

Planning Statement

Our Ref: 18323/7

Planning Portal Ref: PP-14891540

Date: May 2026

4 Oakwood Road, Chandlers Ford, SO53 1LU

Conversion of existing dwelling to provide residential accommodation for adults with learning disabilities and support needs

.

On behalf of Liaise Group Limited

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1.0 Introduction

- 1.1 On behalf of Liaise Group Limited we are pleased to submit a planning application relating to the conversion of 4 Oakwood Road, Chandlers Ford. The proposed description of development is as follows:

“Change of use / conversion of existing dwelling and associated garage to provide residential accommodation for up to six adults with learning disabilities and support needs, together with associated communal facilities, staff room/office and parking (Use Class C2).”

- 1.2 By means of background, Liaise provides specialist and bespoke support for people with complex needs and specialist conditions including profound multiple learning disabilities (PMLD), down syndrome, autism, epilepsy and sensory impairments. They currently operate 49 residential and supported living homes across England, including in Cambridgeshire, Hampshire, West Sussex, Kent, Greater London, Essex, Hart, Buckinghamshire and Norfolk. They support approximately 280 individuals and employ over 1,100 staff members across care, operational and management roles.
- 1.3 A key focus for Liaise is the provision of an expanding portfolio of accommodation to meet local needs. The proposed scheme at 4 Oakwood Road will deliver specialist residential accommodation enabling residents to live as independently as possible, with the reassurance that extra physical and emotional support is always available. The scheme will include accommodation for up to six residents along with communal living spaces, a shared garden and staff facilities. Further details on the proposed operating model are provided in Section 3 of this Statement.
- 1.4 The application site is well-suited for the proposed specialist residential use. It lies within an established residential neighbourhood, which provides opportunities for residents to establish meaningful connections with their local communities, and it is accessible to local services and amenities.
- 1.5 The proposed physical works relate to alterations to the internal layout of the accommodation, the conversion of the existing garage to provide living accommodation and the demarcation of the hardstanding at the front of the property to provide designated parking bays.
- 1.6 In accordance with the Eastleigh Local Validation Checklists, the application is accompanied by the following drawings and supporting documents:
- Planning Application Form and Site Notices
 - Community Infrastructure Levy Additional Information Form
 - Planning Statement
 - Operational Management Plan
 - Site Location Plan – Drawing 9001
 - Existing Site Plan – Drawing 9002
 - Proposed Site Plan - Drawing 9003 Rev A
 - Existing Floor Plans – Drawing 0001
 - Proposed Floor Plans – Drawing 0002 Rev A
 - Existing Elevations – Drawing 0101
 - Proposed Elevations – Drawing 0102

- Design Quality Statement
- Transport Note
- Travel Plan Statement
- Biodiversity Net Gain Exemption Statement
- Planning application fee of £610 (plus £91 admin fee)

2.0 Site and Surroundings

Site Context

- 2.1 The application site, as highlighted red in Figure 1 below, has an area of approximately 0.12 hectares.

