

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

Residents of
Pinewood Park
Southampton
SO19 6AL

06 November 2022

Dear Sir / Madam

APPLICATION NUMBER F/22/93935 for CHANGE OF USE FROM C3 DWELLING HOUSE TO C2 RESIDENTIAL CARE HOME FOR 6 ADULTS WITH LEARNING DISABILITIES AND AUTISTIC SPECTRUM DISORDER, WITH INTERNAL ALTERATIONS TO PROPERTY

Thank you for notification of this planning application (your reference F/22/93935)

As residents of Pinewood Park we wish to object to the above planning application on the following grounds:

1. The application is contrary to Eastleigh Borough Council Principles regarding accommodation for those in need of care, with regard to location, accessibility and integration within the community.
 - The location of Hilltop is not a pedestrian friendly environment to maintain mobility, retain independence and does not provide easy accessibility to community and local facilities.
 - Pinewood Park is not within 400m walking distance of any shops, services or amenities. A walk to Thornhill, Hedge End or Bursledon shops and amenities takes 40 to 60 minutes and involves walking along the busy A27 with traffic constantly passing by at a speed limit of 40mph. Furthermore, the pedestrian pathway is only on one side of the road, relatively narrow and visibility can be significantly reduced on dull or wet days, as much of the road is lined with overhanging trees.
 - No public transport operates within 400m of Hilltop.
 - There is no provision in the application for a suitable pick-up / drop-off point for a dial a ride service.
 - Rymacare's proposed residents would be living in isolation rather than benefiting from living in the community.
2. The application does not provide adequate parking which will impact highway safety and traffic.
 - Hilltop's annexe is immediately adjacent to its neighbour's garage (Rowan). Rowan has shared access rights to use the Annexe driveway. When one considers the turning circle necessary to access and leave Rowan's garage,

there is no space for parking in front of Hilltop's Annexe. Rymacare's proposal for three parking bays in front of Hilltop Annexe would therefore not be lawful and should be discounted.

- Rymacare's application proposes parking for seven vehicles in front of the main house but apart from the parking space closest to the gate entrance/exit, there is no provision for vehicles to come and go independently. Vehicles would be parked on a first-in/last-out basis. Rymacare's shifts overlap by 30 minutes at shift starts/ends which makes perfect sense for the care of its proposed residents. Their Planning Statement details up to 7 carers on day shift and 4 carers on night shift but their application form states 14 full-time employees and 2 part-time employees. With parking provision for only 7 cars, this means potentially 4 to 9 cars could be overspilling on to Pinewood Park which would cause chaos and safety issues. It is noted that Rymacare offers provision for bicycles but very few employees, if any, are likely to put their lives at risk by cycling along the A27, particularly in the dark, cold and wet seasons from November to April.
- Rymacare's application states visits will be by appointment only but there are bound to be visits by some relatives and friends, trade deliveries, professional services, etc., which will only exacerbate the parking inadequacy and the street access for current residents of Pinewood Park and Dumbleton Close. Consider also the industrial traffic needing access to and from the Electricity Substation at the bottom of Pinewood Park.
- Furthermore, such care homes as the one proposed by Rymacare often combine residential care with day-care, leading to even more visitors and therefore compounding traffic access and parking issues
- Pinewood Park is a short, relatively narrow, curvy road with driveway access to all residents' homes. Parking availability on the road is therefore somewhat limited. It is not unreasonable to conclude that parking related to Hilltop's use as a care home would lead to parking spilling onto the A27 and cause a severe safety hazard on the brow of a hill, in an area of no overtaking and with access to the concrete works almost directly opposite.

3. Hilltop's change of use will lead to excessive noise and potentially smell.

- With regard to noise and disturbance to neighbours, Rymacare's planning application attempts to compare Hilltop's use as a care home as being no different to a dwelling with a family of six living in it, consisting of two parents and four grown up children. Such a comparison is, in our view, ludicrous. A family of six would be away from the home for much of the day for five days a week, attending work or college. At night they would all be sleeping for approximately eight hours. How on earth does this compare to six adults suffering from mental health issues and/or autistic spectrum disorders, together with four to seven carers, 24 hours a day, 7 days a week? This is bound to lead to disruption and noise to neighbours and residents living in Pinewood Park.

- People suffering from mental health issues or autistic spectrum disorders often have erratic sleep patterns and can scream, shout and lash out when they feel stressed or threatened. This would lead to a real possibility of inflicting disturbance to Hilltop's neighbours.
- Rymacare also provides care to people who suffer from alcohol and drug abuse. If Hilltop were to become a residential care home, what's to stop people suffering from these issues residing there which would further escalate the disturbance threat to neighbours?
- The very fact that Rymacare are proposing care staff around the clock highlights their expectation of disruption, noise and disturbance which is unacceptable to neighbouring residents, particularly through the night.
- As neighbours we have concerns about the capacity of Hilltop's cesspit and soakaway and the likelihood of unpleasant sewage smells. There is a huge difference in the amount of sewage to be generated and processed when considering a family of six who are away for much of the day, compared to ten to thirteen residents living in the house around the clock, plus visitors. The frequency of tanker visits to remove the sewage would increase substantially and where would the tankers park if the front garden is filled with cars?

To Summarise:

Planning application F/22/93935 is to all intent and purposes the same as Rymacare's previous application LDC/20/88428 which was refused. The only difference is this latest application is wrapped up with a change of use from a C3 dwelling to a C2 residential care home, whereas their previous application was submitted as a change of use from C3(a) to C3(b), but the contents of the application are really no different to the one refused two years ago.

Residents of Pinewood Park support the Council's principle of planning positively for the changing needs of those in care by providing integration within the community. The problem is Rymacare's application would place its residents away from the community, not integrated within it. Its residents would be living in isolation, not in the community.

