

Boorley Gardens, Hedge End

Planning Statement

Application for 80-bed care home to supersede 70-bed care home permitted under reference F/23/96629

Date of report: August 2026

PREPARED FOR



savills

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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 White Stork Road, adjacent to the roundabout with Winchester 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:

Erection of 80 bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road. To supersede the 70 bed C2 Care Home permitted under reference F/23/96629

- 1.2 The site benefits from planning permission reference F/23/96629, granted by Eastleigh Borough Council on 13 June 2025 for the erection of a 70-bed care home together with an ancillary Community Hub and associated access, parking and landscaping works. Following detailed operational review by the prospective operators, Connaught Care, opportunities have been identified to increase the number of bedrooms from 70 to 80 through internal reconfiguration and improved space efficiencies.
- 1.3 The purpose of this statement is therefore not to revisit the established principle of care home development on the site, but to demonstrate that the proposed uplift in accommodation can be delivered without giving rise to any unacceptable planning impacts.
- 1.4 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

- 1.5 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.
- 1.6 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.

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



- 1.7 Other recent developments within the region delivered by Halebourne include Portsdown View Care Home in Bedhampton near Havant, and Wimborne Manor, Dorset. These homes illustrate Halebourne's objective to design buildings that reflect the surrounding environment and respond to neighbouring architecture.
- 1.8 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 (August 2026) – Bellway / Miller 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



- 2.3 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 northward at site entrance



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



Planning Status and History

- 2.4 The application site forms part of the wider Boorley Gardens development, which benefits from outline planning permission reference O/15/75953 for:
- "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 The wider Boorley Gardens development has progressed substantially since the grant of outline consent, with reserved matters approvals secured across the site and significant areas of residential development, infrastructure and associated works now implemented. The principle of development at Boorley Gardens is therefore firmly established.
- 2.6 Of particular relevance to the current application, planning permission F/23/96629 was granted on 13 June 2025 for:
- "Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road."*
- 2.7 The approved scheme established the principle of a care home and Community Hub on the application site together with all associated matters relating to layout, design, scale, access, parking, landscaping and environmental impacts. The current application therefore does not seek to revisit the principle of development, but instead seeks consent for an uplift in bedroom numbers within the

context of an extant planning permission which has progressed through post-decision approvals and condition discharge.

- 2.8 Following the grant of planning permission, a Non-Material Amendment was approved by Eastleigh Borough Council on 12 March 2026. The approved amendments included revisions to the internal layout to reflect operational requirements, minor amendments to the external appearance, updates to landscaping, repositioning of the pedestrian access, alterations to refuse and cycle stores and associated drainage revisions. Importantly, the approved Non-Material Amendment retained the overall care home use and approved number of bedrooms.
- 2.9 The approved development has subsequently progressed through the discharge of planning conditions. To date, the Council has approved submissions relating to:
- Condition 4 – Construction Management Plan;
 - Condition 6 – Contaminated Land Investigation and Remedial Scheme;
 - Condition 11 – External Materials;
 - Condition 14 – Landscape Scheme; and
 - Condition 15 – Landscape Management and Maintenance.
- 2.10 In addition, Condition 9 relating to arboricultural monitoring has been partially discharged, with final discharge linked to the completion of development and submission of the approved monitoring reports.
- 2.11 The discharge of these conditions is significant as it demonstrates that the approved development has progressed beyond the principle stage and that a number of key technical matters, including construction management, contamination, landscape design, landscape management and external materials, have already been reviewed and accepted by the Local Planning Authority. As such, the environmental baseline and technical assessments relied upon in support of the approved development remain relevant and robust.
- 2.12 The current application should therefore be viewed in the context of an extant planning permission that has progressed through both post-permission approvals and implementation activities. The proposal represents a logical evolution of the approved scheme, seeking to increase the level of specialist accommodation from 70 to 80 bedrooms whilst retaining the approved Community Hub, access arrangements, landscape strategy and overall design approach.

3. Pre-Application Engagement

Previous Engagement

- 3.1 The Applicant has engaged proactively with Eastleigh Borough Council throughout the evolution of the proposals for the site. The National Planning Policy Framework encourages applicants and local planning authorities to engage in early and meaningful pre-application discussions so that potential issues can be identified and addressed at an early stage (DM1 1.a). Consistent with these objectives, the Applicant has maintained an ongoing dialogue with the Council in respect of both the original care home proposal and the current application.
- 3.2 The site benefits from planning permission reference F/23/96629 for a 70-bed care home and ancillary Community Hub. Extensive pre-application engagement was undertaken in advance of that permission, including discussion of the principle of development, land use, design, landscaping, highways and community benefits. These matters were subsequently considered through the determination of planning permission F/23/96629 and informed the approved development. The current application therefore builds upon an established planning position and focuses on the acceptability of the proposed uplift from 70 to 80 bedrooms rather than revisiting the principle of care home development on the site.

