

# LAND ADJACENT TO 501 BURSLEDON ROAD, SOUTHAMPTON, SO19 8NJ



Proposed demolition of existing structures and construction of a care home for young adults (use class C2) with associated access, parking and landscaping

## PLANNING STATEMENT

March 2026

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## **EXECUTIVE SUMMARY**

- i. This statement is submitted in support of a planning application for the proposed construction of a new high dependency care home for young adults at land adjacent to no.501 Bursledon Road, Southampton.
- ii. The proposals have been developed having regard to the relevant national and local planning policies, specifically;
  - The site is located in an existing residential area. No.501 already contains a 7-bedroom care home and the proposed new building will be an expansion of that facility. The proposed new building will complement existing uses in the area and the development will deliver a sustainable pattern of development,
  - The high quality design and appearance of the proposed development is appropriate to the character of the area,
  - The proposal will preserve the amenity of adjacent sites, the continuity of the street scene, and the openness of the strategic gap between Southampton and Eastleigh,
  - The proposed development makes an efficient use of the land by delivering new care accommodation in a sustainable location, in a manner that preserves the pattern of development with regards to building mass and plot layout,
  - Car and cycle parking is provided in accordance with the Council's adopted parking standards and the site is accessible to public transport.
- iii. The application is accompanied by a set of technical reports undertaken by suitably qualified consultants and the plans have been developed with due regard to their findings. The application proposals are therefore appropriately considered and informed.
- iv. Having regard to the contents of this Planning Statement and the plans that accompany the application we conclude that the planning permission can reasonably and justifiably be granted for the development.

## **1. Introduction**

- 1.1 This Planning Statement has been prepared on behalf of Dr J Sargent and is submitted in support of a planning application for the demolition of existing structures and construction of a high dependency care home for young adults (use class C2) with associated access, parking and landscaping at land adjacent to no.501 Bursledon Road, Southampton.
- 1.2 This Planning Statement aims to explain the design approach to the proposed development. The Statement demonstrates how the proposals have been designed to comply with Southampton City Council's Local Development Plan design policies in that they reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height and scale, bulk and scale and materials. The proposed development will make efficient use of the land delivering a new care home in a sustainable location, with the proposed use being appropriate for the site context and the character of the area.
- 1.3 The application comprises:
- Completed application form
  - Plans and drawings
  - Arboricultural Impact Assessment and method statement
  - Ecology report and BNG Assessment
  - Transport Statement
  - This Planning Statement

## **2. Site Context**

- 2.1 No.501 Bursledon Road is located on the southeast corner of the junction between Bursledon Road and Botley Road. The existing building at no.501 is a 7-bedroom care accommodation for young adults (use class C2). The building fronts Bursledon Road, however the main pedestrian and vehicle access is off Botley Road. The plot extends back along Botley Road with the eastern section of the site containing a mobile home and storage buildings.



**View of the application site ([www.google.co.uk](http://www.google.co.uk))**

- 2.2 The application site lies adjacent to the settlement boundary between Southampton and Eastleigh in an area designated as a strategic gap. To the east and south of the application site is mature woodland and a small area of open land. To the north of the application site is a car sales business and Hightown Ambulance station. To the west of the application site, across the junction with Bursledon Road, is residential development and 'The Old Fairground'. The site is in an accessible location being within walking distance of public bus routes and direct access onto designated cycle routes. There are local shops and services within walking distance.



**Aerial view of the application site ([www.earth.google.com](http://www.earth.google.com))**

- 2.3 The site is relatively level and contains some soft landscaping, with most significant trees adjacent to the site boundary. There are no listed buildings within the vicinity of the site and it

is not located in a conservation area. The site falls within flood zone 1, with no risk of flooding from any sources.

### 3. Relevant Planning History

- 3.1 In November 2024 planning permission was granted for the erection of a single storey side extension at no.501 Bursledon Road to facilitate a change of use from a dwelling to a care home (use class C2), reference 24/00776/FUL. This permission has been implemented. The house fronts Bursledon Road (west elevation) with main access off Botley Road (north elevation).



