining settlements, including West End.
- 5.9 Supporting text to Policy S3 explains how the total supply identified under Policy S3 falls short of the required 14,580 dwellings for 2016–2026 by a considerable margin of 5,186 dwellings, (albeit reduced to 2,614 following completions in recent years). The Inspector who examined the local plan recommended that this shortfall, which will occur in the later years of the plan period, should be addressed through an early review of the local plan. Accordingly, the Council will commence an update of the Local Plan within 1 year of its adoption.
- 5.10 It is worth noting at this point that there are **no site-specific allocations** in site policies of Chapter 6 or elsewhere in the plan that specifically address the identified needs for specialist housing for older people and the provision of care homes under Use Class C2.
- 5.11 **Policy S5 – New development in the countryside** states that there is a presumption against new development in the countryside other than for countryside uses or those facilitated by other policies within the plan. Where granting permission for sites in the countryside, the Council will seek to protect and enhance the intrinsic character and biodiversity of the area when permitting such development.
- 5.12 Para 4.30 of the plan states that Policies S5 and S6 restrict development in the countryside principally to maintain its rural character and to limit urbanisation. It is worth noting in this context that the site, whilst previously identified in the Hedge End/West End/Southampton Gap under the previous local plan, and early consultation drafts of the current plan, was removed following assessment and

publication of the 'Settlement Gap Study' in October 2020. The assessment concluded that an area which included and surrounded the site, forming part of the Hedge End / West End Gap should be deleted.

- 5.13 See extract plan below. The reason quoted in the report for removal of the area was, *'..[it] is not necessary to maintain the separation with Hedge End or perception of the Gap along Moorhill Road and can be removed from the Gap'*.



Extract from EBC Settlement Gap Assessment – Area C10 – Blue hatch recommended for removal from 'Gap'.

- 5.14 **Policy S11 – Transport infrastructure** seeks to ensure that new developments encourage walking, cycling, and the use of public transport; and minimise congestion and support safety on the highway network as informed by appropriate transport assessments.
- 5.15 **Policy DM1 – General Criteria for new development** specifies criteria that new development should meet. New development should not have an unacceptable impact on, and where possible should enhance, residential amenity for new and existing residents, the character and appearance of urban areas and the countryside,

and biodiversity. It also emphasises that development proposals should take full and proper account of the context of the site and surroundings. The policy emphasises the importance of trees, habitats and biodiversity, landscaping and management as well as a need to incorporate provision for people with disabilities, design measures to inhibit crime, provide for on-site waste management and include provision for art.

- 5.16 Policy DM2 – Environmentally sustainable development** specifies criteria that new development should meet on sustainability. For non-use class C3 development over 500 sqm, BREEAM ‘excellent’ (or equivalent) or BREEAM ‘very good’ plus ‘passivhaus’ certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council, must be achieved.
- 5.17** In addition to the above, all development above 500 sq.m of floorspace should where practical and viable:
- incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;
 - connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;
 - use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;
 - be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;
 - aim to deliver at least 1% of all residential units within the whole scheme which achieve full ‘passivhaus’ certification.
- 5.18 Policy DM3 – Adaption to climate change** seeks to ensure that all development is designed to adapt to climate change and as part of this the Council will seek to ensure that new developments implement cooling and SuDS strategies.
- 5.19 Policy DM5 – Managing flood risk** sets out that development should not increase flooding elsewhere and utilise SuDS designs in accordance with Policy DM6.

- 5.20 **Policy DM6 – Sustainable surface water management and watercourse management** states that new development will only be permitted if they include SuDS, as well as setting out specific guidance for these schemes focusing on naturalised filtration where possible. On sites over 0.5 ha and below 1ha, at least two forms of naturalised filtration are required.
- 5.21 **Policy DM8 – Pollution** – requires all new development to be acceptable in terms of not causing a loss of amenity, not impacting upon public health and environmental impacts such as through air pollution, surface or underground pollution, noise, vibration, light intrusion or ground contamination.
- 5.22 **Policy DM11 – Nature conservation** sets out that the Council will work with developers to protect, conserve, and enhance biodiversity through a range of measures, including a net gain of biodiversity on all development sites.
- 5.23 **Policy DM13 – General development criteria – transport** lays down criteria for new developments to secure safe and convenient access to the highways network, for vehicles as well as public transport and cycle and pedestrians. Development proposals must meet national and local guidance and standards, not cause or increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network and in doing so, not have an unacceptable environmental impact.
- 5.24 **Policy DM14 – Parking** states that new residential development will be required to provide off-highway parking taking account of the adopted Eastleigh Borough Council’s Parking Standards SPD. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected standard should be substantiated by robust evidence contained within the transport statement/ assessment/ travel plan.

5.25 **Policy DM25 – Delivering older people’s housing** is key to the determination of this application. The policy states that:

1. New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.

2. The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:

a. located in sustainable locations with good access to the public transport network;

b. close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and

c. well integrated into the local community.

5.26 Para 5.124 outlines that in the next twenty years the population of Eastleigh Borough will change with an estimated increase of 24% in the number of people aged 65 and over living in the Borough and an increase of 5% of people over 85 or over. This will lead to an increasing number of older people requiring accommodation, estimated to increase by 24%. Policy DM29 seeks to meet the needs for accessible housing including properties suitable for wheelchair users. In addition, the Council will support the provision of specialist accommodation meeting the criteria set out in policy DM25.

5.27 **Policy DM29 – Dwellings with higher access standards** requires 100% of dwellings to meet Part M4(1) standards, and 80% Part M4(2) standard in line with building regulations. All specialist housing for older people and adults with disabilities to meet the Part M4(3) of building standards (Wheelchair user dwellings).

5.28 **Policy DM38 – Funding infrastructure** requires arrangements for the provision of, or for contributions to the improvement of, any infrastructure, services, facilities or amenities necessitated by the development proposed, by means of either a planning obligations agreement under section 106 of the Town and Country Planning Act 1990.

HAMPSHIRE MINERALS AND WASTE LOCAL PLAN (2013)

- 5.29 The Hampshire Authorities adopted the Hampshire Minerals and Waste Plan (HMWP) in 2013.

POLICY 15 SAFEGUARDING MINERALS RESOURCES

Development without the prior extraction of minerals under may be permitted if:

- a) it can be demonstrated that the sterilisation of mineral resources will not occur; or*
- b) it would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or*
- c) the development would not pose a serious hindrance to mineral development in the vicinity; or*
- d) the merits of the development outweigh the safeguarding of the mineral.*

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY AND GUIDANCE

- 5.30 The proposals have been formulated to accord with the National Planning Policy Framework (NPPF) and accompanying National Planning Practice Guidance (NPPG), which are material considerations when considering planning applications. Together these documents set out the Government's planning guidance for England and states how they are expected to be applied in the pursuit of sustainable development.

- 5.31 The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF), 2021

- 5.32 Paragraph 8 of the NPPF confirms that there are three overarching objectives for the planning system, which are interdependent and need to be pursued in mutually supportive ways in order to achieve sustainable development:

- a) an economic objective (to help build a strong, responsive and competitive

economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;)

- b) a social objective (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and); and
- c) an environmental objective (to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy).

5.33 Paragraph 9 confirms that the overarching objectives should be delivered through the preparation and implementation of plans and the application of policies, though they are not criteria against which every decision can or should be judged – development should be guided towards sustainable solutions but consider local circumstances to reflect the character, needs and opportunities in each area.

5.34 Paragraph 11 of the NPPF emphasises that plan-making and decision-making should apply a presumption in favour of sustainable development. It states that: “For decision-taking this means: approving development proposals that accord with the development plan without delay.

5.35 Where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, authorities should grant permission, unless:

1. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
2. any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 5.36** Footnote 8 in the NPPF provides further explanation on the meaning of ‘where the policies which are most important for determining the application are out of date’. For applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
- 5.37** Paragraph 12 of the Framework confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.38** Paragraph 38 states that when determining applications, Local Planning Authorities should approach decisions in a positive and creative way. This paragraph further states that Planning Authorities should work proactively with applicants to ensure developments will improve the economic, social and environmental conditions, whilst seeking to approve applications for sustainable development where possible.
- 5.39** Section 5 of the NPPF sets out measures to deliver a sufficient supply of homes and notes the need to assess the needs of different groups in the community, including **older people** and those who require affordable housing (Paragraph 62).
- 5.40** Section 8 of the NPPF promotes decisions which should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts*

that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

5.41 Paragraph 98 promotes access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

5.42 Section 9 promotes sustainable transport. Section 11 promotes the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Section 12 promotes the creation of high quality, beautiful and sustainable buildings and places – being fundamental to what the planning and development process should achieve.

5.43 Paragraph 180 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development ;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets,

spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.44** Section 14 of the NPPF outlines that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 5.45** Section 15 of the NPPF provides guidance on the conservation and enhancement of the natural environment by protecting and enhancing valued landscapes, including National Parks and AONBs, sites of biodiversity or geological value, ecological networks, and trees/woodland. Decisions should contribute to minimising impacts on biodiversity/ecology and opportunities to incorporate improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.46** Section 16 sets out the government's approach to the conservation and management of the historic environment, including both listed buildings and conservation areas, through the planning process.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

5.47 National Planning Practice Guidance outlines at para ID: 63- 001-20190626 that,

*“the need to provide housing for older people is **critical**. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.”*

5.48 This is the only housing typology considered in the NPPG to be of such stated significance, with a reference to need being ‘critical’. This infers an element of crisis and crucial importance, which should be treated as a significant material consideration in favour of the proposals.

5.49 In relation to the preparation of local plans, the NPPG (para ID: 63-006) states that, *“authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people”* and that these policies should set out *“how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require”*. The same paragraph also recommends that authorities could provide *“indicative figures or a range for the units of specialist housing for older people needed across the plan area throughout the plan period”*.

5.50 The NPPG (para ID: 63-012) is also clear that local plans should make provision for older people’s housing, stating,

“Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate”.

6.0 PLANNING ASSESSMENT

- 6.1** The following section provides an assessment of the proposed development having regard to the policies of the adopted development plan, national policy and guidance as set out in Chapter 5. It considers the principle of development as well as a range of environmental and technical matters assessed within the suite of reports forming the submission. The benefits and harms of the scheme are considered and a conclusion is formed in terms of the overall planning balance.

PRINCIPLE OF DEVELOPMENT

- 6.2** Planning law requires planning decisions to be taken in accordance with the adopted development plan unless material considerations indicate otherwise. National planning policy is a significant material consideration in the determination of applications.
- 6.3** Paragraph 11 of the NPPF requires that plans and decisions should apply a presumption in favour of sustainable development. For decision making, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, applications should be granted permission unless the adverse impacts significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. This is referred to as the ‘tilted balance’.
- 6.4** Key in this regard is the critical need set out in national policy and guidance for local authorities to plan for and deliver specialist homes for older people.
- 6.5** Paragraph 62 of the NPPF explains that local planning authorities should plan to meet housing needs of different groups in the community. This includes older people, which are defined in the Framework’s glossary as,

“People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.”