Pre-Application Relating to the Proposed Uplift

- 3.3 Prior to submitting the current application, the Applicant sought further pre-application advice from Eastleigh Borough Council regarding the proposed uplift from 70 to 80 bedrooms. A formal pre-application submission was made in March 2026, setting out the proposed changes and seeking officer feedback on the most appropriate route for progressing the revised scheme.
- 3.4 The Applicant's position is that the increase in bedroom numbers could be accommodated through internal reconfiguration and operational efficiencies, without any material increase in the approved building footprint, height, scale or massing. The submission also confirmed that the Community Hub would remain unchanged and that the proposal represented an intensification within the approved envelope rather than a materially different form of development.
- 3.5 The discussions principally focused on parking provision and ensuring that the application was assessed having regard to the Council's Parking Standards SPD, which was adopted after the determination of the original planning permission. Officers reviewed the proposed parking strategy alongside the unchanged Community Hub element and discussed how the updated standards should be considered in the context of the already approved development.
- 3.6 A further area of discussion related to the operational implications of the proposed uplift and whether any increase in staffing levels would be required. In response, the Applicant provided additional information from the care home operator, Connaught Care Group, confirming that the increase from 70 to 80 bedrooms can be accommodated through internal layout efficiencies and operational refinements. The operator confirmed that the proposal can be delivered within the existing staffing model and that no increase in staffing numbers is anticipated as a consequence of the uplift in bedrooms.
- 3.7 The scheme has been amended to provide two additional parking spaces compared to the approved development, increasing overall provision to 36 spaces. The revised layout has been designed to maintain the overall landscape-led character of the development whilst responding positively to officer comments received through the pre-application process.
- 3.8 The Council's Tree Officer also confirmed that no in-principle concerns were anticipated from the revised parking layout, subject to the submission of an updated Arboricultural Impact Assessment

and Arboricultural Method Statement with any future application. The application has been prepared having regard to this advice.

- 3.9 The Applicant has carefully considered all officer feedback received through the pre-application process and, where appropriate, has amended the proposals accordingly. The current application therefore reflects a collaborative and constructive approach consistent with the objectives of the National Planning Policy Framework and provides a robust basis for the Council's determination of the proposed uplift from 70 to 80 bedrooms.

4. The Proposed Development

Care Home Accommodation

- 4.1 The proposed uplift from 70 to 80 bedrooms has been achieved through revisions to the approved internal layout. Following detailed operational review of the approved scheme, Connaught Care identified opportunities to increase the number of bedrooms through the subdivision of a number of larger suites into standard bedrooms, enabling more efficient use of the approved floorspace without materially altering the approved building envelope or care model.
- 4.2 Importantly, the proposals do not require any material increase in the height, scale or massing of the building. The overall architectural concept remains unchanged and the development continues to present the same visual appearance and relationship with the surrounding development that was previously assessed and accepted by the Council.
- 4.3 The care home will continue to provide a comprehensive range of facilities for residents and staff, including dining areas, day spaces, lounges, salon facilities, offices, treatment rooms and ancillary accommodation necessary for the operation of a modern care environment.
- 4.4 The care home will operate as originally approved, providing specialist accommodation for older persons with associated nursing and care services. Importantly, Connaught Care has confirmed that the proposed increase in occupancy can be accommodated within the existing staffing structure, operational systems and infrastructure already planned for the development, with no increase in staffing levels required as a consequence of the uplift.

Community Hub

- 4.5 No changes are proposed to the Community Hub approved as part of planning permission F/23/96629.
- 4.6 The Community Hub remains an integral component of the development and continues to fulfil the objectives secured through the Section 106 Agreement dated 13 June 2025. The approved obligations require the provision of:
- A sheltered entrance lobby;
 - 75sqm of multi-functional hall space;
 - Internal storage facilities of not less than 18sqm;
 - A fully functioning kitchen; and
 - Three WCs, including an accessible WC.
- 4.7 The Community Hub will continue to be provided in accordance with the approved Section 106 Agreement and no changes are proposed to either its specification or intended operation. The facility therefore remains capable of delivering the social and community benefits previously identified through the planning process.