Approved front elevation plans 24/00776/FUL

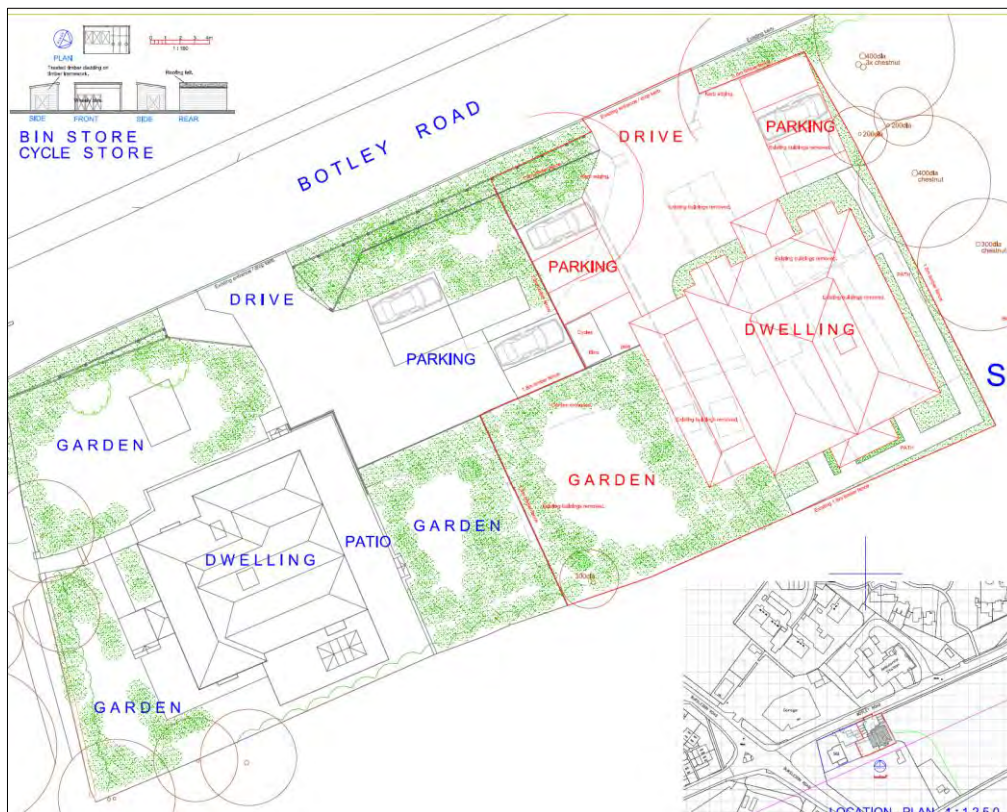
- 3.2 In August 2025 a lawful development certificate was refused for the use of the existing buildings on the land adjacent to no.501 Bursledon Road for the storage of boat engines and building equipment (use class B8), reference 25/00579/ELDC. The reason for refusal was due to insufficient evidence that the buildings had been in continuous use as separate B8 storage over the requisite 10 year time period.
- 3.3 Previously, an application was made by others for the redevelopment of the site to form 9 dwellings with parking, reference 21/01671/OUT. That application was refused by the Local Planning Authority. Reasons for refusal included impact on the strategic gap zone (overdevelopment of the land) and insufficient information to determine the application.

### 4. The Proposed Development

- 4.1 The proposal is to remove the existing structures on the east section of the plot and construct a detached building comprising 7-bedrooms to be used as a care accommodation for young adults

(use class C2). The building will be two-storeys in height with a hipped roof and will front Botley Road. Ensuite-bedrooms will be spread across the ground floor and first floor to provide for accessible accommodation.

- 4.2 The garden will be split to provide separate garden spaces for both the existing building and the new. The existing access from Botley Road will be upgraded as necessary and 6 car parking spaces provided to the front of the building.



Proposed site plan extract ( [REDACTED] )

- 4.3 Existing landscaping will be altered to facilitate the construction of the new building and parking layout.

## 5. Relevant Planning Policies

### National Planning Policy: The National Planning Policy Framework

- 5.1 The National Planning Policy Framework ('NPPF') confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The economic involves building a strong, responsive and competitive economy. The social role entails

supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment. The environmental role requires protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.

- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 61 of the NPPF notes the need to significantly boost the supply of homes and to ensure that planning policies and decisions meet the housing needs of groups with specific housing requirements.
- 5.4 The NPPF makes clear that planning decisions should promote an effective use of land. Paragraph 124 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.5 Paragraph 131 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 5.6 Paragraph 193 of the NPPF states that policies and decisions should ensure new development (including change of use) can be integrated effectively with existing businesses and community facilities.

### **The Local Development Plan**

- 5.7 The development plan for this area of Southampton comprises the Core Strategy, including changes from the Core Strategy Partial Review (2015) and saved policies from the Local Plan Review (amended 2015).