- 6.6 The Carterwood report demonstrates how the UK, Hampshire and Eastleigh Borough has an ageing population and the need to provide specialist housing for older people is ‘critical’ (NPPG). The dictionary definition of the word ‘critical’ suggests a ‘point of crisis’ and being of ‘decisive or crucial importance’.
- 6.7 As outlined in para 5.48, this is the only housing typology considered in the NPPG to be of such stated importance and should be given significant weight as a material consideration.
- 6.8 The adopted local plan acknowledges the challenges facing the borough at paragraph 5.124 where it states,

‘in the next twenty years the population of Eastleigh Borough will change with an estimated increase of 24% in the number of people aged 65 and over living in the Borough and an increase of 5% of people over 85 or over’. This, it is acknowledged, ‘will lead to an increasing number of older people requiring accommodation, estimated to increase by 24%’.

- 6.9 Carterwood’s Planning Needs Assessment demonstrates a quantitative need for care beds on a borough-wide and catchment basis and highlights a shortfall in delivery now and into the future. In addition, the national assessments of growth in the over 85 cohort (see para 5.47 above) would indicate that the number of residents of Eastleigh falling within this age range is likely to be substantially higher.

ACCORDANCE WITH THE DEVELOPMENT PLAN

- 6.10 The Council’s approach to older persons housing is set out in adopted development plan **Policy DM25** – ‘Delivering Older Peoples Housing’. This is set out below, with our emphasis in bold text highlighting elements considered relevant to the consideration of this application – which is for a specialist care home (as opposed to ‘accessible’ or ‘Extra Care’ accommodation):

1. ***New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.***

2. *The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*

- a. located in sustainable locations with good access to the public transport network;*
- b. close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre; and*
- c. well integrated into the local community.*

6.11 Supporting text at paragraph 5.124 reaffirms that the Council **will support the provision of specialist accommodation meeting the criteria set out in policy DM25.**

6.12 Supporting text in paragraphs 5.124 clarifies that the council expects to meet the need for accessible housing [rather than specialist accommodation] through Policy DM29 and (para 5.125) specialist accommodation will be required as part of the housing mix and on larger allocations, subject to viability considerations.

6.13 Paragraph 5.126 explains that while support and care can be provided to people in their own homes, in some cases it is better for people to move to more appropriate housing or specialist accommodation. It consequently states that,

*“it is necessary to provide for a range of housing for older people, and other vulnerable groups where there is an identified need, both in the general housing mix **and through the provision of specialist accommodation.**”*

6.14 The following paragraphs consider whether the proposals accord with the DM25 suitability criteria.

Policy DM25 (1)

1. *New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM29.*

6.15 As described in the previous section, the development seeks to respond to the requirements of the ageing population by increasing the supply of specialist housing.

6.16 In accordance with Policy DM25 – 1, the site can be considered to respond to the requirements of an ageing population by increasing the supply of specialist housing.

Policy DM25 (2, a)

2. The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:

a. located in sustainable locations with good access to the public transport network;

6.17 Chapter 3 of this Statement, along with the Transport Statement and Travel Plan reports prepared by Paul Basham Associates demonstrate how the site is in a sustainable location with good access to public transport.

6.18 The Transport Statement at Section 2 explains how the site is located just 315m away from the nearest bus stop (i.e. within 400m in accord with Policy TR4) for service 13 runs to Southampton City Centre every 30 minutes Monday – Saturday. There is also the number 3 Bluestar service available from further bus stops located on Thornhill Park Road 750m south of the site, which provides an hourly service between Southampton City Centre and Eastleigh Monday – Saturday, and a service every 2-hours on a Sunday. Table 1 of the TS summarises the bus services available near to the site:

Service	Operator	Stop	Route	Approximate Frequency		
				Mon-Fri	Sat	Sun
13	City Red	Hare and Hounds	Southampton City Centre – Bitterne Village – Minstead Avenue	Every 30 Minutes	Every 30 Minutes	No Service
3	Bluestar	Moorhill Gardens	Southampton City Centre – Bitterne Village – Hedge End – Botley – Horton Heath – Eastleigh	Hourly	Hourly	Every 2 Hours

Table 1: Summary of Local Bus Services

6.19 These services present the opportunity to promote sustainable travel to/from the site by utilising the frequent bus services to Southampton City Centre and Eastleigh / elsewhere.

- 6.20 In accordance with Policy DM25 (2, a) the site is demonstrably in a sustainable location with good access to the public transport network.

Policy DM25 (2, b)

2. The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:

b. close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre;

- 6.21 Being in a care home, future residents of Moorhill are likely to be more frail and less mobile than residents that would occupy sheltered or Extra Care accommodation and by definition will have significant care needs. The care home will be secure with on-site facilities and gardens to cater for residents' needs and amenity. Only on rare occasions will residents be likely to leave the home to visit local facilities and will usually be accompanied.
- 6.22 The site is in any event accessible to services and facilities that West End and the locality has to offer. Section 2 of the Transport Statement outlines that the site is situated within walking/cycling distance of several local amenities and services in the local area and Hampshire County Council in their pre-application response as highway authority deemed the site to be accessible and sustainable.
- 6.23 A summary of the site's proximity to these facilities and the associated walking and cycling times is provided in Transport Statement Table 3.

Amenity	Approximate Distance	Approximate Walking Journey Time	Approximate Cycling Journey Time
Bus Stop	315m	4 Minutes	2 Minutes
Convenience Store (Three Diamonds)	350m	4 Minutes	2 Minutes
Restaurant (Full House Chinese Takeaway)	1km	13 Minutes	4 Minutes
Thornhill Park Post Office	1.1km	13 Minutes	4 Minutes
Sangha Pharmacy	1.1km	14 Minutes	4 Minutes
Convenience Store (Morrisons)	1.1km	14 Minutes	4 Minutes
Convenience Store (Tesco Express)	1.2km	15 Minutes	5 Minutes

Table 3: Summary of Local Amenities

6.24 In accordance with Policy DM25 (2, b) the site is demonstrably close to local facilities.

Policy DM25 (2, c)

2. The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:

c. well integrated into the local community.

6.25 The submitted Design and Access Statement demonstrates how the development will be well integrated physically and visually with the local surroundings.

6.26 The Carterwood Planning Needs Assessment demonstrates how the development will meet a community need for more older persons' care accommodation. Paragraphs above have shown how the site is ideally located to benefit from local shops, services and facilities.

6.27 A key requirement for operators of a care home is the availability of an incumbent population catchment to provide staff for the development, which this location provides. Staff, visitors and residents that are mobile will be able to travel to the facilities by a range of travel options (other than the private car) in accord with measures promoted by and set out in a Travel Plan.

6.28 In accordance with Policy DM25 (2, c) the site will be well integrated into the local community.

6.29 The development is considered to fully accord with Policy DM25 criteria and should therefore be supported in accordance with the policy.

A TILTED BALANCE UNDER PARA 11 OF THE NPPF

- 6.30** Even though the site lies within defined countryside in the adopted local plan, the above paragraphs have demonstrated that this proposal accords with the development plan by virtue of Policy DM25 and should therefore be accepted in principle. In addition to this point, it is our view that whilst the local plan supports the provision of specialist housing for older people through Policy DM25, it is not quantified in the plan what the need for care home beds is in the Borough across the plan period (e.g. in the same way as it is for housing, employment etc) and consequently we need to explore whether the tilted balance should be engaged in this case. .
- 6.31** The local plan does not allocate or identify sites for the provision of specialist care accommodation under use class C2 to meet such need, instead relying on what is effectively a ‘windfall’ and market-led approach to delivery.
- 6.32** Whilst delivery of accessible accommodation is supported through Policy DM29, no comparable policy is provided that caters for the delivery of care home beds specifically alongside the delivery of other general forms of housing during the plan period.
- 6.33** In this context, it is worth noting that the pattern of housing delivery set out in Strategic Policy S2 results in a shortfall of 2,614 dwellings against the identified plan target of 14,580. The local plan acknowledges this shortcoming stating this is primarily due to the deletion, as recommended by the Local Plan Examination Inspector, of the Strategic Growth Option which had been proposed in the submitted version of the plan.
- 6.34** Paragraph 4.11 of the plan suggests that due to the scale of development currently committed and under construction this shortfall in dwelling supply will occur in the latter years of the plan period and as a result, the Inspector recommended that this shortfall be addressed in an early review of the local plan. However, such a review has not yet been commenced, adding further uncertainty as to the location and type of development to be delivered later in the plan period, including on large sites.

- 6.35 The local plan therefore says nothing in terms of how it will meet the needs of older people in accordance with national policy and guidance when it comes to care home beds, particularly late in the plan period.
- 6.36 Carterwood's Planning Needs Assessment demonstrates a quantitative need for care beds on a borough-wide and catchment basis and highlights a shortfall in delivery now and into the future.
- 6.37 In the absence of any adopted policies in respect of care home provision, and the clear evidence which points to there being an unmet need for care home accommodation at the Borough and local level, the Framework's tilted balance is engaged.

THE PLANNING BALANCE

- 6.38 This section sets out the basis for assessment of the proposals, where the tilted balance is engaged, and analyses the suitability of the proposed development in the context of local and national planning policy.
- 6.39 In applying the tilted balance, this section demonstrates that the site is assessed as being in a sustainable location, and represents sustainable development, in accordance with the NPPF. It sets out the benefits of the proposals and demonstrates that there are no adverse impacts of the development that would significantly and demonstrably outweigh those benefits, when assessed against the policies of the NPPF as a whole. It is also confirmed that those benefits of the scheme, along with any other material considerations, can be considered to outweigh any adverse impact, when weighed in the planning balance.
- 6.40 Reference is made in this section to assessments set out in the technical reports that have been submitted in support of the planning application, which should be referenced alongside this Planning Statement.

