
Planning Statement

Boorley Gardens, Hedge End:
Planning application for new 70 bed Care Home



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1. Introduction

About this application

- 1.1. This Planning Statement has been written on behalf of Halebourne Care Group Limited ('The Applicant') to accompany a Full planning application submitted to Eastleigh Borough Council (EBC) for development on land at Fieldfare Road at the entrance to the 'Boorley Gardens' development ('the site'). It aims to assist the Council in its decision-making. The description of development ("the Proposed Development") is as follows:

"Erect C2 Care Home with new vehicular access from Fieldfare Road."

- 1.2. This Planning Statement describes the Site and its context, the nature of the Proposed Development and aims to assist in the appreciation of the proposed development and the consideration and weight that should be given to relevant planning policies in the development plan, as well as relevant material considerations. The Planning Statement is divided into the following sections:

- Introduction
- Site surroundings and planning context
- The Proposed Development
- Planning Policy
- Planning Policy Compliance and Material Considerations; and
- Conclusions

About the applicant

- 1.3. Halebourne Care Group Limited ('Halebourne') are a developer of care homes based in the South East of England, who specialise in bringing forward high-quality facilities within large mixed use developments. Halebourne believe it is important for large multi-phase developments to include bespoke care provision, not only to better serve the needs of the elderly who will live there, but also to help create more balanced communities.
- 1.4. Halebourne attach a particularly high priority to the quality of design, both internally for residents and externally to give positive enhancement to the surrounding area. Examples of their completed developments are shown in the photographs below.

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Example of completed Halebourne developments (Broadbridge Park and Chantry Court, Horsham)



- 1.5. Other recent developments within the region delivered by Halebourne include Portsdown View Care Home in Bedhampton near Havant, and a site in Wimborne, Dorset. These homes illustrate Halebourne's objective to design buildings that reflect the surrounding environment and respond to neighbouring architecture.
- 1.6. Halebourne has extensive experience in varied contexts and, as such, is sensitive to the need to integrate into the community. Halebourne carries out a comprehensive appraisal of every site to ensure their care homes become a true asset to their local areas.

2. Site, surroundings and planning context

General introduction

- 2.1. As shown below the application site is located at the entrance to the new Boorley Gardens development, immediately adjacent to Fieldfare Road at its new junction with Winchester Road.

Figure 2.1: View northwards across the site (July 2023) - Bellway sales area to the right of view



- 2.2. The site has the benefit of an Outline planning permission across the Boorley Gardens development (O/15/75953) which identifies this parcel of land for 'Mixed Use'.

Figure 2.2: Location of the proposed site in relation to the surrounding consented development



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- 2.3. At present the site is undeveloped, but in partial use for storage by Bellway/Miller Homes as part of the wider Boorley Gardens construction area, with the remainder to grass / scrub. There are few features of note on the site, other than mature trees close to the northern boundary which are subject to formal protection measures, and a diverted public right of way which runs along the same boundary.

Figure 2.3: View eastward across centre of the site



Figure 2.4: View along northern boundary, showing diverted Public Right of Way and protected tree



Planning status and history

- 2.4. As noted above the site is encompassed by an underlying outline permission (O/15/75953) by Gleeson/Miller/Welbeck. This has the following formal description of development:

The development of a new sustainable neighbourhood comprising of up to 680 residential units, a new local centre including provision for small scale retail and/or community/healthcare use, land for a two-form entry primary school, formal and informal open space and sports provision, access roads and all other associated and necessary on-site infrastructure

- 2.5. This application was granted in November 2016 following a Secretary of State call-in (appeal reference APP/W1715/W/15/3130073). As an outline permission, relatively few drawings were formally approved, with Condition 3 stating the following:

3 The development hereby permitted shall be carried out in general accordance with the details shown on the Land Use Plan, drawing ref. 143405/LUB/003 Rev G, 143405/MA/008 Rev A, 143405/BH/006 Rev A, 143405/DEN/005 Rev A, 143405/LA/009 Rev A, ITB11055-GA-104 Rev D.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2.6. By virtue of the above, key parameters for the site were approved including land use, movement and access, building heights, density, and landscape. For ease of reference, the application site for the proposed care home is identified in the figure below.

Figure 2.5: Location of the current application site in context of original planning permission



- 2.7. This proposal for a care home is a new 'Full' planning application (and not a Reserved Matters application pursuant to the original Outline), however it is relevant to note that it is consistent with the approved plans in all key respects, as set out below:
- **143405/LUB/003 G - Land use plan.** This plan shows the area as 'mixed use' with an element of residential and informal open space. The proposed care home is consistent with these parameters, which notably do not stipulate retail.
 - **143405/MA/008 Rev A - Movement and Access.** This indicates a strategic footpath to the rear of the site, which would be unaffected by Halebourne's proposals.
 - **143405/BH/006A – Building heights.** This indicates 'mixed use up to 3 storeys / maximum 13m to ridge line', which the new care home would remain within.
 - **143405/DEN/005 A - Density plan.** This indicates a combination of 'medium' density and 'high' density in this part of the site, described as 25-32.5 dph, and 32.5-45dph respectively. As a care scheme, bed space units do not translate directly to these guidelines, but in context they could be considered medium to high density and are therefore appropriate.
 - **143405/LA/009 A - Landscape Plan.** This indicates a combination of 'mixed use', amenity green space and parking, with retention of key trees, as provided for in this application.
 - **ITB11055-GA-104 Rev D.** This plan shows the site access and new roundabout to Winchester Road, which has now been implemented, and the Care home would take access from.
- 2.8. Under Condition 33 of the Outline permission, there was a requirement to submit a Design Code and Masterplan as part of the first Reserved Matters submission. Halebourne's submissions have regard to that Design Code (Miller/Gleeson, September 2017), albeit it gives little detail on the Local Centre area.
- 2.9. Following the original Outline permission, various further permissions have been granted including Reserved Matters, approval of conditions, and non-material amendments. Of particular note is that the below Reserved Matters applications have been granted, which total 680 units:
- Phase 1 – 301 dwellings (ref RM/17/81628)
 - Phase 2 – 143 dwellings (ref RM/18/84466)
 - Phase 3 – 236 dwellings (ref RM/19/86658)
- 2.10. Substantial progress has been made in construction with implementation of roads, infrastructure, with some occupations.

3. Pre-application engagement

Pre-application consultation with EBC

- 3.1. In July 2023, an initial package of information was provided to EBC to begin a dialogue on the potential for a care home on the site. This included a preliminary layout, shown below which included a small community hall. This package of information was submitted to both planning officers and councillors.