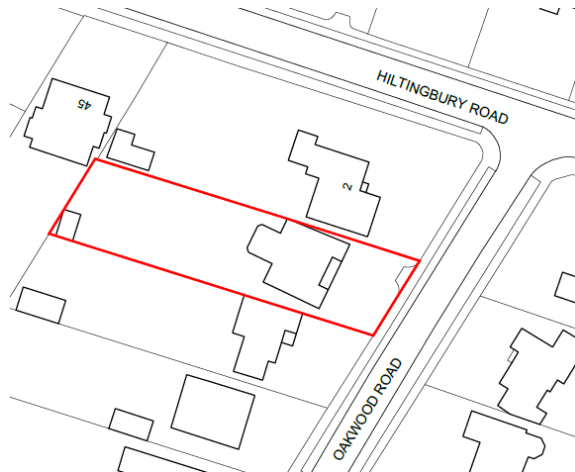


Figure 1: Site Location Plan

- 2.2 The application site occupies a residential close with a frontage to Oakwood Road and close to the junction with Hiltingbury Road to the north. The existing building on the plot comprises a six-bedroom property arranged over two storeys and with a converted roof space and an attached single garage. The property has been altered and extended through the addition of both rear and side extensions. To the rear is a good-sized garden area.
- 2.3 Access into the site is from a private driveway off Oakwood Road. This leads to the existing garage and an off-road forecourt with space for up to 5 vehicles.
- 2.4 The existing road frontage is defined by a low brick wall and hedging. The side and rear boundaries are enclosed by timber fencing. There are a handful of mature trees within the site, principally adjacent to the boundaries.

Surroundings

- 2.5 The site lies in an area within an established residential area, characterised by predominantly detached two storey housing. The site is bordered as follows:
- To the immediate north is a large, detached two storey property at 2 Oakwood Road, whose primary access is from Hiltingbury Road. This building shares a common building line with the application property and presents a flank elevation to the application site which does not contain any windows to habitable rooms at either ground or first floor level.
 - To the south, at 6 Oakwood Road, is another large, detached dwelling with a similar style and appearance to that on the application site. The house shares a common front and rear building line with the property on the application site. It has a side elevation to the application site which does not contain windows to habitable rooms.

- To the east, on the opposite side of Oakwood Road, there are single and two storey detached dwellings.
- To the west is the rear garden of a detached dwelling at 45 Hiltingbury Road. The property does not appear to contain windows to habitable rooms that overlook the application site.

2.6 The site is located within an established residential area with excellent access to local services and public transport. Chandlers Ford town centre and its associated services, amenities are approximately 800 metres to the south of the site, and the mainline railway station is approximately 1 mile from the site. Local bus routes operate along Hiltingbury Road a short distance to the north. These facilities are all accessible via the existing footpath network.

2.7 Images of the site taken from Google Maps are shown over page:

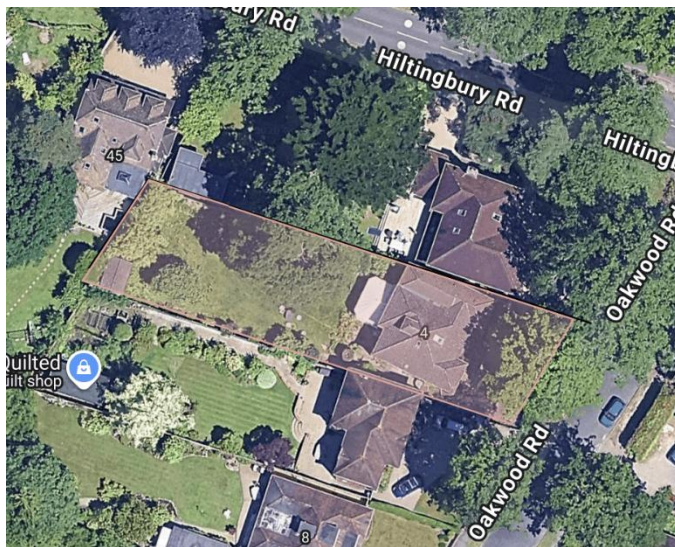


Figure 2: Aerial Site Image



Figure 3: View from Oakwood Road (looking north)

Site Allocations

- 2.8 As set out on the Local Plan Proposals Map the site falls within the defined settlement boundary but is not otherwise subject to any specific allocation or designations.
- 2.9 There are no designated heritage assets within or immediately neighbouring the site.