HARM - DEVELOPMENT OUTSIDE OF THE 'URBAN EDGE' IN 'COUNTRYSIDE'

- 6.41** Policy S5 of the local plan seeks to restrict development in the 'countryside', however this restraint is not absolute and needs to be weighed against the provisions of Policy DM25 and the critical need to provide development for older people on a site that is previously developed, has permission for a replacement dwelling, is surrounded on three sides by development and well located in all other respects for the development proposed.
- 6.42** Policy S1 of the local plan outlines the characteristics new development in the Borough should have to be sustainable. The development of Moorhill complies with each of the eleven criteria a-k listed in part 1 of Policy S1 as demonstrated by the suite of reports and assessments forming this application.
- 6.43** As required by part 2 of Policy S1, Highwood as applicants have undertaken pre-application consultation with the LPA. This has included engagement with key stakeholders and consultees (including presenting to the Design Review Panel). We have also undertaken engagement with the local community in the form of a public consultation (online and through an attended exhibition in a local venue) and have revised proposals positively in response to feedback received.
- 6.44** In accord with parts 3 and 4 of policy S1, the development of Moorhill will improve economic, social and environmental conditions in the area.
- 6.45** The plan advocates a hierarchical approach to development with Policy S2 promoting a sustainable pattern of development that maintains and enhances the role and function of settlements by directing the majority of all new development to the settlements listed in Table 1, including West End.
- 6.46** The site is located contiguous with the settlement boundary of the urban area of West End, which is a tier three (of four) settlement in Table 1 of the Local Plan, but is also on the edge of the major conurbation comprising the City of Southampton. The local plan at paragraph 6.5.36 notes that in terms of its built form, the settlement has effectively merged with Southampton and there is no settlement gap between the two.

- 6.47 Any harm arising from the site location should be afforded **limited weight** in the planning balance.

BENEFITS OF THE PROPOSALS

DEVELOPMENT OF THE SITE FOR A CARE HOME IN A SUSTAINABLE LOCATION

- 6.48 It has already been demonstrated under the DM25 analysis that the site is in an appropriate location for a care home, close to public transport, local services and facilities and can be integrated into the local community.
- 6.49 The redevelopment of a brownfield site in a sustainable location that has access to services and facilities, immediately adjacent to the urban area of West End and Southampton, for a care home that will make provision for a recognised need and contributing to housing supply, will have social and economic benefits. Where it will be built out in accordance with sustainable design principles, the care home proposals will include for environmental protection and enhancement.
- 6.50 Those associated social, economic and environmental benefits of the proposal are set out further below.
- 6.51 Development of a previously developed brownfield site in a sustainable location for a care home should be afforded **significant weight**.

BENEFIT - PROVISION OF SPECIALIST ACCOMMODATION FOR OLDER PEOPLE: MEETING QUANTIFIED NEEDS THAT ARE NOT CURRENTLY BEING MET

- 6.52 The proposed development will provide specialist accommodation to meet the needs of all aspects of elderly care provision including nursing, personal and dementia care in single rooms with supporting communal facilities. To understand how important this benefit is, it is necessary to understand the critical need to make provision for housing for older people.

An Ageing National Population

- 6.53** The elderly population in the UK is set to grow dramatically over the coming years (see Fig 1 below, taken from the Carterwood Planning Need Assessment accompanying this application), and the predicted rapid increase in the elderly population is likely to continue to drive demand for both non-residential care and other accommodation options, including care home beds.

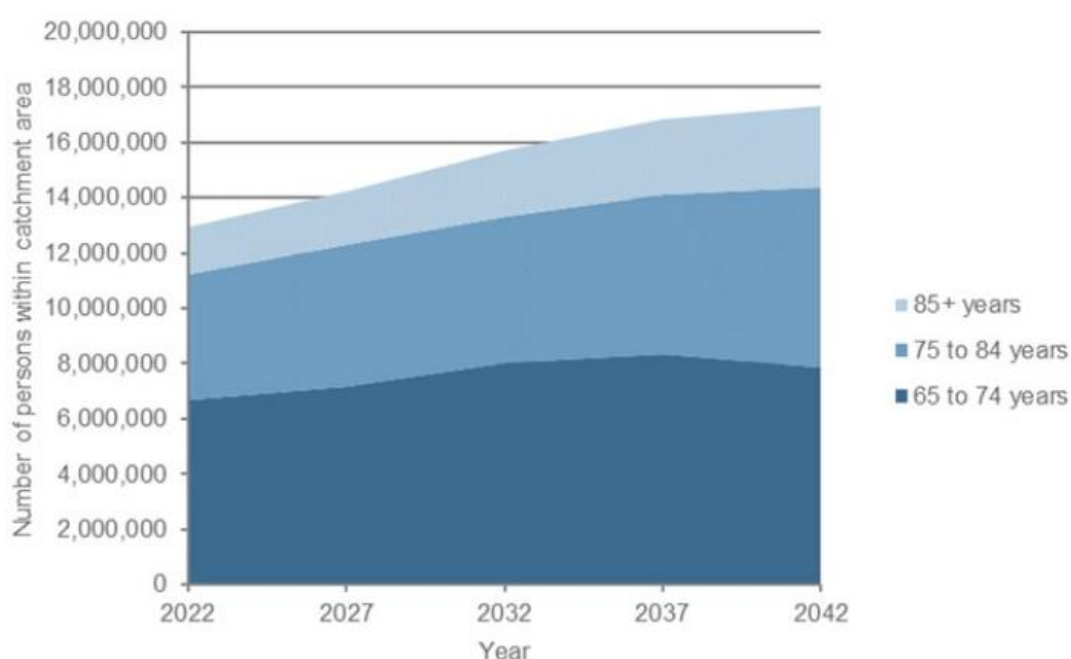


Fig 1 – UK population growth 2022 – 2042 (2011 Census, Government population projections)

- 6.54** National Planning Practice Guidance identifies that in mid-2016 there were 1.6m over-85s and this will double to 3.2m by 2041.
- 6.55** Carterwood also highlight that over a longer term period but within a generation, the percentage of the UK population over the age of 85 is projected to multiply more than four times, from c. 1.68 million in 2020 (2.4 per cent of the population) to c. 7.09 million in 2111 (8.7 per cent of the population), while the 75- to 84-year-old segment will rise from c. 4.17 million in 2020 (6.3 per cent of the population) to c. 7.69 million in 2111 (9.4 per cent of the population).

- 6.56 In the national context, Carterwood find that the increasing dependency levels of those who require care in a care home mean that accommodation must be fit for purpose and flexible, to enable personal and nursing care to be provided effectively and safely.
- 6.57 There are a number of issues for the sector to address to enable it to keep pace with the projected demand for high dependency care beds. Increasing market expectations, social care funding and staff recruitment are all pertinent, and more recently, Coronavirus has had a significant impact.

A 'Critical' Need and Clear Priority of Government

- 6.58 It is a clear priority of Government to meet the housing needs of the United Kingdom's ageing population.

The NPPF defines older people in its Glossary:

Older people: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

- 6.59 Paragraph 60 of the NPPF sets out the Government's aim of significantly boosting the supply of houses in the country. It also requires that the needs of groups with specific housing requirements are addressed.
- 6.60 Paragraph 62 of the NPPF states:
- "Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)".*

6.61 The importance and urgency to plan for specialist housing for older people is also emphasised in the National Planning Practice Guidance (NPPG) on ‘Housing for older and disabled people.’

6.62 In the section titled, “Why is it important to plan for the housing needs of older people?” the need to provide housing for older people is described as ‘critical’, inferring a sense of crisis and importance:

“the need to provide housing for older people is critical.”

6.63 The guidance then emphasises why this is the case:

“People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.”

6.64 In relation to the preparation of local plans, the NPPG (para ID: 63-006) states that,

“authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people” and that these policies should set out “how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require”. The same paragraph also recommends that authorities could provide “indicative figures or a range for the units of specialist housing for older people needed across the plan area throughout the plan period”.

- 6.65 The NPPG (para ID: 63-012) is also clear that local plans should make provision for older people's housing, stating,

“Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate”.

Hampshire County Commissioning

- 6.66 Carterwood have reviewed the current commissioning position in Hampshire, referencing several key relevant documents:

- Hampshire County Council: Market Position Statement 2022, Residential and Nursing
- Hampshire Joint Strategic Needs Assessment 2021
- Ageing well in Hampshire: Older People's Well-Being Strategy, 2016 – 2019

- 6.67 Carterwood highlight that Hampshire County Council's social care strategy is in line with the majority of commissioning councils across the country in that it is seeking to reduce the amount of personal care in residential care homes it commissions in favour of enabling older people to live in their own homes and maintain their independence for as long as possible. Demand for high dependency nursing and dementia care provision in care homes will, however, continue to rise in line with the growing elderly demographic.

- 6.68 The Market Position Statement identifies an aging population within the county, and forecasts 'significant growth in the county's 65+ population'. Hampshire JSNA states that the county has an older than average population where people 'aged 70 years and over, make up 16.6% of the population compared to 13.4% nationally.'

- 6.69 The Market Position Statement identifies that 'there will be an increasing need for specialist provision for people with complex and long-term conditions'. The Ageing well in Hampshire report recommends that 'the ongoing work and commitment to build dementia friendly communities should continue'.

- 6.70** The proposed scheme will provide well-specified care accommodation with dedicated dementia and high dependency care provision.
- 6.71** Many of those who would occupy the proposed care home will be self-funded and the quality of care and accommodation together with proximity to family and friends will be major drivers in the decision-making process, rather than the commissioning intentions of the local authority.
- 6.72** Carterwood conclude that sufficient care home bedspaces, suitable for those with higher level nursing and dementia care needs, should be made available for both funded and self-funded older people who require well specified, specifically designed care home accommodation that enables care to be administered most effectively and efficiently, within a supportive environment.

Carterwood Need Analysis – Eastleigh Borough and 5-mile Market Catchment

T3 Need analysis summary (2025)				
Basis of assessment	All beds		Dedicated dementia	
Type of care	Market	LA	Market	LA
Need				
All bed/specialist dementia need	2,107	976	870	403
Occupancy capacity allowance	176	82	73	34
Total need	2,283	1,058	943	437
Supply				
Existing elderly en-suite	1,910	855	432	130
Existing elderly wetroom	1,068	516	307	130
Planned beds (to 2025)	285	151	96	50
Total supply (en-suite)	2,195	1,006	528	180
Total supply (wetrooms)	1,353	667	403	180
Net need				
Elderly en-suite	88	52	415	257
Elderly wetroom	930	391	540	257

Extract from Carterwood Planning Need Assessment – Table 3 – Need Analysis Summary (2025)

6.73 The Carterwood Planning Need Assessment makes the following conclusions and recommendations:

- Carterwood's assessment based on 2025, the earliest the proposed care home could be available, indicates a net need for 88 minimum market standard care beds in the market catchment and 52 in the Eastleigh Borough Council local authority area.
- In terms of net need for dedicated dementia beds in 2025, their analysis indicates a substantial shortfall of 415 minimum market standard care beds in the market catchment and 257 in the Eastleigh Borough Council local authority area.
- Their analysis of net need for care home bedrooms providing full en-suite wetrooms, which is considered a more relevant measure, indicates a net need for 930 and 391 care beds in the market and local authority area, respectively, including 540 and 257 dedicated dementia beds.
- Even based on minimum market standard beds, the shortfall is expected to increase to 728 and 315 in the market and local authority catchments, respectively, by 2035, assuming that existing supply and prevalence rates remain constant and all currently planned supply is developed, reflecting the sustained and escalating nature of need.
- Hampshire County Council commissioning identifies key demand drivers for new care home beds, particularly for nursing and dementia care, given the expected growth in the elderly demographic. Based on the market catchment, a good proportion of those requiring care will be self-funded, and their choice of care home will therefore be based on location, quality of care and accommodation, and proximity to friends and family, rather than funding alone.
- Carterwood consider there to be an increasing unmet net need for additional elderly care home beds of at least minimum market standard within both the market catchment and local authority area.
- The proposed care home will be capable of caring for residents of all dependency levels, including those who require dementia care within a specialist unit, with well-specified, flexible, infection-compliant care accommodation to enable care to be administered most effectively.