Figure 3.1: Preliminary layout tabled at pre-app stage

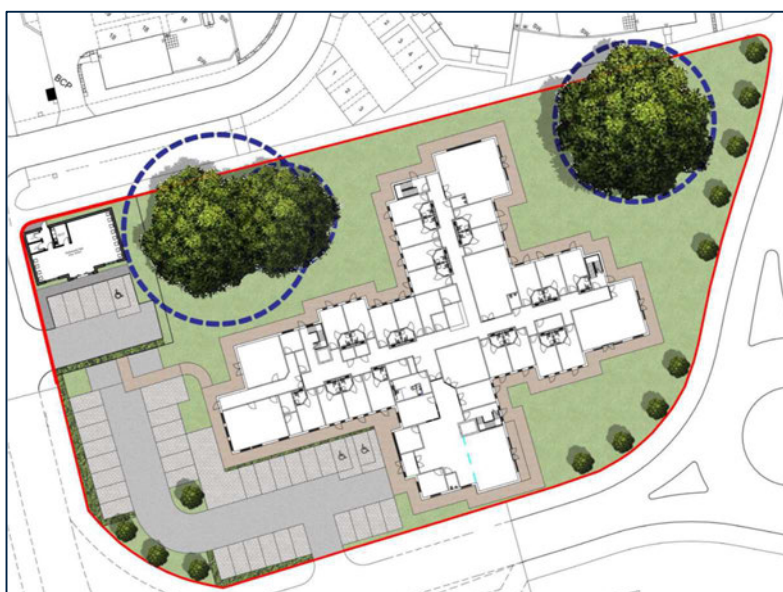
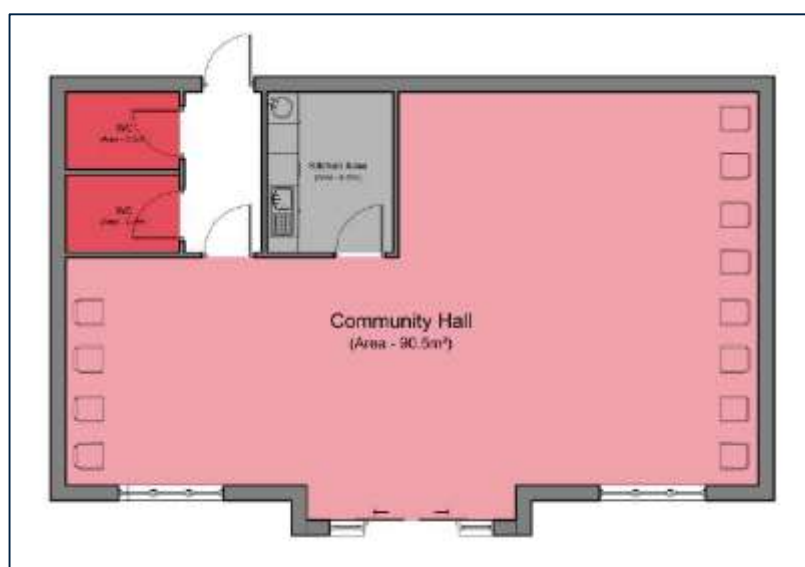


Figure 3.2: Preliminary proposal for community hall on the site at pre-app stage



- 3.2. No specific feedback was received from EBC officers, with the pre-application package not formally acknowledged in a timely way. However, Halebourne was able to meet with the Leader of the Council on site to discuss the proposal.
- 3.3. Topics covered during this discussion included the following:
- **The benefits of making provision for elderly people**
It was acknowledged that as part of a major development site, the provision of a Care Home would be an important asset. As well as addressing a recognised identified shortage in the area, catering for elderly people would help to contribute to a more balanced community at Boorley Gardens.
 - **Appropriateness of retail**
Through discussion it was agreed that the provision of retail on the application site, as envisaged in the original Outline application, would no longer be appropriate on the site. Primarily, this is due to the provision of 3 retail units on the other side of Winchester Road, at Boorley Green (totalling 6,168 sq ft), the construction of which is nearing completion. It was agreed that it would not be viable or realistic to deliver a competing scheme in such close proximity.
 - **Requirement for community building**
It was also discussed whether it would be beneficial to provide a small community building on the site, as envisaged in the drawing above. Whilst Halebourne had been prepared to include this in the proposal in order to increase the range of uses, the outcome of the discussion was that the building may struggle to serve an effective purpose and that it would be more effective to focus solely on Care Home accommodation. This would enable a better quality layout, with greater provision of landscaping.
 - **Consenting mechanism**
A further topic of discussion was the need for a Care Home to come in as a 'full' application, as it would fall outside the matters covered by the original Outline permission. However, it was agreed that the Care Home would be compatible with the surrounding development and uphold many of the broad principles originally established for the Local Centre.
 - **Design matters**
A key topic of discussion was the need for the Care Home to prioritise design quality, respecting the emerging character of the area, including scale and height, particularly in relation to the homes opposite. As a gateway to the Boorley Gardens site, the Leader considered it crucial for the appearance and materials of the site to be well considered, and for the care home to positively address the corner of Winchester Road and Fieldfare Road.
 - **Landscaping and trees**
It was further reinforced through discussion that landscaping was vital to ensure a successful scheme, including a robust strategy to protect the existing mature trees at the rear of the site.
- 3.4. Arising from this engagement, a number of changes to the mix, layout, scale and design of the proposals have been made to ensure a successful scheme can be delivered.

Public consultation

- 3.5. As an emerging development there are relatively few near neighbours to the site within Boorley Gardens. However we considered it important to inform and engage new residents of the area. A letter (included at Appendix 1) was therefore sent out to around 70 addresses in the immediate area, setting out the broad approach to the care home, and inviting views either by phone, post or email.
- 3.6. Only one response was received from a member of the public: this comprised a telephone call from a resident to understand the use class of the proposal, which was clarified as C2 residential institution, rather than secure accommodation or alternative type of institution.

Summary of consultation and engagement

- 3.7. These proposals have been subject to a level of pre-application consultation that is proportionate to the site, the established baseline for development, and the relatively few immediate neighbours. Discussions with the Leader of the Council were extremely helpful in refining the scope of the application, and are included in this submission.
- 3.8. The lack of response to the consultation letter should not be over-interpreted, but may indicate a general acceptance that the proposed Care Home would be an appropriate end user for the vacant plot at the centre of Boorley Gardens.

4. The proposed development

- 4.1. An overview of the proposed development is shown below from the formal architectural package of drawings provided with this application.

Figure 4.1: Proposed site plan

Reproduction of Proposed Site Plan (ref H.21.61 (9-) 2 K), by ADG Architects, provided separately



Figure 4.2: CGI visualisation of south-western aspect of the proposed Care Home



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- 4.2. Key aspects of the proposals from an external point of view are as follows:
- clearance of the vacant plot, consistent with the consented Local Centre
 - erect 3-storey Care Home building with 70 bedrooms of accommodation and ancillary facilities
 - landscape strategy including tree planting on the frontage, and private gardens
 - new vehicle and pedestrian access on the southern boundary of the site, to Fieldfare Road
 - retention of protected trees on the northern boundary
 - car park comprising 35 spaces including 2 disabled spaces and delivery bay.
- 4.3. The Care Home has been designed to reflect and positively contribute to the street scene, being in keeping with the surrounding residential development in terms of scale and materials, whilst making efficient use of the site consistent with the underlying permission.
- 4.4. As described in the Design and Access Statement, cues have been taken from local architectural styles in terms of the treatment of roofs, gables and ridge heights, in a way that also creates visual interest. An illustration of the proposed appearance is shown in the figure below.

Figure 4.3 Proposed South East and South West elevations

Please refer to accompanying drawings and Design and Access Statement for full-scale versions



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4.5. In terms of the care home itself and how it would operate, key points are as follows:

- The facility is designed to be able to cater for different levels of care, including nursing, palliative, respite and dementia.
- the 70 bed spaces would be accompanied by an array of facilities to support residents and staff. These include kitchens, laundry, day space lounges, café and bistro, private dining, cinema, balconies / terraces, offices and other staff rooms.
- The internal layout is configured to ensure accessibility and efficiency in caring for residents.
- Internal spaces are designed to maximise natural light, and accessibility to garden space.

4.6. A more detailed account of the proposals is set out in the accompanying Design and Access Statement.

5. Planning considerations

Planning policy

- 5.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 planning applications should be decided in accordance with the adopted Local Development Plan unless material considerations indicate otherwise.
- 5.2. Section 39 of the 2004 Act also requires that decision-makers to exercise their functions with the objective of contributing towards the achievement of sustainable development.
- 5.3. The Site lies within the administrative boundary of Eastleigh Borough Council (EBC) where the lead planning policy document is the Eastleigh Borough Local Plan 2016-2036, adopted in April 2022. It sets out the policies and plans to guide future development to 2036. It is now used to determine planning applications in the Borough and replaces the 'saved' policies in the Adopted Local Plan 2001-2011.
- 5.4. The policies listed below are considered the most relevant to the determination of the planning application:

Overarching strategic policies

- Strategic policy S1, Delivering sustainable development
- Strategic policy S2, Approach to new development
- Strategic policy S3, Location of new housing
- Strategic policy S4, Employment provision
- Strategic policy S11, Transport infrastructure
- Strategic policy S12, Strategic footpath, cycleway and bridleway links

General development management policies

- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM3, Adaptation to climate change
- Policy DM11, Nature conservation
- Policy DM13, General development criteria – transport
- Policy DM14, Parking
- Policy DM21, Retail
- Policy DM23, Residential development in urban areas
- Policy DM24, Creating a mix of housing
- Policy DM25, Delivering older peoples' housing.