Amended Core Strategy 2015;

- 5.8 Policy CS5 limits higher density housing to the most accessible areas around district centres and key public transport corridors. The application site falls within PTAL band 2 where net density levels are to accord with 35-50dph.
- 5.9 Policy CS13 'Fundamentals of Design' is a detailed policy that includes 12 fundamental principles. There's a requirement for development to follow a robust design process which should be context driven and should incorporate resource efficiency measures and sustainable materials. Development should respond positively and integrate with its local surroundings without being a pastiche of the past, contributing to local distinctiveness via innovative and high quality design. Development should impact positively on health, safety and amenity of the city, including incorporating flood reduction or mitigation measures.
- 5.10 Policy CS16 confirms the council will provide a mix of housing types and more sustainable balanced communities, including provision of homes for disabled people of all ages.
- 5.11 Policy CS18 promotes patterns of development that reduce the need to travel, especially by car, and which seek to promote active lifestyles.
- 5.12 Policy CS19 requires car and cycle parking to have regard to the Council's parking standards SPD, which sets out a maximum provision, for use class C2 the level is to be determined via a transport assessment. Parking provision will take into account the scale of development, the PTAL level, the location and density of development. Use class C2 requires 1 secure cycle space per 10 employees and 1 space per residential unit. For residential developments with 10 or more parking spaces, a minimum 1 disabled car parking space is required.
- 5.13 Policy CS20 sets out the sustainability requirements of new developments. All development must demonstrate how they're going to be low carbon through improving energy efficiency, incorporating renewable energy (development over 500sqm floorspace or one or more residential units must reduce predicted CO2 emissions by 15%), offsetting any remaining CO2 emissions through contributions to a carbon offset fund. All developments should maximise water efficiency and manage surface run-off through SUDs.
- 5.14 Policy CS21 seeks to protect and enhance open spaces. The council will work with neighbouring authorities to protect the strategic gaps between Southampton and Eastleigh. Built-up parts of

the city generally extend to the city's boundary and where there is undeveloped land on the edge of the city much of it is protected through nature conservation designations or as open space.

- 5.15 Policy CS22 promotes biodiversity and seeks to protect habitats and international designations. Developments are expected to deliver a net gain in biodiversity by designing in provisions for wildlife.

Saved policies from the Local Plan Review (amended 2015);

- 5.16 Policy SDP1 'Quality of Development' will permit development that does not unacceptably affect the health, safety and amenity of the city and its citizens. Development should maintain or enhance the general amenity of the area, the quality of life of neighbouring occupants should not be harmed. Good design that helps to create lively places with distinctive character, safe and accessible streets that are pleasant to use is encouraged.
- 5.17 Policy SDP4 permits development where access into the development prioritises pedestrians, disabled people, cyclists and public transport in order to encourage sustainable transport modes.
- 5.18 Policy SDP5 requires development to provide car parking in accordance with core strategy policy CS19 and the adopted standards.
- 5.19 Policy SDP7 requires development proposals to respect the existing layout of buildings, urban spaces, natural or historic features within the streetscape, respect the scale, density and proportions of existing buildings and integrate into the local community.
- 5.20 Policy SDP9 requires high quality building design and proposals that respect their surroundings in terms of scale, massing and visual impact, impact on the skyline, the quality and use of materials and architectural details, the impact on surrounding land uses and local amenity.
- 5.21 Policy SDP10 'Safety and Security' seeks natural surveillance of public space, safe and secure locations for car and cycle parking, safe and secure public routes and satisfactory lighting.
- 5.22 Policy SDP11 is supportive of development that contributes to an attractive network of public routes and spaces for pedestrians, cyclists and vehicles, and development that secures adequate access for all people with mobility and sensory difficulties.

- 5.23 Policy SDP12 requires hard and soft landscaping proposals to retain and enhance important landscape features, contribute to the local Biodiversity Action Plan and reflect the character of the locality. Trees are to be protected during construction.
- 5.24 Policy HE6 'Archaeological Remains' will not grant permission unless proper consideration has been given to the preservation of nationally important archaeological remains. The Local Areas of Archaeological Potential (LAAP) map locates the application site within area LAAP 15 Netley Common which states *"This area is part of a Bronze Age barrow cemetery that extends beyond the city boundary. There are three known barrow sites inside the city boundary. The Roman road between Bitterne Manor and Chichester crosses the area."*
- 5.25 Policy H2 seeks to maximise the use of previously developed land (derelict, vacant, underused land) for residential development provided that the land is not safeguarded for non-residential use, the location would not have a detrimental effect on the amenity of adjoining land, the site is not unfit for development by reason of proximity to pollution or commercial activity, the land does not support significant wildlife/nature conservation interests.
- 5.26 Policy H7 seeks the highest standards of quality and design for the residential environment which includes; views from homes across public areas, public and private defensible space clearly defined, hard and soft landscaped areas to do provide opportunities for concealment, minimising the number of through routes.