Contribution Towards Meeting the Un-met Needs

- 6.74** Given the conclusions of Carterwood and statistics contained above, it is demonstrated that demand for care beds is not currently being met by existing supply.
- 6.75** Furthermore, the urgent demand for beds will be compounded by the projected rise in older people within ageing national and local populations. This demand will not be met unless the creation of new beds is accelerated.
- 6.76** Even with the beds to be created by the proposed development at Moorhill, there will be insufficient supply to keep pace with projected demand.
- 6.77** Given the lead time of approximately 2-3 years to establish a new home (i.e. by year 2025 for the purposes of assessment), demand will have already and is expected to continue to rise beyond and at least until 2043. Demand is also likely to increase further through the loss of existing beds brought about by closure of smaller facilities elsewhere as a result of becoming financially unviable or unfit for purpose.
- 6.78** The recently adopted Local Plan Policy DM25 – ‘Delivering older people’s housing’ supports the delivery of specialised care provision subject to criteria being met, but does not specifically allocate any sites to cater for this identified need.
- 6.79** The analysis demonstrates that there is a significant and immediate need for care home accommodation in the catchment area. Whilst other developments have been approved, these will absorb only a small proportion of the unmet need identified and the residual shortfall in bed spaces.
- 6.80** The report concludes that there is a significant and increasing unmet need for new market standard elderly care home provision suitable for residents of all dependency levels, and particularly for those who require dementia care.

Provision of Modern, Purpose-Built Care Facilities

6.81 Carterwood highlight in Section 8 of their PNA that the national requirement for the development of new elderly care home beds is growing. Key issues for the sector include the:

- Significant and growing incidence of dementia in older people;
- Increasing dependency levels of service users means that care home accommodation must be both suitable and flexible to enable care to be provided effectively and safely;
- Increasing expectations from the market and regulators in terms of spacious, well-appointed accommodation suitable for caring for those with high level care needs in privacy and with dignity;
- Continued use of care homes in converted buildings that are potentially unsuitable for continued use in their current configuration without physical adaptations to the property;
- Impact of increased numbers of older people on the NHS and wider health care policy as levels of dependency grow;
- Impact on and responsibility for funding social care over the coming decades;
- Additional requirement for extra care and other forms of housing with care as an alternative to care homes providing personal care, when considered to be suitable;
- Care Act 2014;
- National Living Wage and its implications on staff retention and recruitment;
- Sustainability of certain care homes less able to benefit from economies of scale;
- Impact of Brexit;
- Impact of COVID-19 in the short, medium and longer-term.

- 6.82 In response to changing demographics, market-based and regulatory factors, the proposed scheme will provide modern, spacious, COVID-19-compliant care accommodation suitable for the care needs of the local elderly population as evidenced by Carterwood, reducing the burden on local health systems.
- 6.83 This proposal will contribute to meeting the Borough's needs for housing for older people, and more specifically in helping to address the identified undersupply of care-beds locally. By providing a better choice of modern, purpose-built accommodation to suit their changing and increasing care needs, those living locally could remain within their local community – helping them to feel more connected to their communities, which would be of great comfort and support to them, and those visiting them.
- 6.84 This is a clear benefit of the proposal, which should be afforded **significant weight**.

BENEFIT - REDUCED BURDEN ON HEALTH AND CARE SYSTEMS

- 6.85 People in the UK are living longer than ever before, but we are also living with a greater range of age-related illnesses and life-limiting conditions. An estimated 4 million older people in the UK have a limiting long-standing illness. This includes 36% of people aged 65-74, and 47% of those aged 75+(ONS DFLE and Life Expectancy, 2016).
- 6.86 The impact of the ageing population on our health and care systems can be severe. The older we get, the more likely we are to need access to care and support. Ideally this would be provided in our homes. Yet due to limited availability and resources, publicly provided care is not always easy to secure. Our existing homes, particularly older stock are not always straightforward to adapt to meet our needs as we get older and our care needs change over time.
- 6.87 The result is that an increasing number of older people are living in accommodation that no longer meets their needs, and a high proportion of hospital admissions are linked to older people having accidents in the home, such as slips, trips and falls.

- 6.88 Older people being admitted to hospital can put a significant strain on the system. Despite being well enough to leave hospital after treatment, many older people cannot be discharged because their home is unsuitable for their ongoing needs during recovery, or the care and support they need is not available in the community.
- 6.89 As hospital stays become increasingly shorter due to delayed discharge legislation, rehabilitation within a care home is often considered as a short-term measure. For those with high dependency nursing needs or dementia, 24-hour care within a care home setting may be the only suitable long-term option.
- 6.90 Carterwood highlight the issues in Section 17 of their Planning Need Assessment report. Significantly above the average for England pre-pandemic, the level of delayed discharged (aka 'bed blocking') in Hampshire highlights a failing of the Health & Social Care system. If the system were functioning with zero bed blocking through more effective use of care home beds or suitable adaptable specialist retirement housing, this would reduce reliance on the NHS.
- 6.91 Care homes have the capacity to ease pressure on local healthcare services also. Section 19 of the Carterwood report examines this. An example could be where a GP may hold a single in-house surgery visit at the care home and see several patients in a single session – reducing by comparison the overall number of trips (home visits) that might be needed for a GP to see individual patients were they at home individually elsewhere. Alternatively, it reduces the number of trips needed for frail or unwell residents to have to travel individually to GP surgeries.
- 6.92 In addition, the presence of care and / or nursing staff at a care home can also reduce the need for GP trips in the first place as services / care can be provided at source, negating the need for GP surgery involvement or call-out.
- 6.93 Further, the pressure on GPs will not be a direct result of the proposed development – demand is not created, it is catered to, and the proposed scheme will provide a much-required care facility to help battle the rising demographic pressure in the area.
- 6.94 This is a clear benefit of the proposal, which should be afforded **significant weight**.

**BENEFIT - CONTRIBUTION TO HOUSING LAND SUPPLY AND A MORE
EFFICIENT HOUSING MARKET**

Delivery of Housing

- 6.95** The NPPF at paragraph 60 sets out the Government's objective of significantly boosting the supply of homes, and the importance of a sufficient amount and variety of land coming forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 6.96** In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 043, ref. ID: 3-043-20180913) states that local planning authorities should 'count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'.
- 6.97** To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data. This is 'to establish the amount of accommodation released in the housing market.'
- 6.98** The 2011 Census estimated that there were 97,048 adults (aged 16 or over) living in 52,176 households in Eastleigh. This provides a ratio of 1.86 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9.
- 6.99** Where this ratio is applied to the proposals, the 70-bedroom care home would provide for the equivalent of 37 new dwellings, to be included in the LPAs Housing Delivery Test and where it would provide a contribution to the 5YHLS.

This is a useful contribution when considered against the fact that the recently adopted local plan Policy S2 does not provide for enough homes to meet the identified plan target across the plan period.

Release of Family Housing in the Local Market

- 6.100** Care home provision can contribute to addressing wider housing market concern, by releasing residents' homes onto the market for families and younger people. Often, people who move into care homes are moving from larger, family-sized homes, quite often within the local area (being close to existing family often). When this happens, there is the potential to either sell or rent out the original home, contributing to the wider supply of housing.
- 6.101** Households have been shrinking for four decades, while dwelling sizes have not changed much. The existing stock is skewed towards family homes, with 60% having three or more bedrooms (CSFI report, Too Little Too Late? Housing for an Ageing Population, 2020).
- 6.102** The UK has nearly 29m households, with an estimated 2.86 bedrooms per dwelling. This equates to about 82m bedrooms, of which just over 15m are 'surplus', using reasonable assumptions about the number needed for different sizes of household. The trend towards decreasing household size is projected to inflate this bedroom surplus to 20.3m in 2040 (CSFI report, 2020).
- 6.103** The surplus is concentrated in the older age group. For the 65+ cohort, the number of surplus bedrooms is on track to almost double from 6.6m in 2000 to 12.8m by 2040, unless behaviour and public policy change. The youngest households have a bedroom deficit (CSFI report, 2020).
- 6.104** Under-occupation of the housing stock caused by an ageing population has created a dysfunctional housing market. Older households are only 40-60% efficient based on space usage, whereas space is at a premium for younger ones.
- 6.105** Far too few dwellings are being built that cater for older people. Retirement housing has only accounted for about 125,000, or 2%, of all new homes built since 2000, but each year around 700,000 people turn 65 years of age (CSFI report, 2020).

- 6.106** With the number of households growing more quickly than the population, average household size is set to continue its decline. This causes increasingly inefficient use of the housing stock. The number of ‘surplus’ bedrooms is forecast to exceed 20m by 2040, 60% of them in older households (CSFI report, 2020).
- 6.107** The proposals will provide an opportunity for residents to move to a specialist form of accommodation to meet their individual needs, but to be shared with people with similar needs and with a level of management and support available. At the same time, the release of their previous homes can help provide a more efficient housing market.
- 6.108** These benefits to supply and efficiency of the local housing market should be afforded **significant weight**.

BENEFITS – LOCAL ECONOMY

Jobs

- 6.109** In addition to the economic benefits associated with cost savings for the NHS and social care system, the development of care homes brings direct economic benefits to the communities in which they are located through employment.
- 6.110** Typical jobs available in older persons housing include roles in care provision, housekeeping, laundry, catering, maintenance, estate management and gardening.
- 6.111** Additional jobs are created during the construction phase, which contribute a significant injection of expenditure for the local economy.

Local Spend

- 6.112** Other economic benefits arise through use of local suppliers by the care home operators, increased use of local shops and businesses by residents, their visitors and staff.