- 5.5. For the reasons set out in turn below, the proposed development is compliant with all relevant provisions and should be supported.

Overarching strategic policies

- 5.6. **Strategic policy S1** seeks to deliver sustainable development in Eastleigh by meeting a range of social, economic and environmental gains in balance. The proposed care home is consistent with all of these, bringing forward a much-needed facility in an accessible central location as part of an emerging community, Boorley Gardens. The development optimises the use of land and will protect the trees on site, whilst being designed to reflect the character of the surrounding area.
- 5.7. **Strategic policy S2** seeks to achieve at least 14,580 dwellings between 2016 and 2036, to meet the needs of the population. This includes bringing forward development on major allocated and permitted sites, which include Boorley Gardens. Provision of this Care Home will bring forward 70 units of accommodation which will contribute to this overall requirement, albeit with a focus on one particular demographic. In recent years, Eastleigh has had difficulty in demonstrating a sufficient supply of housing, and although the proposal is not for dwelling houses, it contributes towards ensuring the whole community has an appropriate place to live, which is an urgent issue for the authority to address.
- 5.8. **Strategic policy S3, Location of new housing** seeks to focus housing development within existing urban areas and on large strategic sites. The application site forms part of one of these, described in the policy text as '*v. land to the north-west of Boorley Green*'. This application is therefore in direct accordance with this policy aim, and comprises an additional 'bonus' of living accommodation, beyond the 680 dwellings already consented.
- 5.9. **Strategic policy S4, Employment provision** seeks to support the local economy through facilitating developments that create or support economic activity and jobs. The Care Home will generate approximately 21 Full-Time Equivalent jobs in operation, in addition to those supported through the construction process. The scheme is therefore fully consistent with this policy.
- 5.10. **Strategic policy S11, Transport infrastructure** has the purpose of delivering development in a way that reduces the need to travel and which promotes modes of transport including walking, cycling, bus and rail travel. The proposed Care Home aligns precisely with these aims, being on a key public transport route for buses, and within proximity of Hedge End railway station. More generally, the site is closely located in relation to housing and new retail on the other side of Winchester Road. These factors mean that the Care Home is ideally located to meet the aims of Policy S11. Further information on highway and transport considerations in this scheme are set out in the separate Transport Statement (Connect Consultants).
- 5.11. It is also notable that the site adjoins a 'Strategic Footpath / Cycleway / Bridleway' defined under policy **S12 – Strategic footpath, cycleway and bridleway links**.

General development management policies

- 5.12. **Policy DM1, General criteria for new development** establishes a clear basis for decision-making for development in general, ensuring the impacts are avoided or are acceptable, character is respected, natural assets are protected, and that implementation is responsible. For the reasons outlined in this statement and illustrated in the Design and Access Statement, the proposed Care Home takes a sensitive approach to its surroundings in all these respects.

- 5.13. **Policy DM2, Environmentally sustainable development** sets out new requirements for the sustainability of built development in Eastleigh, particularly in relation to building energy efficiency. The proposed Care Home will incorporate a range of measures to address this, as set out in the accompanying Sustainability Statement (Neeco). These will include various ‘fabric first’ measures to address U-values, as well as effective ventilation, appropriate water heating, and photovoltaics on flat roof areas. Through provision of these measures (which can be conditioned as applicable), the development will conform to policy DM2.
- 5.14. **Policy DM3, Adaptation to climate change** includes further measures to address the impacts of climate change including in relation to flooding, cooling, and reducing water demand. These matters are addressed as relevant within the Design and Access statement and Flood Risk Assessment which accompany this application.
- 5.15. **Policy DM11, Nature conservation** seeks to protect, conserve and enhance the natural environment through directing development to less sensitive areas, and designing schemes responsibly in order to achieve net gain wherever possible, consistent with the direction of national legislation.
- 5.16. This application is accompanied by an Ecological Appraisal by Ecosupport, which describes the natural baseline on the site. This has identified moderate potential for Breeding and Nesting Birds, foraging and commuting Bats, Badgers, and Reptiles, and Low potential for Great Crested Newts. It is anticipated that mitigation measures including reptile translocation will be necessary to mitigate any minor adverse impact on these receptors. However, these will be accommodated on habitats in the immediate surroundings to Boorley Gardens.
- 5.17. **Policy DM13, General development criteria – transport** establishes a requirement for safe and convenient access from the highway, with the Highway Authority being a key consultee in the process to ensure that traffic conditions are managed and adverse impacts mitigated where necessary. As described above, the site is accessible by a choice of travel modes and the development will reduce reliance on the private car consistent with national and local planning policy. Further reference should also be made to the accompanying Transport Statement (Connect Consultants) which confirms that:
- the proposed priority junction to the north of Fieldfare Road is well conceived in terms of its access arrangements, composition and layout.
 - track plots demonstrate that the site is well designed in terms of its servicing arrangements and that service vehicles will be able to access the site, and arrive and depart in forward gear.
 - the proposed development broadly accords with the 2009 adopted car and cycle parking standards and the 2023 draft car parking standards, which addresses **Policy DM14, Parking**.
 - the potential increase in trip attraction as a result of the proposals is negligible.
- 5.18. **Policy DM21, Retail** is indirectly relevant due to the original expectation of a Local Centre on the site, accompanied by a Section 106 obligation. However, there is no compulsion in policy for this to be provided: indeed Policy 21 seeks to limit retail development outside of the main ‘defined centres’, so that these are not undermined. Notwithstanding the original permission, and as agreed in consultation with the Leader of the Council, retail is no longer considered necessary or viable on this site.
- 5.19. There is no absolute requirement for retail in this location, and whilst reference is made to it in the Section 106 agreement there is a flexible approach, with clauses envisaging that retail may or may not be delivered,

depending on market demand.

- 5.20. Since the original permission was granted on this site, land on the other side of Winchester Road, at Boorley Green has progressed substantially, and is a fully detailed permission (ref F/19/862331) for 3x retail units totalling 6,168 Sq Ft, approximately 100m to the north east of Halebourne's site. These are described as a combination of convenience retail (A1) and flexible retail (A1/A2). For several reasons, we believe that it would not be appropriate to continue to require retail on the site proposed by Halebourne:
- the proposed retail units at Boorley Green, being a short distance away with good footpath connections, are suitable for serving requirements of Boorley Gardens;
 - Boorley Green is a much more established residential area than Boorley Gardens, with a greater existing customer base;
 - the proposed Boorley Green Local Centre will come forward imminently, before any possible retail at Boorley Gardens;
 - these factors will significantly reduce any market interest or deliverability of any retail offered at Boorley Gardens;
 - if two retail centres were to come forward, there would be a risk of overprovision, affecting the ability of both to succeed.
- 5.21. This is borne out by specific marketing of the Local Centre that has been undertaken to potential retailers. As set out in the accompanying report by Rocmor, the result of marketing has been that there is no interest from the convenience sector. Primarily this is due to the consented retail site opposite on Winchester Road (now close to completion), which means that there is insufficient catchment for any retail in Boorley Gardens. The site was also deemed too small to satisfy any other food retail requirements. Similarly, the site was also not of interest to other developers.
- 5.22. **Policy DM23, Residential development in urban areas** permits residential uses within the urban edge, as defined on the Policies Map. As noted above the application site is located within the consented Boorley Gardens development, and this has now all been included within the urban edge boundary. Hence, in addition to the precedent given by the existing Outline permission, the principle of development is accepted independently under policy.
- 5.23. **Policy DM24, Creating a mix of housing** seeks to achieve a mixture of housing to contribute to different needs in the borough, in the interest of supporting the community as whole. Provision of a Care Home in the centre of a major residential development is consistent with this aim.
- 5.24. Finally and most importantly, **policy DM25, Delivering Older Peoples Housing** reads as follows:
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.*

5.25. This policy is central to the Local Plan as the supporting text (paragraph 5.124) explains that in Eastleigh Borough over the next 20 years, there will be an estimated increase of 24% in the number of people aged 65 and over an increase of 5% of people over 85 or over 54. Supporting text paragraph 5.125 of the plan correspondingly states that:

“The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme”.