2.10 The site lies within Flood Zone 1 and is at very low risk of both river and surface water flooding.

2.11 The site is not the subject of any Tree Preservation Orders.

Planning History

2.12 Planning permission was granted in 2007 for a two-storey side extension (LPA Ref: F/06/58109) and in 2008 for a rear first floor extension (LPA Ref: F/07/61465)

3.0 The Proposed Development

- 3.1 This application seeks permission for the change of use / conversion of the existing dwelling to provide specialist residential accommodation for up to six adults with care and support needs within an ordinary domestic environment.
- 3.2 The application will facilitate the creation of six private resident bedroom units. Each will include a private bedroom and en-suite bathroom and will be occupied on a single-occupancy basis. Each individual will also have access to a shared kitchen, dining room, lounge and garden area. The accommodation has been designed to balance privacy, independence and dignity with access to communal living space and support where required.

Occupancy Criteria

- 3.3 The key operational characteristics of the proposed residential care scheme is summarised below.

Nature of accommodation	Specialist residential accommodation for adults with learning disabilities and support needs within an ordinary domestic setting.
Resident tenure	Residents may be nominated through local authority adult social care pathways and will occupy the accommodation as their permanent home.
Local need	Liaise will work closely with Eastleigh District Council and Hampshire County Council Adult Social Care teams to ensure that accommodation responds appropriately to identified local needs.
Size	Six no. residents.
Care and support model	Structured person-centred care with tailored support based on individual needs within a safe and appropriately managed residential environment (care regulated by the CQC).
Staffing	Support workers will be present in accordance with individual care plans. Care and support, including one-to-one assistance where required, will be provided with overnight staffing where necessary.
Management	The accommodation will be overseen by a Registered Manager with 24-hour on-call management support.
Community integration	Residents encouraged to participate in everyday community activities.

Traffic generation

Traffic generation would be broadly comparable in scale to a large family dwelling or other small residential use, and residents would not be expected to own private vehicles.

Neighbour liaison

Any complaints will be handled through formal procedures and local management oversight to ensure that homes operate responsibly within residential neighbourhoods.

- 3.6 To enable the proposed use there will be a reconfiguration of the internal layout to create the proposed resident accommodation units (for single occupancy use) and associated communal space and staff office space. This will ensure that the scheme provides a high-quality living environment for residents and to ensure a high-quality standard of accommodation with generous private and communal living space.
- 3.7 External works include the conversion of the former garage space to provide living accommodation. No extensions to the building are proposed.
- 3.8 As shown in Figure 4, the existing access arrangements into the property will not be changed, however, the area of hardstanding at the front of the property is to be reconfigured to provide 5 dedicated off-street parking spaces.



Figure 4: Proposed Site Plan

Use Class

- 3.9 Use Class C3(b) includes use as a dwellinghouse by not more than six residents living together as a single household where care is provided. Use Class C2 includes residential accommodation and care for people in need of care. Whilst the proposed model shares certain characteristics commonly associated with Class C3 residential accommodation, the structured care regime, overnight staffing arrangements and managed occupancy model mean that, on balance, the proposal is appropriately assessed as a Class C2 use. Notwithstanding this categorisation, the proposal would continue to operate at a domestic scale and appearance, materially different from an institutional care home. Whether delivered operationally as residential care or supported living arrangement, the essential planning characteristics remain the same: small-scale

specialist accommodation with on-site support for adults requiring care within a residential environment.

- 3.10 The key planning considerations are therefore the actual land-use effects of the proposal, including residential amenity, traffic generation, parking demand, scale and compatibility with the surrounding area. In practical terms, the scheme provides a small-scale domestic living environment for six adults, with impacts comparable to a modest residential-scale use. These planning considerations are addressed in section 5 of this statement.

