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WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

Planning Statement

Challoner House Care Home
175 Winchester Road, Chandlers Ford
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APPENDICES

APPENDIX I PHOTOGRAPHS OF SITE AND SURROUNDINGS

I INTRODUCTION

- I.1 This Planning Statement is submitted in support of a planning application for a two storey rear extension at Challoner House Care Home, 175 Winchester Road in Chandlers Ford. The extension would provide 10 net additional ensuite rooms following demolition of the existing conservatory.
- I.2 This statement will describe the site and its surroundings, including a review of its planning history and relevant designations, describe the proposed development and assess the proposals against relevant planning policy.
- I.3 The application submission comprises a comprehensive set of plans, together with the following supporting documents which should be read alongside this Planning Statement:
- Site Location Plan 0101-P1
 - Drawings 0110-P2, 0210-P1, 0211-P8, 0220-P2, 0221-P9, 0200-P1, 0201-P8, 2700-P1, 2701-P5, 0301-P5, 0302-P5, 0311-P1, 0102-P4
 - Design and Access Statement
 - Planning Statement
 - Surface Water Drainage Strategy
 - Arboricultural Impact Assessment
 - Daylight/Sunlight Letter
 - Ecological Impact Assessment and Shadow Habitats Regulations Assessment
 - Site Investigation Report
- I.4 It is concluded that the proposals would accord with the Development Plan such that planning permission should be granted.

2 SITE & SURROUNDINGS

- 2.1 Challoner House Care Home lies on the north-west side of Winchester Road in Chandlers Ford. It currently provides 47 bedrooms with ensuite toilet facilities as well as a day room and landscaped garden.



Challoner House Care Home



Aerial view of Challoner House (Google)

- 2.2 The existing care home building lies centrally in the site and there is car parking to the front with vehicular access from Winchester Road. There are landscaped gardens to the side and rear of the care home with mature trees to all the boundaries. The site slopes down to the north and west.

- 2.3 The King Rufus public house lies adjacent to the south-west of the care home and its pub garden extends towards the care home. Beyond Winchester Road to the south-west is 172 Winchester Road, a detached two storey property, and a small block of flats - 1-4 Corinthian Court. To the north-east is 175 Winchester Road, a detached two storey property. To the north-west (rear) of the care home are the gardens of properties on Westwood Gardens.
- 2.4 The site has good accessibility by non-car modes of transport as there are bus stops on both sides of the road close to the site giving access to Chandlers Ford to the south-west (and onwards to Southampton) and Winchester to the north-east. There is a safe crossing point with pedestrian refuge close to the site. Chandlers Ford train station lies approximately 1.2km to the south-west of the application site.

Planning History

- 2.5 The building has been in use as a care home since the early 1990s. Planning permission was granted in 1991 for outline consent for extension and conversion to a rest home with new access and car parking (Z/27896/04). Reserved matters were granted in 1993 (Z/27896/05) and an amendment was granted in 1994 (Z/27896/5vi).
- 2.6 Planning permission was granted in 2004 for the erection of a conservatory to the side elevation (F/04/51658).
- 2.7 Planning permission was granted in 2009 for a two storey side and three storey rear extension following removal of the existing conservatory (F/09/65073). This consent was renewed in 2012 (F/12/70986) but has not been implemented.



Extract from 2012 approved site plan

3 PROPOSED DEVELOPMENT

Barchester

- 3.1 Barchester Healthcare develop and operate sector-leading residential, dementia and nursing care homes throughout the UK. Founded in 1992, Barchester now have over 240 care homes across England, Scotland and Wales.
- 3.2 Barchester care homes deliver high levels of care which meet and exceed regulatory compliance standards. As one of the largest care home operators their standards and high quality care provision is renowned, including attractive day spaces and activity lounges ensuring the residents and visitors are well catered for. Barchester Healthcare regularly win awards for care performance by the company and also by individual staff members.