5.26. At Boorley Gardens, the original planning permission (from several years before the current Local Plan) did not include specific provision for older people. Whilst this was considered acceptable at the time, it means that the above aims will not be met unless a scheme such as Halebourne’s is brought forward. This application therefore should be seen as helping Boorley Gardens to come forward in the more positive way that the more recent Local Plan seeks.

National policy considerations

5.27. The NPPF sets out the Government’s presumption in favour of sustainable development, which states that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay (Paragraph 11). The presumption in favour of sustainable development is a material consideration in the determination of planning applications. For the reasons outlined throughout this statement, we consider that Halebourne’s proposals are policy compliant and represent sustainable development.

5.28. The NPPF also contains the core planning principles that should underpin development management, including that LPAs should work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area and seek to approve applications for sustainable development where possible (Paragraph 38). Again, we consider that the proposed Care Home is consistent with these aims and should be supported without delay.

5.29. The NPPF encourages good design as part of the wider remit for sustainable development. It states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve (Paragraph 126) and seeks to ensure that developments are sympathetic to local character and are visually attractive (Paragraph 127). Paragraph 127 seeks to ensure that developments, among others: *“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or*

change". We consider that the proposed design approach to the Care Home is exemplary, with a sensitive and locally appropriate strategy shown in the accompanying drawings.

- 5.30. Paragraph 62 of the NPPF provides the overarching objective in promoting housing choice stating that: *'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)'*.
- 5.31. Older people are defined in the NPPF 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"*.
- 5.32. The Planning Practice Guidance (PPG), which supports the NPPF, addresses the need for older people's accommodation in various sections. In assessing how local authorities should address the need for older person's housing, the PPG refers to this need as 'critical' stating that:

"The need to provide housing for older people is critical as 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."

(Paragraph: 001 Reference ID: 63-001-20190626, emphasis added).

- 5.33. Provision of the Care Home by Halebourne aligns precisely with these objectives, in a context where the demand for care home beds is high. As set out in the accompanying Needs Assessment by Carterwood (see Appendix 2), there is a demand for 3,460 care home beds within a 7 mile catchment of the site.

'Hillside' and procedural matters

- 5.34. Halebourne have considered whether it would be possible to submit a Reserved Matters application for the Care Home under the original Outline permission, rather than a new Full application. However the original Outline permission did not expressly provide for a Care Home (including the relevant number of bed spaces) which makes this approach less appropriate, and a fresh application more suitable. In discussion with EBC at the pre-application stage, this was also considered a preferable approach.
- 5.35. Halebourne are aware that the proposed application would overlap with the original Outline for Boorley Gardens, and have therefore taken advice on the matter of 'Hillside'. However, the two schemes are physically compatible with one another and need not lead to consistency issues. This is due to the phased and segmented nature of the original permission, where the proposed Care Home is contained inside a discrete area served by established roads and infrastructure. Furthermore, Reserved Matters approvals

have been obtained for the balance of the wider scheme and have been substantially implemented.

Section 106 Heads of Terms

5.36. The original Outline application was accompanied by a S106 agreement to provide for key infrastructure items such as roads and junctions, as well as housing-specific provisions including affordable housing, play equipment, and school contributions. Generally these are not of relevance to the Care Home proposal, and/or have already been implemented. However, Halebourne envisage that a planning permission for the Care Home would require a Section 106 agreement to address the following matters:

- Off-site ecological mitigation and enhancement measures
- Nutrient neutrality credits

5.37. Through the application process Halebourne will work positively with EBC to ensure these measures are secured through a S106 agreement. We anticipate this being undertaken in tandem with separate a Deed of Variation to the original S106 agreement so far as its provisions relate to the Care Home site. This would include outstanding matters relating to the provision of Retail on the application site, which is no longer sought due to provision on the other side of Winchester Road.

6. Conclusion

6.1. In conclusion the proposed development is an appropriate response to the site for many separate reasons, set out below.

- (i) The provision of suitable accommodation for older people, and meeting the care needs of all sectors of the community, is a key priority of Eastleigh Borough Council including under policy DM25.
- (ii) At a general level the delivery of development in Eastleigh has fallen behind requirement and thus meeting this need is urgent. As identified in the Carterwood assessment, there is a demand for 3,460 care beds within a 7-mile radius of the site.
- (iii) It is no longer viable or desirable to bring forward retail on the site, as was envisaged under the original application. This is due to several reasons including the provision of a separate (competing) Local Centre a short distance to the north, the limited space available, and the limited number of dwellings on the Boorley Gardens side. In combination (as confirmed through marketing) there is no demand for the site to be developed for retail.
- (iv) The principle of development on this site for a large 3-storey building has been established through the Outline permission.
- (v) Whilst the new application is different from the Outline in its uses, it is physically compatible and thus causes no compatibility issue.
- (vi) The design of the scheme is high quality, sensitive, sustainable, and reflects the local area.
- (vii) The important trees to the rear of the site will be protected, and positive landscape enhancement will be introduced to the site.
- (viii) Around 21 full-time equivalent jobs will be created through the development.

6.2. Overall the proposals consistent with policy, and represent sustainable development, and should therefore be granted.

Appendix 1: Pre-application letter

1 September 2023

savills

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Dear Resident

Proposed Care Home at entrance to Fieldfare Avenue

I am writing on behalf of Halebourne Care Group Limited about a forthcoming planning application for a 70-bed care home on Fieldfare Avenue. The site is adjacent to the roundabout to Winchester Road, and opposite the Bellway sales centre, as shown below.



This site is integral to Boorley Gardens, included in the original 2016 planning permission as a 'Local Centre' where possible uses included retail, community and/or healthcare. Originally retail was expected to be the main use, but this is no longer required due to a small parade of shops now being constructed on the other side of Winchester Road, immediately to the north.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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About Halebourne

Halebourne are a developer of care homes based in the South East, who specialise in high-quality facilities within large mixed use developments. Halebourne believe it is important for large multi-phase developments to include bespoke care provision, to better serve the needs of the elderly who will live there, helping create more balanced communities. Halebourne give very high priority to design quality, both internally for residents and externally to enhance surrounding areas.

Example of completed Halebourne developments (Broadbridge Park and Chantry Court, Horsham)



Our proposal is to bring forward a new Care Home with the following main elements:

- C2 use class – i.e. a residential institution with care provided, as opposed to retirement flats.
- Up to 70 beds
- Approximately 22 Full-Time Equivalent jobs created on site
- Up to 3 storeys in height, with maximum height to match adjacent housing
- Access from Fieldfare Avenue only
- Retention of mature trees at the rear
- Garden land to serve residents
- Landscaping and tree planting to the frontage
- High quality design to serve as a 'gateway' to Boorley Gardens as required in the Design Code
- Parking spaces on-site to County Council standards, to prevent on-street parking.

Potential appearance of the Care Home



Your views welcomed and next steps

As we work towards our application we would be interested in receiving the input and views of local residents, recognising the key gateway location of the site. Should you have any views on the proposal, or any questions for Halebourne or its consultant team, please direct them to me via southamptonplanning@savills.com and we will endeavour to take them on board.

We are expecting to submit a planning application to Eastleigh Borough Council this autumn once our architectural plans and technical studies are complete. When the application is registered, there will be a formal public consultation run by the council itself, who will then make a decision within approximately 3-4 months. If permission is granted, Halebourne would expect to begin construction in late 2024 with the Care Home opening about 18 months later.