4.0 Planning Policy

The Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan in this case comprises the Eastleigh Borough Local Plan 2016-2036 adopted in April 2022. Policies that are potentially relevant to this application are:

Policy S1 (Delivering sustainable development)
Policy S2 (Approach to new development)
Policy DM1 (General criteria for new development)
Policy DM8 (Pollution)
Policy DM11 (Nature conservation)
Policy DM13 (General development criteria – transport)
Policy DM14 (Parking)
Policy DM23 (Residential development in urban areas)
Policy DM24 (Creating a mix of housing)
Policy DM25 (Delivering older persons housing)
Policy DM29 (Dwellings with higher access standards)
Policy DM30 (Internal space standards)

Other Material Considerations

The National Planning Policy Framework

- 4.3 The National Planning Policy Framework (2024) forms a material planning consideration which also must be taken into consideration.
- 4.4 Paragraph 8 of the Framework sets out a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

an economic objective – to help build a strong, responsive and competitive economy.

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

an environmental objective – to contribute to protecting and enhancing the 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.

- 4.5 Paragraph 61 set out an overarching objective to promote housing choice and to address the needs of groups with specific housing requirements.
- 4.6 Paragraph 96 supports the delivery of inclusive places which: a) promote social interaction; b) are safe and accessible; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 4.7 Paragraph 112 states that parking standards should reflect the accessibility of the development, its type and mix, the availability of and opportunities for public transport and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 4.8 Paragraph 124 requires that planning policies and decisions 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.

Eastleigh Borough Council Supplementary Planning Documents

- 4.9 Relevant Supplementary Planning Documents include:
- Accommodation for Older People and Those in Need of Care (2011)
 - Quality Places (2011)
 - Residential Parking Standards (2025)
- 4.10 The Accommodation for Older People and Those in Need of Care SPD supports the re-use of existing buildings within the urban edge for use C2 purposes where there is no conflict with other Local Plan Policies (paragraph 4.9) and requires schemes to be within 400 metres bus stop or other access to public transport (paragraph 4.21) and that residents should not have to leave their local area to access essential services (paragraphs 4.22 and 4.23).

Hampshire County Council Adults' Health and Care Strategy 2023

- 4.11 The Adults' Health and Care Strategy set out a commitment to pursue extra care housing opportunities for younger adults with physical disabilities and for people with mental health needs in the form of supported living as part of our ambition to move away from residential settings wherever possible. It states that: *"This will be the default provision for people with autism and learning disabilities who will be encouraged to move into supported living where they will have more independence, choice, and control over their lives."*

Hampshire County Council Younger Adults Market Position Statement 2025

- 4.12 The Younger Adults Market Position Statement supports the Health and Care Strategy and outlines an aspiration to invest in increasing the number of supported accommodation places through partnerships and collaborative working with housing and support providers to reduce the reliance on residential care.
- 4.13 An assessment of the proposed development against the policies and guidance listed above is provided in section 5 of this Statement.

5. Planning Considerations

- 5.1 This section assesses the proposal against the relevant Development Plan policies and having regard to the wider strands to sustainable development set out in the NPPF.

a) The Principle of the Proposed Specialist Residential Use

- 5.2 This application seeks permission to use the premises to provide specialist residential accommodation for up to six adults with learning disabilities and care needs within an ordinary domestic environment. The proposal therefore represents a continuation of a residential-type use on the site, but for a different group of residents.
- 5.3 At a national level, paragraph 63 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. These groups should include...those who require affordable housing, families with children, older people (including those who require retirement housing, **housing-with-care** and care homes), students, **people with disabilities**, service families, travellers, people who rent their homes and people wishing to commission or build their own homes’* [our highlighting].
- 5.4 The Local Plan highlights the need for a mix of housing, including specialist accommodation. The supporting text to Policy DM25 (para. 5.126) states that: *“Vulnerable and older people have a range of individual housing needs... Therefore 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”*. Local Plan Policy DM24 also aims to achieve a mix of housing assessed against local demand for such housing. The Council’s ‘Accommodation for Older People and Those in Need of Care’ SPD similarly states at paragraph 4.9 that within the urban edge the re-use of existing buildings for use C2 purposes is deemed to be appropriate subject to other policies of the Local Plan.
- 5.5 In assessing need, the aspirations set out in the Hampshire County Council Adults’ Health and Care Strategy (and associated Younger Adults Market Position Statement) outline a clear and evidenced need for specialist accommodation for individuals with complex care needs. The wider strategic objective is to provide smaller-scale, community-based accommodation alternatives to institutional care settings.
- 5.6 The proposed development directly responds to this identified need by delivering a purpose-designed residential environment for up to six individuals with complex needs. The scale and nature of the proposal align with best practice in care provision, offering a domestic, non-institutional setting with personalised support.
- 5.7 The site’s location within the settlement boundary and close proximity to shops, services and public transport make it particularly well-suited to this form of accommodation. The proposed development is in accordance with the Council’s settlement hierarchy and lies within an established residential area that is within easy reach of local services and public transport. This further enhances the suitability of the site, enabling residents to access community facilities, maintain social connections and participate in everyday activities. The proposal would contribute