Increased Receipts to Local Authority

- 6.113** The development will realise direct funding benefit to the local authorities through increased council tax revenues and business rates revenues. In addition, the development accords with the Council's economic growth strategies.
- 6.114** The development will contribute towards the provision of local infrastructure through developer contributions to be secured by way of Section 106 Legal Agreement in accordance with the Community Infrastructure Levy Regulations.

Jobs and Economy

- 6.115** The proposed development will bring extensive economic benefits to the local community, securing economic growth and creating jobs in the local area, in line with the NPPF and in accordance with the Council's economic growth strategies. These are considered major benefits of the proposed development, meriting **significant weight**.

BENEFITS – HIGH QUALITY DEVELOPMENT

- 6.116** Paragraph 126 of the NPPF outlines that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This is reiterated in Policy DM1 of the Local Plan which seeks to ensure that all development is of good design.
- 6.117** In this regard, it is considered that the proposed care home will deliver a high-quality design that will complement the character of the area and create an attractive place to live. The submitted Design and Access Statement describes the proposed design of the scheme and the rationale for achieving the high-quality outcomes needed to reflect the location.
- 6.118** The constraints and opportunities posed by the site have been identified at the outset and have informed the proposed scheme. In terms of constraints, for instance, the retention of trees to the boundaries and within the site has been considered from the outset with enhancement proposed to help improve the relationship of the site to the

boundaries while also protecting the site and enhancing the distinctiveness of the area, whilst providing site access that meets the necessary technical requirements.

- 6.119 An analysis of the local character has been carried out, which has influenced key decisions on built form, height, appearance, materials and the planting strategy for the development, which has reflected the comments of officers during the pre-application liaison process.
- 6.120 The residential amenities of the closest neighbours in Moorhill Road (and new residents) will be preserved. The nearest neighbours in Moorhill Road are circa 63m away with intervening boundary trees acting as a significant screen between.
- 6.121 An attractive external appearance has been designed by Harris Irwin Architects and Deacon Design, appropriate to the locale with use of quality external materials on buildings and external landscaping.
- 6.122 The building has been designed to ensure it sits as low as possible in the surrounding town and streetscape, adopting a design concept that reflects its context between two water reservoirs – an approach appreciated by the Design Review Panel.
- 6.123 The layout, design and landscaping of the development has been influenced by the feedback received from the DRP, officers and local community in pre-application engagement.
- 6.124 The delivery of a high-quality development that creates a successful place should be noted as a benefit of the proposal, which can be afforded **moderate weight** in the planning balance.

BENEFIT – PROVISION OF BIODIVERSITY AND ECOLOGICAL ENHANCEMENTS

- 6.125 Policy DM11 of the local plan sets out that the Council will work with developers to protect, conserve, and enhance biodiversity through a range of measures, including a net gain of biodiversity on all development sites.
- 6.126 The application is supported by an Ecological Appraisal prepared by Tetra Tech and supporting surveys and assessment reports. This includes a Biodiversity Net Gain

Assessment in support of the application which concludes that the development would result in a net gain of 0.31 habitat units (15.19 %) and a gain of 1.03 hedgerow units (322.23 %) with trading rules also satisfied.

6.127 The Tetra Tech reports demonstrate that the proposals accord with the local plan and paragraph 174 of the NPPF, as the proposed care home would seek to ensure that protected species are protected, conserved and enhanced with appropriate mitigation proposed where necessary, and provides net gains for biodiversity. Mitigation measures will be put in place to be secured by way of Section 106 legal agreement to ensure that there will be no impact upon international or European designations as set out in the Tetra Tech reports.

6.128 These benefits of the proposals should be afforded **moderate weight**.

BENEFIT – A CARE HOME BUILT WITH SUSTAINABILITY MEASURES

6.129 A Sustainability Statement is submitted in support of this application, prepared by Turley which sets out the range of measures that will be incorporated into the proposed scheme, resulting in a high-quality, energy and resource efficient development.

6.130 In recognition of the climate emergency and local policies relating to climate change (predominantly Policies S1, DM2, and DM3, the development will incorporate a range of measures to reduce carbon emissions, mitigate the effects of climate change, and to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Targeting a BREEAM Excellent rating.
- Use of passive design measures, ASHPs, and solar PV to reduce grid energy demand, helping mitigate the effects of climate change and reducing carbon emissions by 17% over Part L 2013.
- Reduced emissions associated with private car travel though development in a sustainable location, with access to public transport and amenities, and provision of cycle storage.
- Encouraging electric vehicle uptake by providing three EV charging spaces, equivalent to 10% provision.

- A design which has considered the embodied carbon associated with construction materials and selected sustainable products where possible to reduce environmental impacts of construction.
- A design which reduces the risk of overheating at current and future climate scenarios.
- Targeting two credits under BREEAM Wat 01 by reducing flow rates, flush volumes, and specifying water efficient kitchen equipment.
- Development in Flood Zone 1, and incorporation of SuDS including permeable paving, rain gardens, surface water attenuation, and below ground geo-cellular infiltration to ensure that post development surface water-run off is managed up to 1-in- 100 year storm events with a 40% allowance for climate change.

- 6.131** Highwood Homes Limited is committed to the delivery of a sustainable, high quality care home, which provides economic and social benefits; protects and enhances the environment and mitigates and adapts to the effects of climate change.
- 6.132** The sustainability measures represent a benefit, which should be weighed in favour of the scheme with **moderate weight** given.

OTHER MATERIAL CONSIDERATIONS / TECHNICAL MATTERS

- 6.133** Further to matters which are likely to result in identified ‘harm’ or ‘benefit’ from development, there are several other matters to be considered in the Planning Balance. Those relevant to this application are summarised below and effectively attract ‘**neutral-weight**’ either for or against the development in the planning balance, other than in the fact that they demonstrate compliance with the provisions of the development plan and compatibility with the NPPF, when taken as a whole.

HIGHWAYS AND ACCESS

- 6.134** A Transport Assessment has been submitted alongside this statement and demonstrates the suitability of the site for a care home in terms of transport, being accessible on foot, by cycle and by using public transport. It is demonstrated that the effect of the increase in traffic on the local highway network would be negligible and

that satisfactory provision is to be made for access and egress to and from the site and an internal layout and level of parking provided, appropriate to serve the new care home.

- 6.135** 23 parking spaces, with 2 designated for disabled users and a service delivery bay is to be provided. Furthermore, recent BREEAM standards emphasise the increased demand for electric vehicles and state that 10% of parking must be provided with electric charging spaces. Three of the proposed parking bays will be supplied with EV charging points, with the remainder being provided with necessary EV infrastructure to facilitate future installation, subject to operator demand.
- 6.136** 12 secure, covered cycle spaces will be provided and along with a range of measures set out in an accompanying Travel Plan will promote alternative forms of travel to the private car.
- 6.137** As such it is considered that the proposed development will accord with Policies S1, DM1 and DM13 and DM14 of the adopted Local Plan.

HERITAGE AND ARCHAEOLOGY

- 6.138** The Archaeological and Heritage Technical Note prepared by EDP demonstrates how the proposals conserve the Borough's historic environment in accordance with Policies DM1, DM12 and the NPPF.

TREES AND ARBORICULTURE

- 6.139** The application proposals retain important mature trees and tree belts (see the Arboricultural Method Statement prepared by James Fuller Arboriculture and DAS) and incorporates a high-quality landscaping scheme designed by Deacon Design that proposes the planting of circa 30 new trees across the application site and which has been informed by the Ecological Appraisal and advice provided by Tetra Tech.
- 6.140** The AMS confirms that:
- A total of 26 (twenty-six) individual trees, 2 (two) groups of trees, sections of 2 (two) groups of trees, 1 (one) hedge and 1 (one) woodland will be retained within and adjacent to the site as detailed within the report.

- There are 7 (seven) Individual trees 1 (one) group of trees, sections of 2 (two) groups and 1 (one) hedge that will be removed to facilitate the proposed development.
- 8 (eight) 'U' Grade trees (Trees 21, 24, 27, 28, 30, 31, 32 and 38) located within the site will be removed regardless of any proposed design layouts.
- The proposed landscaping plan by Deacon Design shows that approximately 30 (thirty) new trees will be planted on the site.

FLOOD RISK AND DRAINAGE

- 6.141** The Flood Risk Assessment and Drainage Strategy prepared by Paul Basham Associates demonstrates compliance with Policies DM5 and DM6.
- 6.142** Based on EA fluvial floodplain mapping, the entire development is situated in Flood Zone 1, land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (1% – 01% Annual Exceedance Probability (AEP)).
- 6.143** The application is supported by technical information on proposed drainage and SUDS and meets the policy requirements that drainage systems must be designed to take account of events that exceed the normal design standard.
- 6.144** Most of the site is considered to be at very low risk of flooding from surface water, though there is a small, localised area at high risk of flooding near to the southern border. Building FFL and site levels have been raised above this level; however, this area is located within dense vegetation and the topography of the site falls away from the flooding, therefore it is not likely to cause risk to the site.
- 6.145** The FRA has demonstrated that the proposed development is fully compliant with the requirements of the development plan and NPPF. Issues relating to flood risk and drainage do not represent an obstruction to the proposals, and therefore should not hinder an approval for planning permission of the proposed development.

LIGHTING

- 6.146** Tetra Tech have prepared a Lighting Assessment and lighting plans used to produce a model of the proposed development within DIALux software in accordance with the

appropriate criteria.

- 6.147** The assessment has concluded that the risk of the proposed scheme resulting in exceedances of either the ILP pre-curfew or post-curfew obtrusive light limitations at local residential receptors will be low.
- 6.148** Following the installation of appropriate lighting as detailed in this report, the risk of the proposed development resulting in exceedances of 1 lux along potential bat foraging/commuting routes and dark corridors is low at all ecological receptor locations.
- 6.149** The assessment demonstrates that there is a low risk of significant adverse impacts on local sensitive residential and ecological receptors, and that the proposed development does not conflict with any national or local planning policies regarding lighting.
- 6.150** The proposals therefore accord with the NPPF and local plan Policy DM8.

NOISE

- 6.151** A Noise Assessment prepared by Tetra Tech accompanies the application. This utilises NPPF test points against which the proposed development is assessed.
- 6.152** Considering these points, the following conclusions can be drawn:

NPPF paragraphs 170 (e) and 180 (a)

- 6.153** In considering the NPPF test in section 170 (e), the proposed development is not expected to have an 'adverse impact' on health or quality of life. Similarly, with regard to NPPF section 180, point A, it is considered that all 'adverse impacts on health and quality of life' (relating to noise) are mitigated by the use of the following mitigation:
- All facades will feature standard double glazing with a minimum sound reduction of R_w+C_{tr} 30 dB (e.g. 6/12/6mm double glazing) with the exception of facades exposed to Moorhill Road which will feature enhanced glazing with a minimum sound reduction of R_w+C_{tr} 35 dB. Nearly all

sensitive rooms will feature passive ventilation in order to meet both ventilation and internal ambient noise level criteria.