Application Proposals

- 3.3 There is a national shortage of care home spaces within the UK and within this local area in particular. The application proposal would help to address this shortfall.
- 3.4 Challoner House averages an occupancy rates of 97%. There are 47 existing bedrooms which all have ensuite toilet and basin but no showers. The application proposals therefore propose to improve both the quantity and quality of care home accommodation on offer.
- 3.5 The proposal is for a two storey rear extension to the care home to replace the existing conservatory. The extension would provide 10 net additional ensuite rooms across the first and second floors. The first floor will enjoy a lounge and the second floor will benefit from a lounge with a terrace (with glazed surround).
- 3.6 An extended patio area would be provided outside the extension with a metal safety balustrade. The rear garden area would be re-landscaped.
- 3.7 The extension has been designed to be lit by windows on the side elevations ensuring there would be no overlooking from the end elevation facing neighbouring properties to the north.
- 3.8 The extension would be finished in red and yellow brick to match the existing care home. The window frames have also be selected to match the existing building. The extension would have a flat roof with a stone effect parapet to create visual interest.

- 3.9 The extension would benefit existing and future care home residents by creating new ensuite bedrooms as well as improved day spaces and an enlarged patio area and re-landscaped gardens to allow residents and their visitors to enjoy some fresh air. The extension would enrich the lives of those already residing at Challoner House and benefit new residents.
- 3.10 As part of the proposals, the site's car parking layout would be improved, adding 10 additional spaces and improving manoeuvrability. New cycle parking would be provided close to the entrance to the care home for both visitors and staff.
- 3.11 The refuse and recycling storage would be upgraded by providing a dedicated bin store on the north-east side of the building surrounded by a close boarded fence.

4 PLANNING POLICY

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise”. Any issue that relates to the use and development of land is capable of being a material planning consideration.

Development Plan

- 4.2 The Development Plan comprises the Eastleigh Borough Local Plan (2022). Relevant policies are summarised below.

- 4.3 Policy DMI - All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; ii. biodiversity (avoiding significant adverse impacts); and iii. the significance of heritage assets;
- b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
- c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
- d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value;
- e. include a landscape scheme covering the design and layout of external space;

- f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
- g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h. incorporate provision for people with disabilities and create accessible communities that cater for all;
- i. incorporate design measures to inhibit criminal and anti-social behaviour;
- j. incorporate provision for on-site waste management.

- 4.4 Policy DM3 - All development should be designed to adapt to the predicted climate change impacts for the Borough. To reduce the potential impacts of surface water flooding, sustainable drainage systems need to be implemented as part of an integrated SuDS strategy for the site and as part of the landscape framework for the site including green open space and green roofs where appropriate.
- 4.5 Policy DM6 - New development will only be permitted if it incorporates Sustainable Drainage Systems (SuDS).
- 4.6 Policy DM11 – Planning applications should protect, conserve and enhance all international, national and local nature conservation designations and networks of natural habitats and features. Developments should seek a net gain in biodiversity on all development sites.
- 4.7 Policy DM13 – All new development must have safe and convenient access to the highway network and make provision for access to and by other transport modes including public transport and cycle and pedestrian routes.
- 4.8 Policy DM14 – New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- 4.9 Policy DM25 – New development should seek to respond to the requirements of an aging population by increasing the supply of specialist and accessible housing. 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.

- 4.10 The Residential Parking Standards SPD was adopted in 2009. For nursing and rest homes, the requirement is 1 space per 6 bedrooms plus 1 space per staff member. One long-term cycle parking space is required per 6 staff.
- 4.11 The Council adopted the Accommodation for Older People and Those in Need of Care Supplementary Planning Document (SPD) in 2011. Paragraph 4.7 explains that extensions to existing residential institutions within the urban edge which make effective use of urban land are likely to be looked upon favourably provided that the proposal does not detrimentally affect the amenity of the neighbouring occupiers.

National Planning Policy Framework (NPPF)

- 4.12 The NPPF was first published in 2012 and has been updated in 2018, 2019 and 2021. It sets out the Government's planning policies for England. Paragraph 8 explains that sustainable development has three overarching objectives:
- **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;
 - **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 well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.13 Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking 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 8 , granting permission unless:
 - (i) 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
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.14 Section 5 concerns delivering a sufficient supply of homes. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without delay.

4.15 Section 9 relates to promoting sustainable transport. Paragraph 107 states that local parking standards should take into account the accessibility of the development, the type, mix and use of the development and the availability of public transport.