positively to the supply and choice of specialist accommodation in the local area and will cater for local residents who, in the majority of cases, will already be registered with local primary healthcare providers. In this regard the proposal satisfies the locational requirements set out in the Accommodation for Older People SPD (being within 400 metres of the nearest public transport options and with future occupants not having to leave their local area to access essential services.

- 5.8 Although the proposal would result in the loss of a single residential dwelling, this is substantially outweighed by the significant social benefits arising from the provision of specialist accommodation for a group with clearly identified and unmet needs. The development will contribute positively towards addressing deficiencies in the local housing market, supporting the Council's strategic objectives and national planning policy aims of delivering inclusive, mixed communities and meeting the needs of vulnerable groups. These are matters which are considered to carry substantial weight in the overall planning balance.

b) The Impact on the Character of the Area

- 5.9 The use of the site for the proposed specialist residential use requires only minor alterations to the existing building. The only elevational change is the conversion of the single garage door on the front elevation to provide a new casement window. This will match the style and proportions of the existing fenestration.
- 5.10 The rationalisation of the forecourt parking area will also have no impact on the visual appearance of the building given that this area is already laid entirely to hardstanding.
- 5.11 No changes are proposed to the existing boundary treatments or landscaping features within the site.
- 5.12 In summary, by virtue of the limited scale and nature of the proposed alterations, the property would remain in keeping with the existing surrounding uses and be reflective of the neighbourhood in which it is situated. The impact upon the character and appearance of the surrounding area will therefore be neutral and the proposal will raise no conflict with Policy DM1 (General criteria for new development) and Policy DM23 (Residential development in urban areas).

c) The Impact on Residential Amenity

- 5.13 The site lies in an established residential area, and it is acknowledged that there are neighbouring properties to all sides of the building.
- 5.14 However, the application site is already used for residential purposes (as a large, 6-bedroom dwelling), there is no change in building footprint or floorspace, and there would be no materially harmful intensification of use in planning terms.
- 5.15 The adjoining properties at nos. 2 and 6 Oakwood Road both have side elevation facing towards the application site, which do not contain windows to habitable rooms. Given that the properties have common building lines to both the front and rear, and on the basis that no changes are proposed to the side elevation of the host property, there is no potential for

overlooking of any windows on the neighbouring properties. There will also be no change in the relationship of the property to the gardens of the neighbouring houses, including that of the property to the rear.

- 5.16 The properties on the opposite side of Oakwood Road are set back a good distance from the application site, and the conversion of the garage to living accommodation does not raise any material amenity concerns.
- 5.17 For these reasons, the proposed change of use and external works will not result in any adverse impacts to neighbouring properties relating to overlooking, sense of enclosure, daylight, sunlight or overshadowing.
- 5.18 Activity levels, noise and comings and goings would remain consistent with a small-scale residential use and appropriate to the surrounding area, with on-site management providing a level of oversight not normally present in a standard dwelling.
- 5.19 As set out in the Operational Management Plan supporting this planning application, Liaise seek to ensure that their specialist residential schemes operate harmoniously within existing communities and that the amenity of surrounding residents is appropriately protected. Residents are supervised 24/7. Liaise actively supports residents in becoming positive members of their communities. Staff support residents in understanding social boundaries and encourage respectful behaviour towards neighbours and the wider community. The continuous presence of staff ensures that any behavioural issues are actively managed, resulting in a level of oversight and control that would not typically be present within a standard residential dwelling.
- 5.20 For these reasons the proposed development will not give rise to any material change in respect of matters relating to privacy, daylight/sunlight and sense of enclosure and the proposal is considered to meet the amenity requirements set out in Policies DM1 and DM8 as well as the Council's 'Quality Places' SPD.