Access, Parking and Servicing

- 4.8 Vehicular and pedestrian access arrangements remain unchanged from the approved development. The development will continue to be served from White Stork Road via the approved access point and there are no proposed alterations to the wider highway network.

- 4.9 Following pre-application discussions and a review of parking provision against the Council's adopted Parking Standards SPD (September 2025), the parking layout has been revised to provide 36 parking spaces compared to the 34 spaces previously approved.
- 4.10 The accompanying Transport Statement demonstrates that the development remains highly accessible by a range of sustainable transport modes including walking, cycling, bus and rail. The uplift in bedroom numbers is forecast to result in only a negligible increase in traffic generation, equating to approximately two additional vehicle movements during the weekday AM peak hour and one additional vehicle movement during both the weekday PM peak hour and Saturday peak hour when compared to the extant permission (See Paragraph 6.4 of the Transport Statement (020.0978/TS/2)). The proposals do not require any modification to the approved access strategy.

Landscape and Ecology

- 4.11 The wider landscape strategy remains broadly unchanged from the previously approved development. Existing protected trees are retained and protected and the revised parking layout has been designed to be accommodated without prejudicing the long-term retention of those important landscape features.
- 4.12 When the original planning application was submitted, Biodiversity Net Gain had not yet become a statutory requirement. Hence this new application is accompanied by a Biodiversity Metric which demonstrates a biodiversity net gain of 11.47%, exceeding the statutory requirement for a minimum 10% biodiversity net gain.

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 most relevant policies remain those identified through the determination of planning permission F/23/96629 and include:

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.

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 DM24: Creating a Mix of Housing; and
- Policy DM25: Delivering Older Peoples' Housing

Overarching Strategic Policies

- 5.5 **Strategic Policy S1, Delivering Sustainable Development:** The principle of a care home and Community Hub on the site has already been established through planning permission F/23/96629. The proposed uplift continues to deliver the social, economic and environmental benefits previously

identified through the approved scheme. The proposal provides additional specialist accommodation for older people within a sustainable location whilst retaining the approved landscaping strategy, Community Hub and access arrangements. The proposal therefore remains consistent with the objectives of Strategic Policy S1.

- 5.6 **Strategic Policies S2 and S3, Approach to New Development and Location of New Housing:** The application site forms part of the wider Boorley Gardens strategic development area and occupies a sustainable location within an established and growing community. Whilst the proposal does not comprise conventional housing, it contributes towards meeting a recognised need for specialist accommodation for older persons and supports the wider objective of ensuring that the Borough's housing needs are met across all sectors of the community. The proposal therefore remains consistent with Strategic Policies S2 and S3.
- 5.7 **Strategic Policy S4, Employment Provision:** Whilst the uplift does not require an increase in staffing levels, the development will continue to support the employment opportunities already associated with the approved care home. Connaught Care has confirmed that the proposed uplift from 70 to 80 bedrooms can be accommodated within the approved staffing structure and operational model. As no increase in staffing levels is required, the proposal does not generate any material increase in staff travel demand and contributes to the negligible increase in traffic generation identified within the accompanying Transport Statement. The proposal therefore continues to support the economic objectives of Strategic Policy S4.
- 5.8 **Strategic Policies S11 and S12, Transport Infrastructure and Strategic Movement Networks:** The site remains highly accessible by a range of sustainable transport modes, including walking, cycling, bus and rail. The accompanying Transport Statement confirms that the proposal results in only a negligible increase in traffic generation and that the approved access arrangements remain suitable. The development therefore continues to accord with the objectives of Strategic Policies S11 and S12.
- Development Management Policies
- 5.9 **Policy DM1, General Criteria for New Development:** The proposal has been designed within an already approved development envelope and does not result in any material changes to the scale, massing, appearance or relationship of the development to its surroundings. The proposal therefore continues to comply with the design, amenity and environmental objectives of Policy DM1.
- 5.10 **Policies DM2 and DM3, Environmentally Sustainable Development and Adaptation to Climate Change:** The proposal does not alter the sustainability strategy approved under planning permission F/23/96629 and retains all measures relating to energy efficiency, climate resilience and sustainable construction. Accordingly, the scheme continues to comply with Policies DM2 and DM3.
- 5.11 **Policy DM11, Nature Conservation:** The application is supported by updated ecological information and Biodiversity Net Gain assessments. Existing tree protection measures, landscaping proposals and ecological enhancements are retained and updated where necessary to reflect current legislative requirements. The proposal therefore remains consistent with the objectives of Policy DM11.
- 5.12 **Policies DM13 and DM14, Transport and Parking:** The application is accompanied by an updated Transport Statement prepared having regard to the Council's adopted Parking Standards SPD (September 2025). The revised scheme provides 36 parking spaces and demonstrates that the uplift in accommodation can be accommodated without any unacceptable impact on the local highway network. The proposal therefore accords with Policies DM13 and DM14.
- 5.13 **Policies DM24 and DM25, Creating a Mix of Housing and Delivering Older Peoples' Housing:** These policies are of particular relevance to the determination of the application. Policy DM25 supports the provision of specialist accommodation for older people in sustainable locations that are