4.16 Section 11 concerns making effective use of land. Paragraph 119 states that decisions should promote an 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.

4.17 Section 12 relates to achieving well-designed places. Paragraph 130 states that planning 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;

(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 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.

5 PLANNING ASSESSMENT

Principle of Development

- 5.1 The NPPF recognises the importance of planning for the needs of groups with specific housing requirements. This is echoed in Local Plan Policy DM25 which requires new development to respond to the requirements of an aging population by increasing the supply of specialist and accessible housing. The policy confirms that the Council will support the provision of accommodation suitable for the needs of older people. The proposal would therefore support national and local planning policy by providing good quality accommodation for older people with care needs.
- 5.2 There is a recognised national shortage of care home spaces within the UK and within this local area in particular. The table below demonstrates the shortfall in quality care beds (defined as ensuite rooms) in the vicinity of Challoner House, which the application proposal would help to address.

Distance from Challoner House	Population	Quality care home space shortfall
3 mile radius	82,487	477
5 mile radius	230,879	813
15 minutes radius	139,994	734
20 minutes radius	289,551	1034

- 5.3 Challoner House has an average occupancy rate of 97%, which demonstrates the demand for the accommodation. There are 47 existing bedrooms which all have ensuite toilet facilities but no showers. The proposal would result in 10 net additional bedrooms, all with ensuite bathrooms as well as communal facilities for residents to enjoy. The application proposals therefore propose to improve both the quantity and quality of care home accommodation on offer.
- 5.4 The Accommodation for Older People SPD advises that extensions to existing residential institutions within the urban edge which make effective use of urban land are likely to be looked upon favourably provided that the proposal does not detrimentally affect the amenity of the neighbouring occupiers. The application site lies within the built-up area of Chandlers Ford and the proposed extension would make effective use of an existing developed site with a 22% increase in the number of bedrooms available, increasing not only the quantity but also the quality of accommodation available to those with care needs. The impact of the extension on neighbouring amenity is discussed in more detail below.

Design

- 5.5 The proposal seeks to make more efficient use of the site by extending an existing popular care home with the urban area of Chandlers Ford. This would represent a more sustainable use of the site.
- 5.6 The design of the proposal has taken careful account of the context of the site, as set out in detail in the accompanying Design & Access Statement. The main constraints are the neighbouring properties to the north on Westwood Gardens, the sloping nature of the site and the need to protect mature trees.
- 5.7 The extension has therefore been carefully designed to maximise efficient use of the site whilst responding sensitively to these particular constraints. The proposed extension sits away from the northern and western boundaries to maximise the separation distance from neighbouring properties and healthy trees are retained within and around the site boundary for screening and ecological benefits.
- 5.8 Surface materials have been chosen to match the existing building, apart from the flat roof which would incorporate a stone effect parapet to create visual interest. The result would be an extension that complements the host building and sits comfortably in the wider site.
- 5.9 As part of the proposals, the site's car parking layout would be improved, adding three additional spaces and improving manoeuvrability. New cycle parking would be provided close to the entrance to the care home for both visitors and staff.
- 5.10 The site's refuse and recycling storage would also be upgraded by providing a dedicated bin store on the north-east side of the building surrounded by a close boarded fence.
- 5.11 The proposed development would be a high quality design and therefore accord with Policy DMI and the provisions of the NPPF.

Neighbouring Amenity

- 5.12 As noted above, the extension has been carefully designed to respond sensitively to neighbouring properties by ensuring it sits away from the northern and western boundaries to maximise the separation distance from neighbouring properties.
- 5.13 The extension has been designed to be lit by windows on the side elevations ensuring there would be no overlooking from the end elevation facing neighbouring properties to the north.

- 5.14 A Daylight/Sunlight assessment has been carried out to support the application. The report concludes that neighbouring properties would retain excellent levels of daylight and sunlight, above BRE targets. In addition, neighbouring gardens will not be adversely affected by the proposed development.
- 5.15 The proposals would therefore protect neighbouring amenity in accordance with Policy DMI and the requirements of the Accommodation for Older People SPD.