NPPF 180 (b), 182 and 183

- 6.154** The development site is not expected to affect local access to areas of tranquillity. Furthermore, it is considered that the mitigation measures outlined within the report are suitable to reduce any noticeable and intrusive noise from the surrounding environment within proposed sensitive spaces and therefore it is considered that existing businesses would not be restricted by the proposed development.

Planning Practice Guidance: Noise

- 6.155** The noise mitigation outlined within the report is sufficient to reduce the effects of identified sources of noise being currently emitted from the surrounding environment to prevent the adopted thresholds (within the context of BS 8233) and avoid the Significant Observed Adverse Effect Level (SOAEL).
- 6.156** The proposals therefore accord with the NPPF and local plan Policy DM8.

GROUND CONDITIONS

- 6.157** Omnia have undertaken an investigation into the geotechnical and geo-environmental factors pertaining to the planned redevelopment of the site which accompanies the application, which demonstrates accordance with local plan policy DM8 and the NPPF.

UTILITIES

- 6.158** A Utilities Assessment report has been prepared by Connect-It, which evaluates the existing utility infrastructure and any constraints in the site locality under the following criteria:
- **Existing Infrastructure** – review of existing assets, their location in regard to proximity to the site and their attributes.
 - **Point of Connection & Network Capacity** – identification of the anticipated point of connection to existing infrastructure to service the proposed development and review of expected network capacity.

- **Diversions & Disconnections** – summary of any expected diversionary works of existing assets to facilitate the proposed development including any disconnection of existing services.

6.159 The findings of the report have informed the constraints and opportunities analysis and scheme proposals as described in the Design and Access Statement and Utilities Assessment and accord with local plan Policy DM9 and national policy and guidance.

CONCLUSION ON THE PLANNING BALANCE

6.160 The table below summarises the harms vs benefits of the development to formulate a conclusion on the Planning Balance.

THE PLANNING BALANCE		
HARMS	NEUTRAL	BENEFITS
- Development outside of the 'urban area' in 'countryside' [limited weight]	- Highways and Access - Heritage and Archaeology - Trees and Arboriculture - Flood Risk / Drainage - Lighting - Noise - Ground Conditions - Utilities [all neutral weight]	- Care home in a sustainable location [significant weight] SOCIAL BENEFITS - Meeting quantified needs for specialist accommodation for older people that are currently not being met [significant weight] - Reduced burden on health and care system [significant weight] - Contribution to housing land supply and a more efficient housing market [significant weight] ECONOMIC BENEFITS - Benefits to the local economy through job creation, increased spend, and improved revenues for Las [significant weight] ENVIRONMENTAL BENEFITS - High quality development [moderate weight] - Biodiversity and ecological enhancements [moderate weight] - A care home built with sustainability measures [moderate weight]

- 6.161** It is concluded from the above and utilising the findings of the various technical assessments and reports that accompany the application that the provision of a care home on this site represents sustainable development under the terms of the NPPF when taken as a whole.
- 6.162** The development will provide social and economic benefits that warrant significant weight in the planning balance and environmental benefits that warrant moderate weight. By comparison, the identified harms warrant only very limited weight.
- 6.163** The provision of a 70-bed care home at Moorhill will make an important contribution to meeting the shortfall in provision against identified needs in a context where the adopted local plan is silent on how such needs are going to be met.
- 6.164** Such a benefit of the development must be given overriding weight in the planning balance, in accordance with the government's desire to boost the supply of specialist housing for older people in the context of the growing national and local need and the need to plan for older peoples housing being described as 'critical'.
- 6.165** There are no site-specific designations which indicate that the proposed development does not benefit from the presumption in favour of sustainable development. Furthermore, consideration of technical and design matters also illustrates that there is no policy conflict on such matters.

7.0 CONCLUSION

7.1 Highwood Homes Limited seeks full planning permission for:

Proposed 70-bed purpose-built care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition/clearance of existing site.

7.2 The analysis contained in Chapter 6 has demonstrated that the proposals are in accordance with the development plan, primarily Policy DM25 which supports the provision of accommodation suitable for the needs of older people subject to criteria, which, it has also been demonstrated, the development is in accordance with. In such circumstances, the NPPF at para 11 urges planning permission to be granted without delay as the proposals represent sustainable development under the terms of the Framework. There are no material considerations that would warrant a decision otherwise.

7.3 Should the council arrive at an alternative conclusion in this regard, there are significant relevant material considerations that weigh conclusively in favour of the proposals being granted in any event.

7.4 The development plan does not quantify needs or plan (by allocating appropriate sites to meet needs) for older persons specialist accommodation in the form of care home beds for the plan period. Local needs are not being met as demonstrated by Carterwood. A tilted balance is therefore engaged under paragraph 11 of the NPPF, where permission should be granted for the development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.5 The magnitude of the numerous benefits that will be secured from the development as outlined in Chapter 6 will far outweigh any low-magnitude harm identified and this is a decisive factor in the consideration of the planning balance in favour of permission being granted.

- 7.6** The proposals for the site have been informed and shaped by a suite of technical assessments, in liaison with stakeholders, consultees and the local community. This submission, including its supporting material, demonstrates that the proposals represent sustainable development in the context of the Framework and the adopted Local Plan.
- 7.7** In the absence of any adopted policies in respect of care home provision, and the clear evidence which points to there being an unmet need for care home accommodation at the Borough and local level, the Framework's tilted balance is engaged. Here, the balance tips firmly in favour of the proposed development being granted planning permission.

APPENDICES

1 – PUBLIC CONSULTATION INVITATIONS AND AREA OF ISSUE

2 – PUBLIC CONSULTATION EXHIBITION BANNERS

3 – PUBLIC CONSULTATION RESPONSES SUMMARY

APPENDIX 1

PUBLIC CONSULTATION INVITATIONS AND AREA OF ISSUE



HIGHWOOD

PUBLIC CONSULTATION

MOORHILL, MOORHILL ROAD, WEST END

PROPOSED NEW CARE HOME



Artist's impression of proposed new care home



Existing Site

As a local resident or business, we would like to invite you to our public consultation event regarding our proposals for a new care home ahead of a planning application being made to Eastleigh Borough Council later this year. The proposals can be viewed online or in person.

CONSULTATION DETAILS





HIGHWOOD

VISIT OUR PUBLIC EXHIBITION AT

ST JAMES' CHURCH
CHURCH HILL
WEST END
SO30 3AT

WEDNESDAY 22ND JUNE 2022 12:30PM - 7.30PM



MEMBERS OF THE HIGHWOOD TEAM WILL BE IN ATTENDANCE TO DISCUSS THE PROPOSALS AND TO ANSWER ANY QUESTIONS YOU MAY HAVE

**ALL EXHIBITION MATERIAL & COMMENT FORMS
WILL ALSO BE AVAILABLE ON OUR WEBSITE
FROM THE 22ND JUNE**

www.highwoodgroup.co.uk/moorhillcarehome

EMAIL: planning@highwoodgroup.co.uk



APPENDIX 2

PUBLIC CONSULTATION EXHIBITION BANNERS



HIGHWOOD

BANNER 1

WELCOME TO OUR CONSULTATION ON DRAFT PROPOSALS FOR THE DEVELOPMENT OF MOORHILL, MOORHILL ROAD, WEST END.

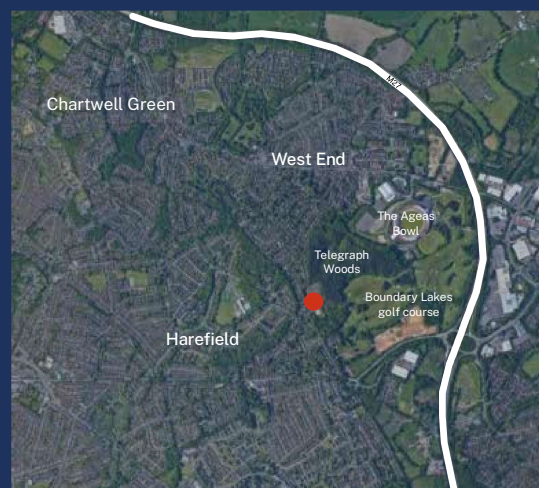
THE PROPOSALS COMPRISE THE DEVELOPMENT
OF A NEW STATE-OF-THE ART 70-BED CARE HOME
WITHIN HIGH QUALITY LANDSCAPED GROUNDS.

The site is previously developed brownfield land, contiguous with the existing settlement boundary of West End, in a location that is surrounded on three sides by existing development and on the other, by Telegraph Woods.

It represents an ideal location for the provision of high-quality modern specialist care accommodation for older people, being accessible and attractive to future residents, visitors and staff alike whilst causing minimal effects upon local residents and the surrounding area. The proposed care home beds will help meet identified needs and the ever-growing demand for such facilities locally across the Eastleigh borough and Southampton area.

The following 'Boards' explain the background and nature of our draft proposals. They set out the key considerations and benefits of the development and how you can make your views known ahead of a planning application being made to Eastleigh Borough Council.

Members of the Highwood team are available at the exhibition should you have any questions or wish to discuss. We welcome feedback or comments on any aspect of the proposals at the exhibition, online, by email or by post.



WWW.HIGHWOODGROUP.CO.UK



HIGHWOOD

BANNER 2

ABOUT HIGHWOOD - HIGH QUALITY HOUSING, CARE AND RETIREMENT SCHEMES

HIGHWOOD WAS FOUNDED OVER 30 YEARS AGO AS A PRIVATELY OWNED COMPANY WITH A COMMITMENT TO ACQUIRE LAND SELECTIVELY, BUILD SENSITIVELY AND SUSTAINABLY WHILST SETTING BENCHMARKED STANDARDS OF DESIGN AND CONSTRUCTION.

Since 1987, Highwood has built an inspirational portfolio of retirement living, care home and care village developments that cater for the needs of a new generation of discerning homeowners and those with specialist care and accommodation needs. We are sensitive to their priorities of security, comfort and peace of mind without compromising on luxury, good design, a delightful location and a thoroughly independent lifestyle.

We appreciate how retirement living brings its own set of unique needs, so we build in features that focus on safety and support, including 24/7 emergency medical assistance and expert on-site house management.



Every property is specified to the highest standards with beautiful, spacious interiors and the latest, energy saving features. We've created distinctive communities with exceptional facilities that include relaxing communal areas to entertain family and friends.

Our partnerships enable us to expand our reach into the care of resident with more specific needs, including dementia. Our partners are experienced and proven operators of high-quality care homes such as the one being proposed at Moorhill.