d) The Suitability of the Building for the Proposed Specialist Accommodation Use

- 5.21 The proposed accommodation will provide a high-quality living environment for future occupants which exceeds nationally described space standards and creates a personalised environment with a homely, domestic feel whilst considering the specific requirements of adults with care and support needs.
- 5.22 In accordance with the Council's residential space standard objectives, each of the proposed units will be of a good size and benefit from satisfactory levels of daylight and sunlight and appropriate levels of privacy. All residents will also benefit from the use of a good-sized and secure rear garden. Further details are provided in the Design Quality Statement supporting this application, with key features including:
1. Sufficient storage space for specialist equipment so that corridors are not obstructed.
 2. Appropriate staff facilities such as sleeping area, bathroom facilities and desk space.
 3. The provision of communal and multi-purpose spaces where people can choose to socialise and shared kitchen/dining areas.

4. Heating and ventilation levels in personal spaces such as bedrooms to be individually controllable.
5. A garden area with secure boundaries and level access throughout.
6. Wet room or walk in showers.
7. Parking near the property will give level access to the accommodation.

5.23 In response to the Council's space standards, set out in Policies DM29 and DM30, the proposed ground floor level provides step-free access with accessible bedrooms designed to meet M4(2) requirements. Circulation spaces, door widths, and sanitary facilities have been arranged to ensure adaptability and ease of use for occupants with reduced mobility, thereby supporting inclusive and accessible living. Although this is a C2 use, the proposals also exceed the minimum space standards to ensure the layouts created provide the residents with the best homely environment. Further details are provided in the Design Quality Statement supporting the application.

e) *The Impact on Highways, Access and Parking*

5.24 Access to the site will be taken from the existing access point on Oakwood Road and this arrangement is considered entirely suitable for the proposed use.

5.25 The level of traffic generation from the proposed specialist residential use will be comparable to that of a large family dwelling. Occupants of the accommodation will not have cars and there will be approximately five to six members of staff on the premises at any one time.

5.26 The home operates a 24-hour staffing model tailored to the needs of the individuals supported, and with a typical staffing profile being:

- Waking Night (22:00 - 07:00): 2 staff
- Day (07:00 - 14:00): 5 to 6 staff
- Afternoon (14:00 - 20:00): 5 to 6 staff

5.27 Staff departures and arrivals are staggered and outgoing staff depart before incoming staff arrive, thereby preventing any overlap. All vehicle movements will occur within sociable hours and typical daily activity periods, ensuring minimal impact on the surrounding community. This approach ensures that peak parking demand associated with staff shift changes would not exceed the available on-site provision.

5.28 A large proportion of staff will live in the local area, and the existing access to the public transport network provides scope for a range of non-car modes of transport (walking, cycling, public transport). Further details on the sustainability credentials of the site are provided in the accompanying Transport Note. Based on comparable facilities, Liaise anticipates that 50% of staff will use sustainable modes. Accordingly, the overall level of vehicle movements associated with the development will be comparable to, or lower than, that of a large family dwelling. Measures are also taken to encourage sustainable transport use, including the local bus services that operate in close proximity to the site. Further details on the measures taken to encourage this are provided in the Travel Plan Statement supporting this application. For these reasons, the proposal will comply with the objectives of Policy DM13 (Transport).