Trees & Landscaping

- 5.16 There are mature trees along the west and north boundaries of the site, as well as close to the car park. A tree survey was therefore undertaken early in the development of the proposals and the application is accompanied by an Arboricultural Implications Assessment (AIA). This confirms that three trees would be removed due to poor condition and a further two Category C trees would be removed due to their proximity to the proposed extension, particularly due to necessary ground level changes. All other trees would be protected during the construction works.
- 5.17 The proposal would therefore protect valued trees and would therefore comply with the provisions of Policy DMI.

Ecology

- 5.18 The care home lies within the catchment of the Solent and has the potential to increase nitrates entering the Solent designated sites. As such, a Shadow Habitats Regulations Assessment has been undertaken (including nitrates budget calculation) to determine whether there will be likely significant effects on European designated sites.
- 5.19 It is concluded that the development can go ahead subject to the purchase of nitrate credits from Eastleigh Borough Council to offset excess nitrogen outputs.
- 5.20 The building itself is of low suitability for roosting bats but the wider site is suitable for foraging and commuting bats, breeding birds, reptiles and hedgehogs. The site will be enhanced via new planting along the northern site boundary and the provision of bat boxes and swift bricks within the new extension and a single bat box on a retained tree.
- 5.21 The proposals would therefore accord with Policies DMI and DMII.

Surface Water Drainage

- 5.22 In accordance with Policy DM6, the application is accompanied by a Surface Water Drainage Strategy. This confirms that the existing building will continue to be drained to the existing soakaways on site. The additional impermeable areas will be piped to a new soakaway located at the rear of the development. The soakaway has been designed to provide for a 1:100 year critical event plus 45% climate change rainfall allowance.
- 5.23 The proposals would incorporate appropriate sustainable urban drainage measures and would therefore comply with the provisions of Policies DM3 and DM6.

Highways & Parking

- 5.24 Policy DM25 recommends that specialist and accessible housing should be located in sustainable locations with good access to the public transport network and close to local facilities.
- 5.25 The site has good accessibility by non-car modes of transport, which is useful for staff and visitors. There are bus stops on both sides of the road close to the site giving access to Chandlers Ford to the south-west (and onwards to Southampton) and Winchester to the north-east. There is a safe crossing point with pedestrian refuge close to the site. Chandlers Ford train station lies approximately 1.2km to the south-west of the application site.
- 5.26 The proposed extension would create 10 net additional bedrooms so would only result in a very modest increase in traffic to the site associated with visitors and additional staff. Residents do not have access to vehicles themselves.
- 5.27 The proposals include improvements to the existing car park, adding 10 additional spaces and significantly improving manoeuvrability. The Council's parking standard for care homes is 1 space per 6 bedrooms plus 1 space per staff member, which is a flat rate across the whole District area. However, this parking standard does not accord with the NPPF which recommends that parking standards should reflect the accessibility of the site by non-car modes of transport. In this case, the site has very good access by bus, by bike and on foot so a lower level of parking provision is justified.
- 5.28 A Travel Plan accompanies the application to set out how non-car modes of transport will be encouraged for staff and visitors.

- 5.29 One long-term cycle parking space is required per 6 staff. It is expected that the cycle parking details would be secured by condition. New cycle parking would be provided close to the entrance to the care home for both visitors and staff.
- 5.30 The proposals therefore accord with Policy DM13, DM14, DM23 and the requirements of the Residential Parking Standards SPD.

6 CONCLUSIONS

- 6.1 The proposal is for a two storey rear extension to the care home, which would provide 10 additional ensuite rooms, including improvements to the existing car park. This would improve both the quantity and quality of care home accommodation on offer in the local area.
- 6.2 The extension has been carefully designed to maximise efficient use of the site whilst responding sensitively to the context to ensure a high quality result, which would protect neighbouring amenity.
- 6.3 Healthy trees and the site's wider biodiversity would be protected and retained. Sustainable drainage would be incorporated.
- 6.4 The care home is in a sustainable location with good access by non-car modes of transport and cycle parking would be provided as part of the proposals. The existing car park would be improved by creating additional spaces, improving manoeuvrability and adding cycle parking.
- 6.5 The proposals would comply with the provisions of the Development Plan such that planning permission should be granted.