Yours sincerely



Jon Gateley
Savills Planning

PROPOSED SITE PLAN



LAND NORTH WEST OF WINCHESTER ROAD, BOORLEY GREEN, HAMPSHIRE, SO32 2BX

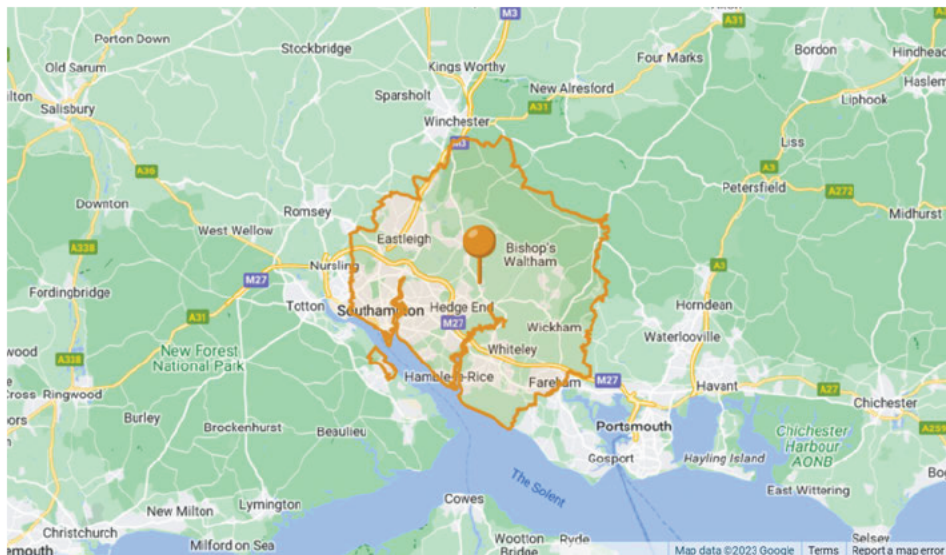
Appendix 2: Needs report

PARAMETERS

Catchment area: 7-mi e radius
ASD geography: Regiona

Demand base year: 2026
ASD basis of demand: Pre-COVID-19

Catchment area map



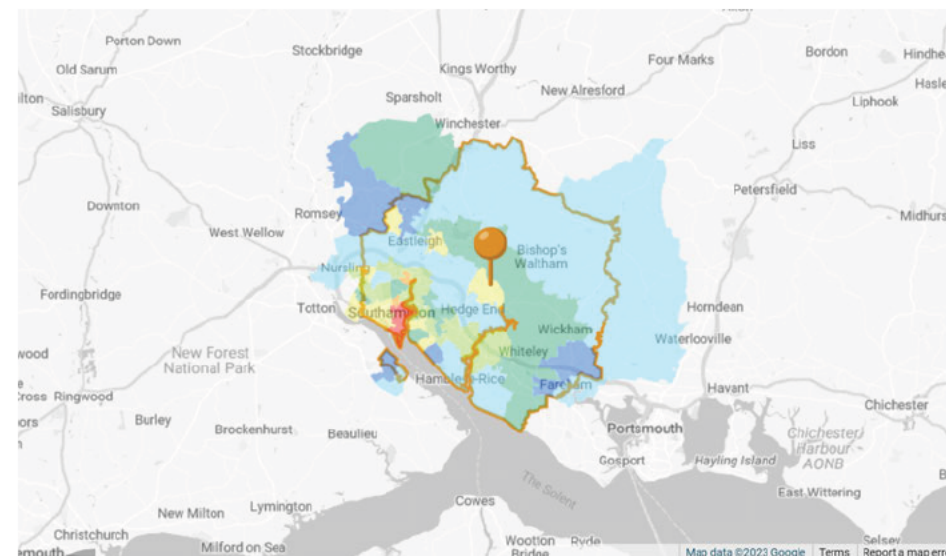
BED REQUIREMENT

Bas s of assessment	A e der y beds	En-su te beds	Wetroom beds
Including a panned beds (518)	-555	166	1,490
Including granted panned beds on y (447)	-484	237	1,561
Excuding a panned beds	-37	684	2,008

DEMAND AND DEMOGRAPHICS

Type	7-m e catchment
Total population	496,996
Demand for care home beds	3,460 (Very arge)
Age profile: 85 years p us	2.7% Equa s to the UK average

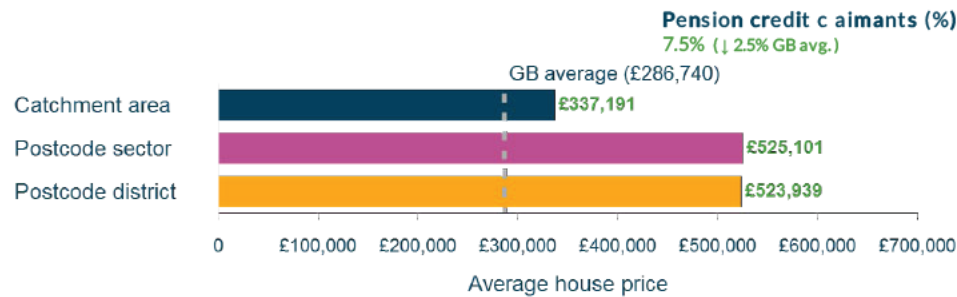
Demand map



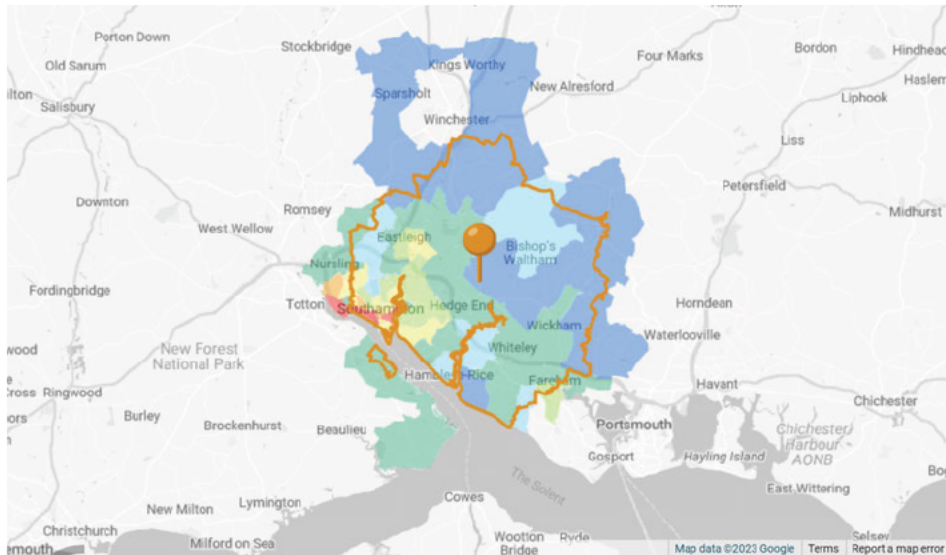
Demand for care home beds per 100,000 total population

≤ 150	151 - 300	301 - 450	451 - 600
601 - 750	751 - 1,000	≥ 1,001	

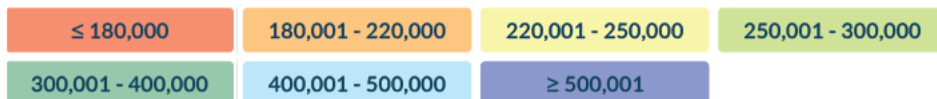
HOUSE PRICES AND WEALTH



House prices map



Average house price by postcode sector (£)



AVERAGE PRIVATE FEES

First registration date	N/OP (£)	N/DE (£)	PC/OP (£)	PC/DE (£)
2016+	1,830	1,923	1,486	1,528
2015 - 2010	1,627	1,573	1,426	1,468
2009 - 2000	1,582	1,754	1,412	1,697
1999 - 1990	1,642	1,553	1,103	1,096
1989 - 1980	1,554	1,475	1,020	1,044
pre-1980s / unknown	—	—	1,062	1,192
A homes	1,646	1,643	1,158	1,170