well integrated with existing communities and services. The approved care home already contributes towards meeting this identified need and the proposed uplift will increase the amount of specialist accommodation available within the Borough from 70 to 80 bedrooms. The proposal therefore represents a positive enhancement to the approved scheme and further supports the objectives of Policies DM24 and DM25

- 5.14 In addition to the Local Plan, material considerations relevant to the determination of this application include the National Planning Policy Framework (August 2026), the recently adopted Eastleigh Quality Places SPD (May 2026) and the Eastleigh Parking Standards SPD (September 2025).

National Planning Policy Framework

- 5.15 A revised National Planning Policy Framework (NPPF) was published in August 2026 and remains a material consideration in the determination of planning applications. The NPPF establishes a presumption in favour of sustainable development through Policy S3 and confirms that development proposals which accord with both an up-to-date development plan and the national decision-making policies of the Framework should be approved without delay (S3 1.c). Furthermore, Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework (S4 1.). The application site is located within the built-up area of Boorley Green and, for the reasons outlined throughout this statement, we consider that Halebourne's proposals are policy compliant and represent sustainable development.
- 5.16 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 17). Again, we consider that the proposed Care Home is consistent with these aims and should be supported without delay.
- 5.17 The NPPF places significant emphasis on making effective use of land. Policy L2 confirms that substantial weight should be given to development proposals which make better and more efficient use of land and buildings. In this regard, the proposed uplift from 70 to 80 bedrooms has been achieved through internal reconfiguration and operational efficiencies within the approved development, enabling additional specialist accommodation to be delivered without any significant increase in the approved building footprint, height, massing or land take. The proposal therefore represents a more effective use of an approved and implemented development, whilst maintaining the high standards of design, accessibility and environmental quality previously accepted by the Council.
- 5.18 The NPPF emphasises the importance of creating well-designed places that are visually attractive, sympathetic to local character and establish a strong sense of place. In particular, Policy DP3 Paragraph 2.g seeks to ensure that developments should follow this principle, among others: *"Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting."* The proposal retains the high-quality design approach previously accepted by the Council.
- 5.19 Policy HO9. Paragraph 1.a of the NPPF provides the overarching objective for specialist accommodation for older people, stating that such housing should be "located where residents will be able to access frequently-used services easily and safely by walking, wheeling (including mobility scooters) and by public or on-site transport services; including through facilities provided as part of the scheme". This application builds upon the sustainable location and principles already established at the site, enabling future residents to benefit from the range of services, facilities and transport connections available both within the wider development and the surrounding area.

5.20 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”.

5.21 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).

5.22 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 (previously submitted with F/23/96629), there is a demand for 1,716 care home beds within a 5-mile catchment of the site, correct as of 6 December 2024.

Eastleigh Quality Places SPD

5.23 The Eastleigh Quality Places SPD was adopted in May 2026 and provides supplementary guidance supporting the design and placemaking objectives of the Local Plan. The SPD promotes high-quality development that makes efficient use of land, supports sustainable travel, integrates landscape and biodiversity, and contributes positively to healthy and inclusive communities.

5.24 The proposed uplift continues to accord with these objectives. The increase from 70 to 80 bedrooms has been achieved principally through internal reconfiguration and more efficient use of the approved building envelope, consistent with the SPD’s emphasis on compact and efficient development. No material increase in building height, footprint or massing is proposed.

5.25 The development remains accessible by a range of sustainable transport modes and is supported by an updated Transport Statement prepared having regard to the Council’s adopted Parking Standards SPD. The proposal also retains the approved landscape framework, protected trees and Community Hub facility, thereby continuing to deliver the placemaking, environmental and community benefits identified through the original planning permission.

5.26 Accordingly, the proposal is considered to accord with the principles of the Eastleigh Quality Places SPD.

Planning Obligations

5.27 Planning permission F/23/96629 was accompanied by a Section 106 Agreement dated 13 June 2025. That Agreement secured a number of obligations necessary to make the development acceptable in planning terms, including the delivery and ongoing management of the Community Hub together with a financial contribution towards public art.