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HIGHWOOD

BANNER 3

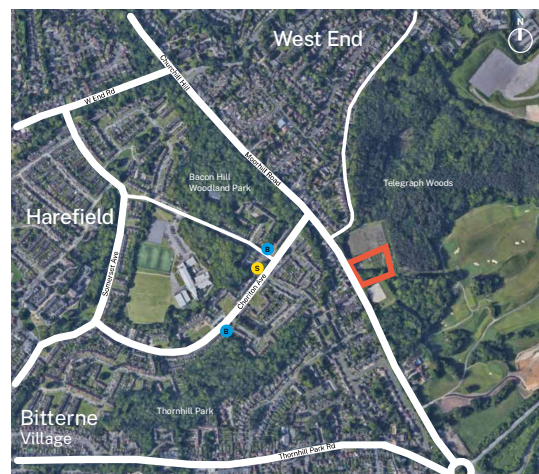
LOCAL AREA - SITE AND SURROUNDINGS

WEST END, HAMPSHIRE IS A PARISH IN THE BOROUGH OF EASTLEIGH, LOCATED APPROXIMATELY 5 KM NORTH EAST OF SOUTHAMPTON CITY CENTRE.

The site is located on the eastern side of the A27 Moorhill Road, approximately 100m south of the junction with Telegraph Road. The site is previously developed and has permission for a large replacement dwelling utilising the two existing accesses on to Moorhill Road.

It is bound to the north and south by two enclosed Southern Water reservoirs and to the east by Telegraph Woods. Beyond Telegraph Woods to the east is the Boundary Lakes golf course, Ageas Bowl cricket ground and the M27 motorway. The opposite side of Moorhill Road to the west is characterised by detached and semi-detached dwellings fronting the road which continues to the north and south along Moorhill Road.

The site is in an accessible location, close to existing shops, services and facilities. Convenience stores and other amenities can be found in Cheriton Avenue approximately 700m to the west of the site where the 13 Red bus service provides a half-hourly service into Southampton via Harefield and Woolston.



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HIGHWOOD

BANNER 4

THE SITE - CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

- Proximity and direct views towards water reservoir to the north of the site
- Need to protect important mature trees and ecology on and off site
- Potential exposure to road noise from Moorhill Road
- Uneven terrain to east of the site
- Need to provide safe access and egress to Moorhill Road
- Indirect views through trees to water reservoir and telephone mast to the south of the site
- Countryside planning designation
- Potential visual impact from recreational paths through Telegraph Woods
- Protect amenities of nearby residential neighbours



- KEY
- Site boundary line
 - Best opportunities for good views out from site across the woods
 - Heavier trees and bushes providing natural screening from the road and the neighbours
 - Best opportunity for Site access/ Site exit
 - Garden opportunity



- KEY
- Site boundary line
 - Direct views towards water reservoir to the north
 - Indirect views towards water reservoir to the south
 - Uneven terrain on site
 - Telephone mast
 - Dense tree mass
 - Potential road noise
 - Existing accesses to site from Moorhill Road
 - Potential visual impact

OPPORTUNITIES

- Dense tree massing acting as natural screen and protection from Moorhill Road and neighbouring properties with opportunities to improve
- Views towards Telegraph Woods to the east
- Opportunity for south/east facing gardens
- Scope for courtyard garden



HIGHWOOD

BANNER 5

PLANNING CONTEXT – A SUITABLE LOCATION FOR ELDERLY CARE

PLANNING POLICIES AT A NATIONAL AND LOCAL LEVEL SUPPORT THE PROVISION OF CARE HOMES WHERE THEY ARE PROPOSED IN THE RIGHT LOCATIONS TO MEET THE GROWING NEED FOR THIS TYPE OF SPECIALIST FACILITY AND PROMOTE THE ADOPTION OF GOOD DESIGN PRINCIPLES IN SCHEMES.

The site is located outside of, but contiguous with the settlement policy boundary for West End. However, as referenced in previous Boards, the site sits with built development to the north, south and west and is well contained visually by strong boundary vegetation to the east provided by Telegraph Woods.

Local Plan Policy DM25 states that new development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with Policy DM29 (access standards).

Policy DM25 states that the Council will support the provision of accommodation suitable for the needs of older people and that proposals should be:

- Located in sustainable locations with good access to the local transport network;;
- Close to local facilities that residents can ideally use; and
- Well integrated into the local community.

The proposed care home at Moorhill meets the DM25 criteria.

To be successful, it helps a care home to have:

- An attractive site in a readily accessible and prominent location
- Excellent public transport options to allow staff travel to the site
- Good connections to local services and facilities
- The right demographic and need profile
- Sufficient population density locally from which to draw staff.

The site is in an optimal location for a new care home utilising the above criteria.

Moorhill offers an opportunity to provide an attractive care home development in an accessible and sustainable location to suit the needs of the elderly in line with national and local planning policies.

"IT IS IMPORTANT THAT A SUFFICIENT AMOUNT AND VARIETY OF LAND CAN COME FORWARD WHERE IT IS NEEDED AND THAT THE NEEDS OF GROUPS WITH SPECIFIC HOUSING REQUIREMENTS ARE ADDRESSED."

PARAGRAPH 60 OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

"WHERE THERE IS AN IDENTIFIED UNMET NEED FOR SPECIALIST HOUSING, LOCAL AUTHORITIES SHOULD TAKE A POSITIVE APPROACH TO SCHEMES THAT PROPOSE TO ADDRESS THIS NEED."

NATIONAL PLANNING PRACTICE GUIDANCE



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BANNER 6

THE NEED FOR CARE AN AGEING POPULATION

THE POPULATION NATIONALLY AND IN THE LOCAL AREA IS BECOMING INCREASINGLY OLD AND THERE IS A GROWING DEMAND AMONGST OUR OLDER GENERATION FOR ADEQUATE CARE.

- The population of the UK is projected to continue to age. By 2050 one in four people will be 65 or over.
- It is projected that there will be an additional 7.5 million people aged 65 years and over in the UK in 50 years' time.
- In 1991 the over 65s numbered 9.1 million accounting for 15.8% of the population.
- By 2016 this had grown to 11.8 million or 18% of the population.
- The Office of National Statistics predicts that by 2041 this will have grown to 20.4 million or 26% of the population.
- The fastest increase being in the 85 and over age group with the number doubling between 2016 and 2041 from 1.6 to 3.2 million.

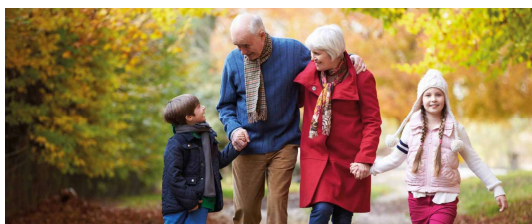
EXISTING CARE PROVISION

Providing a care home not only helps meet the need for specialist care; but as the occupants move out of their homes, they also free up much needed family sized housing elsewhere in the market. A preliminary needs assessment has been undertaken to identify the main requirements for a care home in the locality and they are summarised, by way of background, below:

There is a significant shortfall of fit-for-purpose beds in the area surrounding the Moorhill site, failing to provide local residents with a sufficient quantum of beds, let alone choice.

Bed Requirement (En-Suites) for all existing and granted homes:

Distance from Site	No. Beds	+/-
2 miles	188	shortfall
3 miles	193	shortfall
4 miles	175	shortfall
5 miles	411	shortfall
6 miles	683	shortfall
7 miles	950	shortfall



Of the existing care homes in a 3-mile catchment around the site:

- 24 of the 29 homes were first registered during or before 1998.
- Of the two homes first registered more recently than 2015, 1 has a CQC rating of 'Requires Improvement' and the other has not yet been assessed by the CQC.
- Of the total existing beds, 25% come without an en-suite.
- Of the 1,176 beds, only 220 are specialist dementia beds. There are a significant number of 'not fit for purpose' beds when trying to control the transmission of infectious diseases:
- In purpose-built properties, transmission rates are controlled by having en-suite beds and separate living spaces which, in turn, allow the element of segregation required to control the spread of infectious diseases. This would avoid having to lockdown the whole home and increase the risk posed upon simple tasks such as visiting communal toilets and living areas.
- Government research predicts that poor quality housing costs the NHS £2.5 billion per year. The demand for care homes is only likely to increase:
- Government research predicts that by 2037, there are predicted to be 1.42 million more households containing someone over the age of 85.
- Caterwood (a leading care consultant) issued research stating that there will be a shortage of 53,800 en-suite care home beds across the UK by December 2024.

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BANNER 7

THE PROPOSALS A 70-BED CARE HOME

DESIGN LAYOUT



The previously identified constraints and opportunities provide a framework for identifying potential development across the site. These are usefully identified in order:

1

After reviewing trees position and existing site accesses, best option is to utilise a one-way system in and out that provides safe access and egress to Moorhill Road without compromising or impacting upon important trees. As such, it is logical to set aside space to the South West of the site to provide parking, vehicular circulation and service loading bay.

2

There are very good opportunities for gardens and day spaces to the South and East of the site, these locations will enjoy good views across the woods and sunlight.

3

To avoid main views into the reservoir to the North of the site a U-shape footprint is proposed, with south-facing bedrooms, dayspaces and end-of-wings terraces. In ground floor, back of house is located along the northern boundary.

These ideas are expressed diagrammatically above and are the basis for the best location of the proposed building.