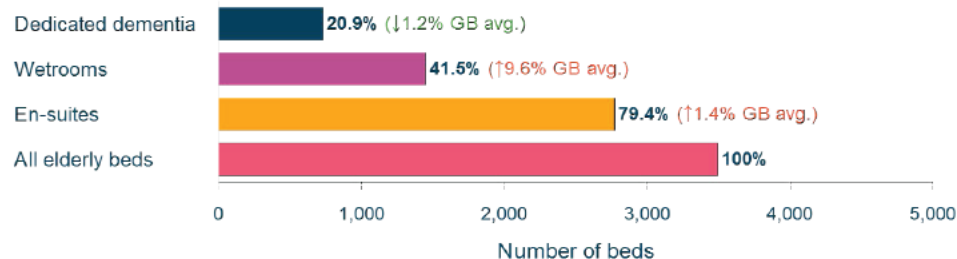
Ownership	N/OP (£)	N/DE (£)	PC/OP (£)	PC/DE (£)
Private (P)	1,630	1,606	1,134	1,146
Voluntary (V)	1,779	2,195	1,375	1,432
NHS (N)	—	—	—	—
Local Authority (L)	—	—	—	—
A homes	1,646	1,643	1,158	1,170

CQC rating	N/OP (£)	N/DE (£)	PC/OP (£)	PC/DE (£)
☆ Outstanding	—	—	1,450	1,314
● Good	1,641	1,625	1,110	1,102
● Requires improvement	1,545	1,545	1,216	1,246
● Inadequate	—	—	965	—
● No rating / Not assessed	1,878	1,928	1,466	1,541
— Not CQC regulated	—	—	—	—
A homes	1,646	1,643	1,158	1,170

AUTHORITY FEE RATES

Authority	N/OP (£)	N/DE (£)	PC/OP (£)	PC/DE (£)
Southampton City Council	883	1,280	497	588
Other authorities in the catchment				
Fareham Borough Council	1,402	1,402	1,039	1,039
Eastleigh Borough Council	1,402	1,402	1,039	1,039
Winchester City Council	1,402	1,402	1,039	1,039
Test Valley Borough Council	1,402	1,402	1,039	1,039
New Forest District Council	1,402	1,402	1,039	1,039

SUPPLY QUALITY



PLANNED SUPPLY

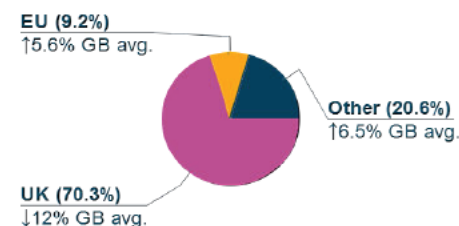
Panning status	Schemes	Proposed beds
Granted permission	8	447
Pending decision	1	71
Tota	9	518

STAFFING

Registered nurses market size:
5,674 (Very arge)

Care assistants market size:
18,345 (Very arge)

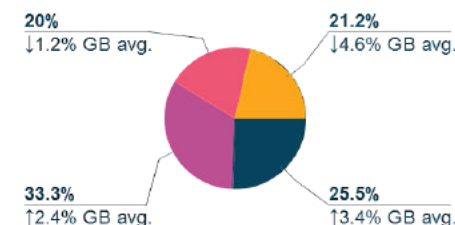
RN Nationality



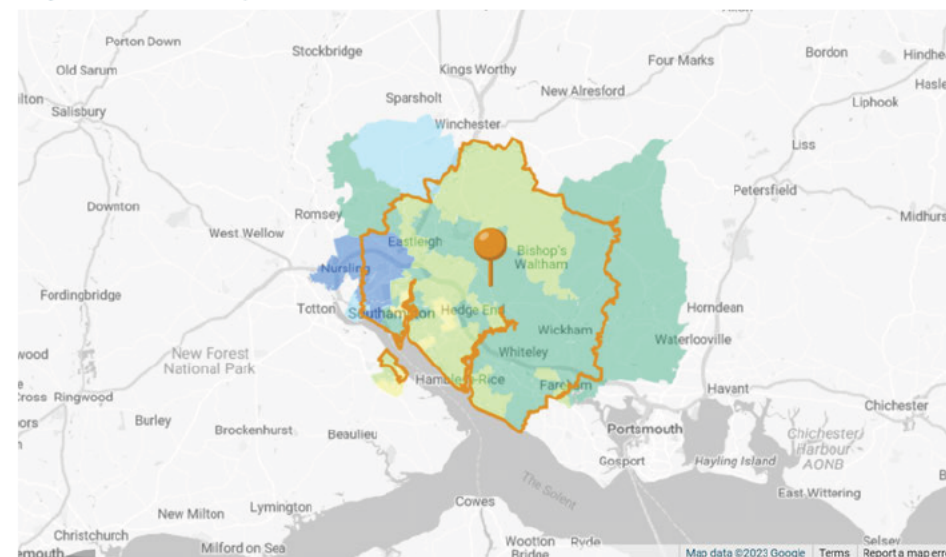
SOCIO-ECONOMIC CLASSIFICATION

Approximated Socia Grade (%)

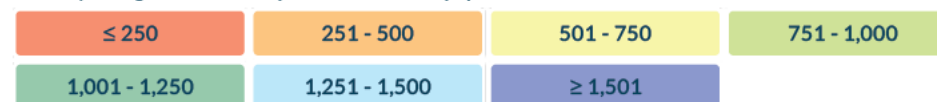
- AB - Higher & intermediate occupations
- C1 - Supervisory, clerical & junior occupations
- C2 - Skilled manual occupations
- DE - Semi-/unskilled and unemployed



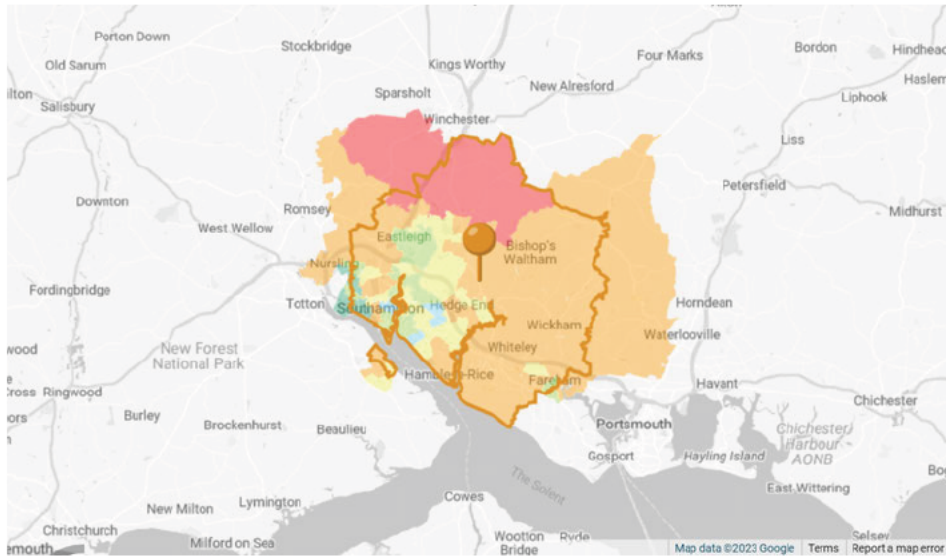
Registered nurses map



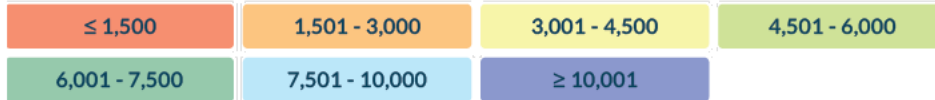
Density of registered nurses per 100,000 total population