- 5.29 The Council's Car Parking Standards are set out in Policy DM14 and the Residential Parking Standards SPD. The closest stated use to the proposal for the application site is 'Residential units for adults with learning or physical disabilities', and where provision is sought for 0.5 spaces per non-residential staff plus 0.25 space per client. For six staff and six residents, 4.5 spaces are therefore required.
- 5.30 Notwithstanding the fact that no residents would typically own cars, the proposed development adheres to this standard through the provision of five dedicated parking bays to the front of the property. The proposal therefore effectively allows for 1:1 parking for staff, notwithstanding the likelihood that several staff will not drive their own cars. Staff shift patterns are specifically managed to avoid overlap and associated peak parking demand. It is therefore considered that the parking provision is sufficient to accommodate demand without resulting in overspill onto the highway network. Cycle parking (4 spaces) is also to be accommodated on-site within the curtilage of the development. The proposed level of parking provision is therefore considered robust and appropriate to the operational characteristics of the development.
- 5.31 Deliveries to the site will be no greater than those associated with a traditional dwelling and refuse collection as will remain as existing at the property.
- 5.32 Overall, as set out in the accompanying Transport Note, the proposal will have a minimal impact on highways and access arrangements and will continue to provide a safe environment for the community.

f) The Impact on Environmental Interests

Flood Risk

- 5.33 The site lies within Flood Zone 1. On the basis that the proposal involves no new built development and no changes to the existing drainage network, the flood risk and drainage impacts are unchanged.

Trees and Landscaping

- 5.34 No external works affecting trees are proposed. The proposal therefore protects the landscape character of the Borough including the retention of the mature trees on the side boundaries.

Biodiversity Net Gain

- 5.35 The proposal does not result in the loss of any priority or non-priority habitats. Biodiversity Net Gain is not therefore required, and the scheme accords with the objectives of Local Plan Policy DM11 (Nature conservation)

Other Environmental Matters

- 5.36 As the proposed development involves internal works only, there are no implications in terms of air quality, noise or contamination.

6. Conclusions

- 6.1 The proposed specialist accommodation use will support the long-term viability of previously developed land in a sustainable location. There is a clear, pressing and evidenced need for the proposed accommodation, and the proposal will offer housing choice and support resident well-being. Significant weight should be given to these matters in the overall planning balance.
- 6.2 The proposed use would not result in any materially harmful change in land-use effects or have harmful impacts for the following reasons:
1. The proposed internal and external works have no material impact on the character of the existing building or the local area.
 2. The application site is located in a residential area which is appropriate to the proposed residential-type use.
 3. The application site is located in a highly suitable area for the proposed use relative to its acceptability to services, facilities and public transport options.
 4. The proposal does not have any adverse impact in respect of overlooking and sense of enclosure when compared with its current use.
 5. Any noise and disturbance arising from the use of the premises will not be materially different to that of the current residential use.
 6. The property readily lends itself to the proposed use and will provide a high-quality living environment for future occupants.
 7. The means of access into the site will remain unchanged and the level of traffic generated will be comparable to that of the established lawful use.
 8. The level of parking is sufficient to meet the needs of the proposed use.
 9. The proposal will have no adverse impacts in respect of trees, drainage or ecology.
- 6.3 In the overall planning balance, the proposed development gives rise to clear, substantial and policy-supported benefits in meeting an identified local housing need in a sustainable and accessible location and the proposal supports the creation of a more inclusive and diverse community. The determining planning considerations are the effects of the proposal in land-use terms, all of which are acceptable. There would be no material harm to the character of the area, residential amenity, highways or environmental interests and no material intensification in use. The proposal is consistent with the Local Plan and aligns with the objectives of the NPPF in supporting inclusive communities and meeting the needs of people requiring care. There are no adverse impacts that would significantly or demonstrably outweigh the identified benefits. Planning permission should therefore be granted.