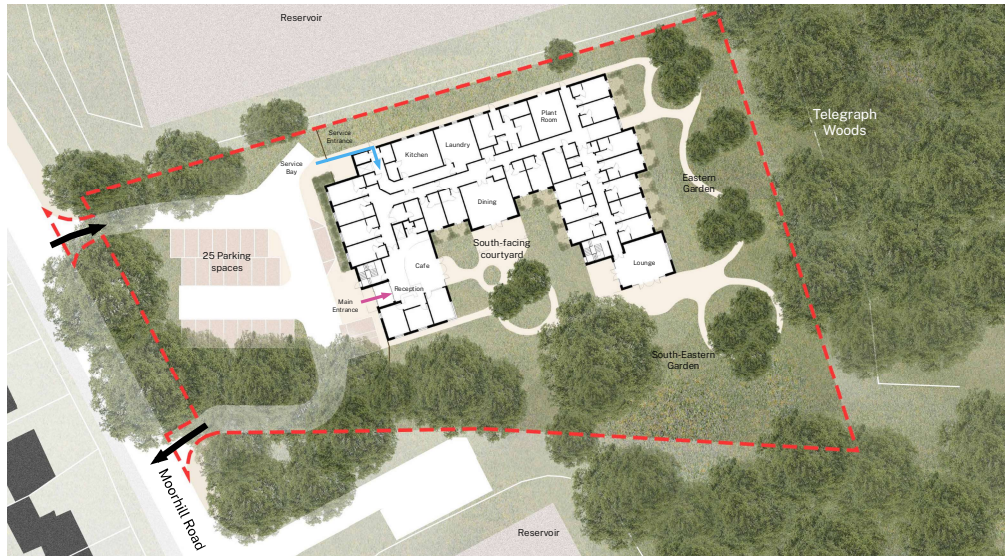


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BANNER 8

THE PROPOSALS ACCESS, LAYOUT & LANDSCAPING

DESIGN LAYOUT



The site plan above covers the full site and parts of the surrounding areas. The site boundary is highlighted in a red-dashed line. Access and exit is provided via existing entrances from Moorhill Road and parking provided for up to 25 parking spaces (including two disabled bays) and delivery bay. Landscaping layout is shown here diagrammatically. The care home beds are supported by a range of communal facilities:

- Entrance Cafe
- Hair & Beauty Rooms
- Offices
- Nurse and Medical Stations
- Multi-use rooms and Lounges
- Dining Rooms
- Kitchen, Laundry, Plant room and Staff Facilities
- Shared Communal Terraces and Gardens

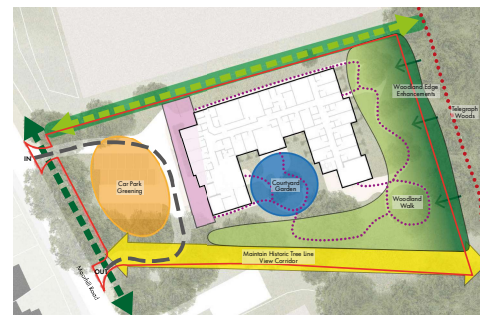
Area Schedule

Site Area: 1.76 Acres

Gross Internal Area

	Beds	Area
Ground Floor	18	1353 sqm
First Floor	27	1242 sqm
Second Floor	25	1110 sqm
Total	70	3705 sqm

LANDSCAPE VISION



- Car Parking Greening (Woodland Setting Reinforcement)
- Courtyard Garden / Residents Amenity Space
- Enhanced Frontage / Sense of Arrival
- Architectural Frontage to complement landscape
- Woodland Walk to include woodland edge enhancements
- Protected Historic Tree Line View Corridor to east
- Northern Boundary Enhancements to provide ecological connections
- Pathways
- Woodland Walk through Telegraph Woods
- Vehicular Route



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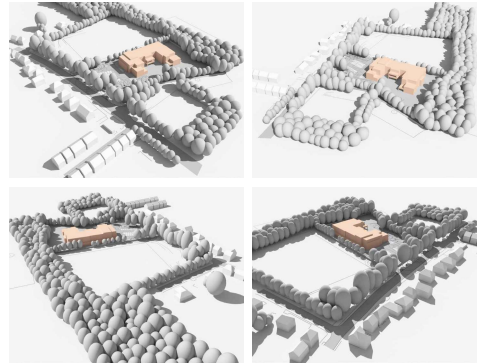
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BANNER 9

THE PROPOSALS SCALE AND APPEARANCE

MASSING

The visualisations here show emerging massing studies in context with surrounding roads, housing and trees and demonstrate that the building is set at a considerable distance from neighbouring buildings and will have no impact on them. It can be seen that the building sits parallel to north and east boundary lines, maximising garden spaces to the south. Views here also show the proposed contemporary flat roof approach that has been adopted to minimise heights all along the building. Step backs at the end of wings in second floor help to lower that elevation and reduce the visibility of the building from the road and from the woods.



Outline of Approved Replacement Dwelling' (blue dashed line)



Timber cladding detail

Brick detail, decorative projecting brickwork



Brick tones and bonding details

DESIGN

The proposed design uses exposed light-red multi stock brick as main material, with timber cladding for the second floor volume and feature windows details. This selection of materials has been kept simple, earthy-toned and in rough finishes to provide a more natural, calmly and less urban feeling to the elevations, enhancing the edge-of-woodland character of the Site.

Window proportions between ground and first floors keep to a classical proportions and hierarchy, ensuring the ground floor is read as dominant over the smaller floors above. Strong horizontal forms are proposed in order to highlight every storey in the building. This is achieved in ground and first floor with the use of brick in different brick bonds and patterns.

Second floor is perceived as a top box clad in timber, a contrasting material to the brick, in order to control the apparent scale of the elevations and express a feeling of lightness. A flat roof design has been adopted in order to minimise heights and lower the visual impact of the building.



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BANNER 10

THANK YOU

THANK YOU FOR PARTICIPATING IN OUR CONSULTATION.
WE WILL GRATEFULLY RECEIVE ANY FEEDBACK OR
COMMENTS YOU MAY HAVE ON OUR PROPOSALS.

Please fill out a feedback form at the exhibition, or let us know your views online, by email or post.

Online: www.highwoodgroup.co.uk/moorhillcarehome

By email: planning@highwoodgroup.co.uk

By post: Highwood Group, The Hay Barn, Upper Ashfield Farm, Hoe Lane, Romsey, Hampshire SO51 9NJ

Please provide any comments or feedback by 22nd July 2022.

NEXT STEPS

1

Our consultant team will review and consider all feedback and comments.

2

Site assessments and surveys (e.g. highways, noise, ecology, flood risk etc) will be completed and a final scheme formulated.

3

A planning application will be submitted to EBC later this summer.

4

EBC will consider the planning application and there will be further opportunity for public and stakeholder comment as part of the formal planning consultation process.



YOUR DATA AND RIGHTS

On 25 May 2018, the General Data Protection Regulations (GDPR) became law. The law requires Highwood to explain to you – consultees, stakeholders and customers – how your personal data will be used and stored. Highwood adheres to the government's consultation principles, including the relevant Planning Acts, NPPF and National Planning Practice Guidance. As required, we may collect personal data to help shape development of proposed schemes. Personal data collected by the project team will be processed and retained by Highwood and its appointed consultants and contractors until the scheme is complete. In some instances consultation responses may also be sent to the Local Planning Authority or Planning Inspectorate. By providing comments or voting, you consent to Highwood using your data for these purposes.

Under the GDPR regulations you have the following rights:

- Right of access to the data (Subject to Access Request)
- Right for the rectification of errors
- Right to erasure of personal data – this is not an absolute right under the legislation
- Right to restrict processing or to object to processing
- Right to data portability

If, at any point, Highwood plans to process the personal data we hold for a purpose other than that for which it was originally collected, we will tell you what that other purpose is. We will do this prior to any further processing taking place and we will include any relevant additional information, including your right to object to that further processing.

You have the right to lodge a complaint with the supervisory authority, the Information Commissioners Office.

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APPENDIX 3

PUBLIC CONSULTATION RESPONSES SUMMARY

MOORHILL PUBLIC CONSULTATION COMMENT SUMMARY

- Number of exhibition attendees: 19
- Number of views online since website went public: 94 views
- Number of comments Received: 3

	Comment
1. Resident opposite Site	1. The look of the building I feel is not in keeping with the area. It is very industrial looking and harsh on the eye. I live directly opposite so this will be within my immediate view. I do think that if the fence is kept this will reduce the sight of the building but wondered if consideration could be given to softening the building by either changing the flat-roof or providing some planting or having a living roof to soften the appearance. If the fence is not kept to have additional hedging?? 2. Security Cameras - would need confirmation these would not look over on to my own property 3. Deliveries and waste collection - are these within working hours? anything outside of working hours has the potential to impact on the noise levels. Also frequency to be in keeping with the amount of waste produced and stored correctly and out of site of the main road. 4. Consideration of the additional traffic and ensuring there is adequate parking as this is a busy road and do not want anything to obstruct the exit of entry of my driveway. 5. During construction the limit to work being carried out outside of working hours and maintaining the road to avoid additional mud on the road. if this was not maintained there is risk of increasing the risk of accidents due to potential skidding risk 6. Security during construction as sight is currently prone to vandals and use for gatherings - have had some living in the land recently. 7. Signage for the Home - what would this look like and where would it be ??? Do not need any more signs as already have several due to recent accidents and highlighting staggered junction. This was not mentioned during the consultation.

	On the plus side: 1. The one way system for entry and exit would reduce the risk of accidents as this is a busy road and was advised the exit would have a left turn only. This I feel is a good idea. 2. Advised you would be keeping the large trees by the side of the road so this should soften the view during the summer months. 3. Once construction is complete this will hopefully reduce the risk of the land being used by vandals and gatherings of people.
2. Resident opposite Site	My wife and I, living directly opposite to the proposed development, attended the exhibition at the church hall on the 22nd of June. Our initial concern was the scale of the project and the overall look of the architects visual of the building. It looked very industrial, more like an office block on a business park. No way in keeping of the look of the surrounding houses. The building would look a lot better with some pitched roofing, like some of your other developments. We were also wondering how this building will be screened from the road- accepting that some trees have preservation orders on them. Another concern was the effect on the traffic, on what is already a busy road that suffers a lot from speeding cars and motorbikes between the Kane's hill roundabout and the staggered junction at St James church. With no traffic calming system/ speed safety cameras/ pedestrian crossing , any junction along that strip of road is hazardous either turning into or coming out of. (we have the same risk daily coming and going from our property) A 40 mph speed limit, that is rarely adhered to, is too fast. With a care home there, with its potentially busy flow of traffic and elderly and vulnerable residents, a 30 mph limit , a speed camera and/ or a pedestrian crossing would help curb the traffic issues-and during the 12 months of the place being built- is this something you can have a say in with the council planners? should the project go ahead...

3. Resident opposite Site	This is a residential area with private homes in a variety of attractive designs. A 70-bedroom commercial building is far too big for a site that originally housed one five-bedroom home, and for which there is planning permission granted for a new five-bedroom home. Permission for “a large replacement dwelling” is planning permission for building a five-bedroom home and as a replacement for the original beautiful five-bedroom house on the site, NOT a 70-bedroom care home. Permission was given for a two-story building – replacing the original two-storey building. A three-storey building would compromise my privacy and is far too big and overbearing for this residential area. There is NO transport network. There are no public transport routes on the A27. One half-hourly bus route with the nearest stop 700 yards away across the busy A27 does not constitute a network. It is NOT close to existing shops. There is one small newsagent’s 700 yards away, and across the busy A27. There are NO nearby services. There are NO nearby facilities. The site is NOWHERE near the centre of the village, and local community. Integration would be non-existent. The building would be visible from the road, and my home. Even your Highwood representatives at the consultation admitted that the proposed design of the building is out of keeping with the area and those of the existing houses. Every person in my hearing when I visited the consultation voiced opinion regarding the design – and which was without exception, ugly and totally out of keeping with the area and design of the existing houses. My description is Stalin-esque prison block.
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