Care assistants map



Density of care assistants per 100,000 total population



COMPETITION LIST - EXISTING CARE HOMES

Home name	Operator	F rst reg date	Reg strat on	CQC rat ng	D stance (m es)	Pr vate fee rates (£ pw)				Types of beds			
						N M n	N Max	PC M n	PC Max	E der y Beds	En-su tes	Wetrooms	Ded cated dement a beds
Snowdrop P ace Care Home	Barchester Hea thcare	2020	PC	●	1.0	—	—	1,511	1,511	68	68	68	0
Ho ybank Rest Home	Ho ybank Rest Home	1988	PC	●	1.1	—	—	1,300	1,300	23	22	20	0
Maypo e Care Home	Bupa Care Homes	1997	N	●	1.2	1,545	1,850	1,165	1,370	53	53	0	0
The White House (Curdridge)	The White House	1983	PC	☆	1.3	—	—	1,392	1,392	46	46	29	46
Sunnycroft Residentia Care Home	Sunnycroft Residentia Care Home	1987	PC	☆	1.5	—	—	1,450	1,450	32	30	0	0
Dawson Lodge	Anchor	1992	PC	●	1.8	—	—	1,275	1,475	43	43	0	0
Home Park Nursing Home	Kenda court	2000	N	●	1.8	1,520	1,520	—	—	35	15	0	0
The Grange Nursing Home	The Grange Nursing Home	1991	N	●	1.8	1,335	1,920	—	—	63	47	30	0
Sunnybank House	Cinnamon Care Co ection	2014	N	●	2.2	1,695	1,795	—	—	60	60	60	25
Oak ands House Care Centre	Future Care Group	1990	N	●	2.2	1,620	1,820	1,300	1,500	78	72	40	0
Pinewood Rest Home	G & A Investments Projects	1986	PC	●	2.3	—	—	900	900	16	0	0	0
Ho croft House	Southampton City Council	1994	PC	●	2.5	—	—	—	—	34	0	0	34
Oakwood Residentia Home	G & A Investments Projects	1988	PC	●	3.1	—	—	935	995	28	10	0	0
Speedwe Court	The Abbeyfie d Society	2019	PC	●	3.2	—	—	1,550	1,650	80	80	80	32
Shedfie d Lodge	Eng ish Oak Care Homes	1960	PC	●	3.3	—	—	1,200	1,450	36	19	0	0
Bishops Wa tham House Care Home	Hampshire County Council	1994	PC	●	3.7	—	—	—	—	32	0	0	0
Ridgemede Care	Ridgemede Care	1950	PC	●	3.8	—	—	1,000	1,400	36	36	0	0
Hamb e Heights	The Park Gate Care Home	2013	N	●	3.9	1,675	1,858	—	—	60	60	60	0
Oak Lodge Care Home	Bupa Care Homes	2010	N	●	3.9	1,310	1,310	—	—	71	71	71	71
Stoke Kno Rest Home	Mr & Mrs R C Northover	1987	PC	●	4.1	—	—	900	900	25	3	0	0
St Katherine Care Home	Bitterne Care Homes	1987	PC	●	4.1	—	—	750	950	24	4	0	0

Home name	Operator	F rst reg date	Reg strat on	CQC rat ng	D stance (m es)	Pr vate fee rates (£ pw)				Types of beds			
						N M n	N Max	PC M n	PC Max	E der y Beds	En-su tes	Wetrooms	Ded cated dement a beds
Orchard Gardens	Anchor	2015	PC	●	4.1	—	—	1,360	1,560	48	48	48	24
Hawthorne Court Nursing Home	Hampshire County Council	2005	N	●	4.2	—	—	—	—	80	80	0	0
Lavender House Care Home	M&B Care Group	1981	PC	●	4.3	—	—	780	810	22	22	0	0
A ston House Care Home	Hamber ey Care Homes	2023	N	●	4.3	1,820	1,920	1,300	1,525	84	84	84	18
Aspen Lodge Care Home	Aspen Care	1992	PC	●	4.3	—	—	749	849	20	10	0	0
Ancasta Grove	Care UK	2021	N	●	4.3	1,639	1,704	1,419	1,484	75	75	75	31
Brook Lane Rest Home	Brook Lane Rest Home	1984	PC	☆	4.5	—	—	800	1,400	28	10	0	28
The Hawthorns Care Centre	Bondcare Care Homes	2011	N	●	4.5	1,320	1,520	—	—	74	73	55	24
Avon Park Residentia Home	Avon Care Ho dings	1988	PC	●	4.5	—	—	1,050	1,200	28	28	7	0
F orence Court Care Home	Barchester Hea thcare	2021	PC	●	4.5	—	—	1,416	1,520	75	75	75	0
Springfie d House Care Home	R & E Kitchen Care	1983	PC	●	4.6	—	—	880	950	23	10	0	23
South Haven Lodge Care Home	New Century Care	1990	N	●	4.6	1,114	1,500	—	—	46	7	0	0
F eming House Care Home with Nursing	Hampshire County Council	1994	N	●	4.7	—	—	—	—	55	20	0	0
Buttercup House Care Home	Shivron Care Home	1985	PC	●	4.7	—	—	950	1,100	20	17	0	0
The Gab es	Sonrisa Care	1973	PC	●	4.8	—	—	950	1,050	24	12	0	0
Rosewood Care Home	MyCare Homes	1990	PC	●	4.8	—	—	1,200	1,350	35	35	0	0
The Firs	Ca dwe Care	1989	PC	●	4.8	—	—	900	900	22	19	0	0
Shaftesbury Rest Home	Mr & Mrs R C Northover	1987	PC	●	4.8	—	—	750	830	17	0	0	0
Rose Vi a	Rose Vi a Care	1983	PC	●	4.8	—	—	1,150	1,270	20	1	0	0
Lawnbrook Care Home	Lawnbrook Care Home	1997	PC	●	4.9	—	—	800	950	30	30	0	0
St E izabeth	RG Care Homes imited	1992	PC	●	4.9	—	—	800	850	17	5	0	0
Abbey House Nursing Home	Mi ennum Care Homes	1984	N	●	5.0	1,485	1,685	—	—	48	25	0	0

Home name	Operator	F rst reg date	Reg strat on	CQC rat ng	D stance (m es)	Pr vate fee rates (£ pw)				Types of beds			
						N M n	N Max	PC M n	PC Max	E der y Beds	En-su tes	Wetrooms	Ded cated dement a beds
Litt e Brook House	Litt e Brook House	1989	PC	●	5.0	—	—	1,400	1,400	25	25	7	0
Brookva e House	Brookva e Hea thcare	1987	PC	●	5.0	—	—	896	920	35	22	0	0
St Annes Nursing Home	Pegmar	1987	N	●	5.0	1,400	1,600	—	—	58	58	0	0
Mayf ower Court	Anchor	2015	PC	●	5.1	—	—	1,380	1,380	72	72	72	36
Net ey Court	Cinnamon Care Co ection	2015	PC	●	5.1	—	—	1,550	1,900	65	65	65	17
Pop ars Care Home	So ent Hea thcare	1988	PC	●	5.2	—	—	800	950	14	10	0	0
Otterbourne Grange Residentia Care Home	Bethesda Hea thcare	1986	PC	●	5.2	—	—	1,000	1,440	25	25	0	0
White Lodge Rest Home	White Lodge Rest Home	1987	PC	●	5.3	—	—	800	900	28	3	0	0
Greens eeves Residentia Care Home	Greens eeves Residentia Care Home	1981	PC	●	5.4	—	—	840	990	21	18	0	0
BrendonCare Otterbourne Hi	Brendoncare	2018	N	●	5.6	1,980	2,195	—	—	64	64	64	32
Wi ton Manor Care Home	Bupa Care Homes	1998	N	●	5.6	1,425	1,425	1,155	1,155	69	69	0	69
Chand ers Ford Care Home	HC-One	1995	N	●	5.6	1,635	1,735	1,187	1,287	45	30	10	0
Cha oner House	Barchester Hea thcare	1995	N	●	5.7	1,815	1,815	1,595	1,595	49	46	1	0
Southampton Manor Care Home	Avery Hea thcare	2008	N	●	5.7	1,437	2,437	1,197	2,097	104	86	86	29
North ands House Care Home	Bupa Care Homes	2005	N	●	5.7	1,340	1,340	1,190	1,190	101	101	101	0
Keychange Charity Fair Havens Care Home	Keychange Charity	1993	PC	●	5.8	—	—	900	1,000	23	15	0	0
Corde la House	Agincare	1995	PC	●	5.8	—	—	900	950	40	40	0	0
Brookda e House Care Home	Tue a	1987	PC	●	5.9	—	—	1,000	1,200	27	10	0	0
The Fernes	Barchester Hea thcare	2016	PC	●	5.9	—	—	1,659	1,659	52	52	52	20
Wi ow Tree Lodge	Wi ow Tree Lodge	2012	PC	●	6.0	—	—	1,400	1,400	30	30	0	30
Hampton Lodge (St Basi s)	MHA	1987	N	●	6.0	1,318	1,838	1,088	1,607	44	20	0	22
Rowan House	Mrs A Hur ey	1991	PC	●	6.0	—	—	750	750	16	0	0	0