For all the reasons stated in this letter, a change of use for Hilltop from a dwelling to a residential care home for people suffering from mental health and autistic spectrum disorder, would be detrimental for its residents not being able to integrate within the local parish community and negatively impact us residents of Pinewood Park.

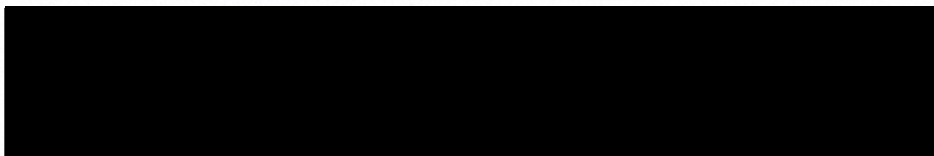
Thank you for the opportunity to submit our comments and trust you will find them valid to refuse application F/22/93935. Given the fact that Rymacare have already actioned the internal modifications to the annexe and are already advertising for residents (see link below), we sincerely hope and trust the planning application is not already a done deal.

<https://www.carehome.co.uk/carehome.cfm/searchazref/65432248453>

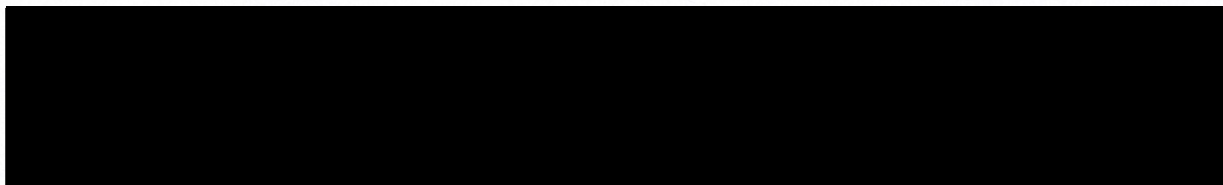
Yours faithfully
The Residents of Pinewood Park
Southampton
SO19 6AL

06 November 2022

S & J Hobden
Avalon
Pinewood Park



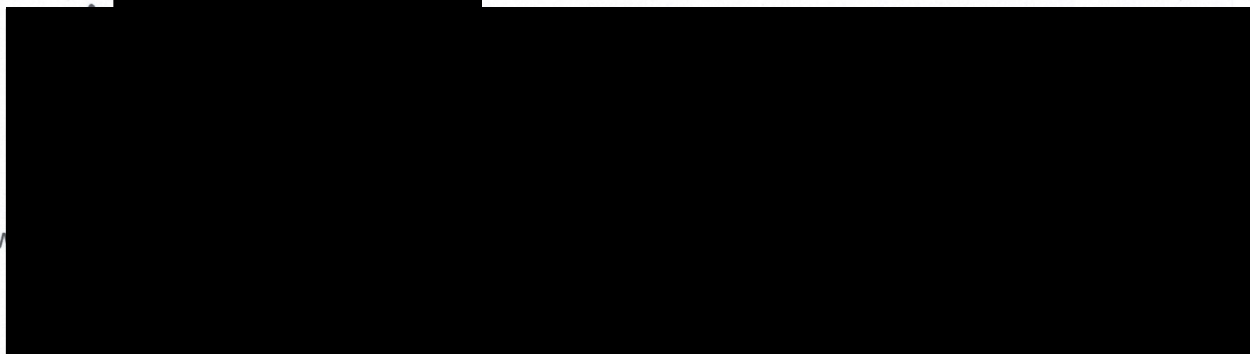
G & M Clarke
Casamia
Pinewood Park



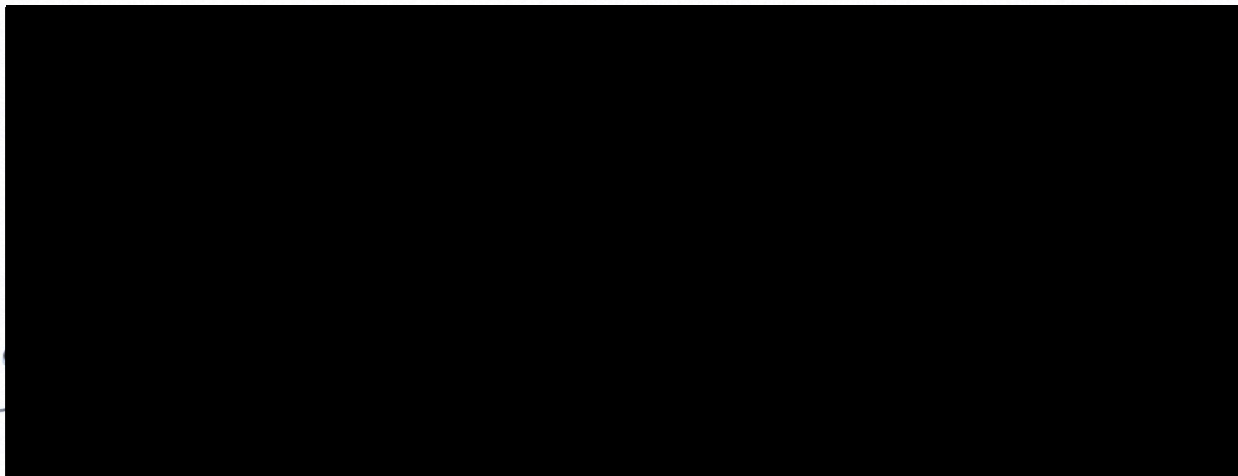
A Willison & G Crawford
Fairbarn
Pinewood Park



P & S Tranor
Ragged End View
Pinewood Park



M & A Carter
Windgarth
Pinewood Park



A & B Gray
The Birches
Pinewood Park