5.28 The current application does not seek to amend the obligations secured through the approved legal agreement. The proposed uplift from 70 to 80 bedrooms has been prepared on the basis that all existing obligations continue to apply to the development.

- 5.29 In particular, the approved Community Hub is retained in its entirety and will continue to be delivered in accordance with Schedule 2 of the Section 106 Agreement. The facility will continue to provide the approved hall space, kitchen, storage facilities and associated WC provision, thereby ensuring the community benefits secured through the original planning permission are fully maintained.
- 5.30 The proposal will also continue to provide the Public Art Contribution secured through the approved legal agreement.
- 5.31 The application is supported by an updated nutrient neutrality assessment which reflects the proposed uplift in accommodation. Any additional nutrient mitigation requirements arising from the development will be secured through appropriate legal mechanisms to ensure continued compliance with the Council's nutrient neutrality requirements.
- 5.32 Accordingly, the proposal preserves all of the community and environmental benefits secured through the extant planning permission whilst making more efficient use of the approved development.

Implementation of the Approved Scheme

- 5.33 A material consideration in the determination of the application is that planning permission F/23/96629 has already been implemented. Since that original grant of consent, a Non-Material Amendment under the same application reference has been approved (March 2026) and a number of conditions have either been discharged or partially discharged, including matters relating to construction management, contamination, materials and arboriculture. Furthermore, as illustrated by the site photos presented in Section 2, construction of the approved care home is actively progressing on site, with the approved arboricultural protection measures in place and the building having progressed beyond foundation works. The approved scheme has therefore progressed beyond the principle stage and has entered the implementation phase.
- 5.34 The implementation of the approved development reinforces the established acceptability of the site for a care home and Community Hub and confirms that the key environmental, technical and planning considerations associated with the development have already been assessed and accepted by the Council. Accordingly, the current application should be considered in the context of an extant permission which is capable of being lawfully implemented.

Relationship with the Extant Permission

- 5.35 The proposed development comprises a modest evolution of the approved scheme rather than a materially different form of development. The principal changes relate to the internal reconfiguration of accommodation enabling the provision of 80 bedrooms instead of 70, together with associated amendments to the parking layout. The approved Community Hub, access arrangements, landscape strategy and overall design approach remain unchanged.
- 5.36 During the pre-application process, consideration was given to the relationship between the approved scheme and the proposed development. The Applicant has engaged positively with the Council throughout this process and discussions were held regarding the most appropriate mechanism for transitioning from the approved 70-bed development to the proposed 80-bed scheme.
- 5.37 It is anticipated that the legal agreement accompanying any planning permission granted pursuant to this application will include an appropriate mechanism identifying the point at which the approved 70-bed scheme can no longer be implemented and the revised 80-bed scheme becomes the operative consent. This approach was discussed with the Council during the pre-application process and provides a clear and practical mechanism to avoid duplication or overlap between the two permissions whilst allowing the development to progress in an orderly manner.

- 5.38 The proposal therefore does not give rise to any procedural or implementation concerns and can be accommodated through an appropriately drafted legal agreement whilst preserving the planning benefits secured through the existing permission

6. Conclusion

- 6.1 The application seeks permission for a modest uplift from 70 to 80 bedrooms within an already approved care home development.
- 6.2 The principle of development has already been established through planning permission F/23/96629 and implementation of that permission has progressed through the approval of subsequent applications and discharge of planning conditions.
- 6.3 The increase in accommodation has been achieved primarily through internal reconfiguration, including the subdivision of certain approved suites, and does not result in any material increase in the scale, height, massing or visual prominence of the approved building.
- 6.4 The proposal retains all key benefits of the approved scheme, including the delivery of a Community Hub in accordance with the Section 106 Agreement, whilst providing an additional 10 bedrooms of specialist accommodation for older people.
- 6.5 The application is supported by updated transport, ecological, biodiversity and arboricultural evidence and demonstrates that no unacceptable impacts would arise as a consequence of the proposed uplift.
- 6.6 The proposal represents a logical and efficient evolution of an approved development, making better use of the approved building whilst maintaining the high-quality design and community benefits that secured planning permission.
- 6.7 The proposal also retains all obligations and community benefits secured through the approved Section 106 Agreement, including delivery of the Community Hub and Public Art Contribution.
- 6.8 For these reasons, the proposal accords with the Development Plan when read as a whole, represents sustainable development and planning permission should therefore be granted.

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