Home name	Operator	F rst reg date	Reg strat on	CQC rat ng	D stance (m es)	Pr vate fee rates (£ pw)				Types of beds			
						N M n	N Max	PC M n	PC Max	E der y Beds	En-su tes	Wetrooms	Ded cated dement a beds
Abbey Retirement Home	Mr & Mrs R C Northover	1989	PC	●	6.1	—	—	620	730	15	0	0	0
Hunters Lodge Care Home	Eng ish Oak Care Homes	1986	PC	●	6.1	—	—	1,250	1,500	44	39	0	0
Ki n Lodge	Mrs Jean Cow ing & Mr Mark Cow ing & Mr Steven Cow ing	1990	PC	●	6.1	—	—	1,200	1,300	24	4	0	24
Va ey Lodge Care Home	Came ia Care	1993	PC	●	6.1	—	—	1,450	1,450	47	46	30	0
Three Oaks Residentia Care Home	Three Oaks Residentia Care Home	1989	PC	●	6.1	—	—	1,100	1,200	20	10	0	0
Haven Rose Residentia Care Home	Haven Rose Residentia Care Home	1987	PC	●	6.1	—	—	686	751	16	4	0	0
Hartwe Lodge Residentia Home	Buck and Care	1991	PC	●	6.2	—	—	1,000	1,000	32	32	0	0
Ranvi es Nursing & Residentia Care Home	Visram	1987	N	●	6.2	1,450	1,450	—	—	53	33	0	53
Shawford Springs Care Home	Barchester Hea thcare	2023	PC	●	6.3	—	—	1,450	1,450	64	64	64	24
Brendoncare Knightwood	Brendoncare	2006	PC	●	6.3	—	—	1,450	1,525	20	20	20	0
Stanwe Rest Home	Stanwe Rest Home	1998	PC	●	6.4	—	—	775	875	38	35	0	0
B backbrook House Care Home	B backbrook House Care	2012	PC	●	6.4	—	—	1,180	1,200	34	34	0	0
Whiteoaks Rest Home	Heathview Management Company	2000	PC	●	6.4	—	—	1,150	1,595	38	31	0	0
The Avenue Care Home	Avenue Care	1987	PC	●	6.5	—	—	850	1,100	24	0	0	0
Ashwood Rest Home	Ashwood Care Home	1986	PC	●	6.6	—	—	850	1,250	39	19	19	0
Bracken ea Care Home	Brookva e Hea thcare	1987	PC	●	6.8	—	—	795	975	25	15	0	0
The RedHouse Care Home	RedHouse Care	1987	PC	●	6.9	—	—	950	1,400	36	18	0	0
Croft Manor Residentia Home	CC Croft Manor	1997	PC	●	6.9	—	—	1,050	1,250	28	28	2	0
West C iff Ha	Hartford Care	2011	PC	●	6.9	—	—	1,300	1,450	59	58	57	20
Total catchment area beds:										3,497	2,776	1,452	732

COMPETITION LIST - CLOSED CARE HOMES

Home name	Operator	F rst reg date	Reg strat on	CQC rat ng	D stance (m es)	Pr vate fee rates (£ pw)				Types of beds			
						N M n	N Max	PC M n	PC Max	E der y Beds	En-su tes	Wetrooms	Ded cated dement a beds
G en Lee	Southampton City Council	1994	C osed		3.5	—	—	—	—	34	0	0	34
Ash ey Manor	Strand Care	—	C osed		3.8	—	—	—	—	45	25	0	0
Precious Care Home	Precious Caring	1983	C osed		4.1	—	—	—	—	11	9	0	0
St Catherine s Care Home	Bitterne Care Homes	1994	C osed		4.1	—	—	600	700	14	1	0	0
45 Westridge Road	Owned by an Individua	1999	C osed		4.8	—	—	—	—	3	3	0	0
St Margaret s	Mr & Mrs C B Thorne	1976	C osed		5.1	—	—	—	—	18	0	0	18
Stoneham House	Mrs W L Be ett	—	C osed		5.4	—	—	—	—	37	34	0	37
Brendoncare The O d Parsonage	Brendoncare	—	C osed		5.9	—	—	—	—	28	9	0	0
G en Rose	Saffron and Homes	1998	C osed		6.1	—	—	—	—	47	31	12	47
The Ti ed House	Saffron and Homes	1987	C osed		6.4	—	—	—	—	24	8	0	24
Total catchment area beds:										261	120	12	160

COMPETITION LIST - PLANNED CARE HOMES

Address	App cant	D stance (m es)	App cat on status	Date of va dat on	Date of dec s on	App cat on reference	Net en-su te beds	Tota beds
The Ageas Bow , Marsha Drive, West End, Southampton, SO30 3XH	Land & Deve opment Advisory Ltd and RB Sports & Leisure Ho dings Ltd	1.9	Pending	06/06/2022	—	F/22/93194	71	71
Moorhi , Moorhi Road, West End, Southampton, SO30 3AY	Highwood Homes Limited	2.3	Granted	20/10/2022	03/08/2023	F/22/94034	70	70
Station Road, Bishops Wa tham, Southampton, SO32 1DH	Beechcroft Deve opments Limited	3.1	Granted	14/08/2017	22/02/2023	17/02075/FUL	66	66
Queens Head, Portsmouth Road, Fishers Pond, East eigh, Hampshire, SO50 7HE	Frontier Estates Limited	3.9	Granted	16/10/2020	22/12/2021	20/02269/FUL	60	60
Land at Park Farm / North Stoneham, Stoneham Lane, East eigh, Hampshire, SO50 9HS	Cinnamon Retirement Living Ltd	4.5	Granted	21/11/2019	24/09/2020	19/02811/FULLS	40	40
75 The Avenue, Southampton, Hampshire, SO17 1XS	McCarthy and Stone Retirement Lifesty es Ltd	5.5	Granted	25/10/2021	31/08/2022	21/01398/FUL	80	80
We borne, Land North Of Fareham, Hampshire, PO17 5BN	Buck and Deve opment Ltd	5.6	Granted	06/03/2017	30/09/2021	P/17/0266/OA	60	60
64 - 66 The Avenue, Fareham, Hampshire, PO14 1NZ	Aspire LPP	6.4	Granted	11/10/2022	15/06/2023	P/22/1477/OA	60	60
206 Regents Park Road, Southampton, Hampshire, SO15 8NY	The Eng ish Province of the Congregation of Our Lady of Charity of the Good Shep	6.8	Granted	26/09/2023	21/11/2023	23/01249/FUL	11	11
The st above does not nc ude extens ons or reconf gurat ons of ex st ng homes. We est mate that the p atform has 97%+ coverage of new bu d p ann ng app cat ons. However, the Carterwood Ana yt cs p atform sa h gh- eve marketana ys stoo -p ease undertake add t ona due d gence pr or to comm tt ng any costs.							Tota catchment area beds:	518

Address	App cant	D stance (m es)	App cat on status	Date of va dat on	Date of dec s on	App cat on reference	Net en-su te beds	Tota beds
Land at Red ands Lane, Red ands Lane, Fareham, Hampshire, PO14 1HN	Perseus Land & Deve opments	6.7	Refused (no appea submitted)	18/08/2020	15/01/2021	P/20/0639/FP	64	64

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