## **6. Policy Assessment**

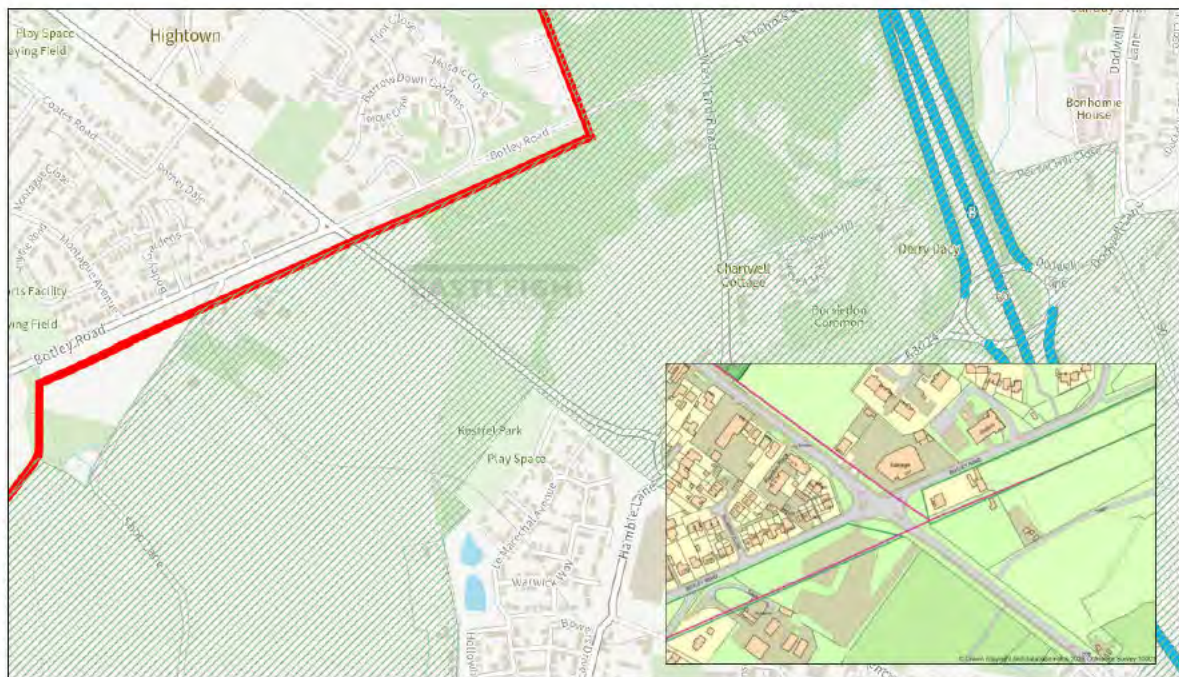
### **Use**

- 6.1 The existing building at no.501 is use class C2 care accommodation for 7 young adults. To the rear of the site is a mobile home, storage and workshop buildings associated with the former residential use of the whole site (although there has been an element of commercial activity here in the past also). The proposal is to demolish the mobile home and storage buildings and construct a new residential care home in their place. The new building will be a care home for young adults (use class C2) and therefore the proposed use is consistent with the existing use of the site and accords with local plan policies to provide a mix of residential development including specialist accommodation.

- 6.2 Evidence suggests that there is a high need for specialist supported accommodation within Southampton. The Officer's report for application 24/00776/FUL indicates that there are significant benefits for the residents if they are able to be housed in purpose built accommodation within the city rather than out of the area; *"There is an identified deficiency of specialist accommodation for adults with learning disabilities in the city which is accessible, adaptable and which have communal areas and open space for occupiers who require varying degrees of care. As a result, many of the residents must be housed outside of the city at greater cost and often in isolation or greater distance from family members. Lack of well laid accommodation also leads to poor quality housing being used and greater burden on the local authority through the economy that grouping residents together can bring. The proposal would allow residents to enjoy a more independent life at the same time as having support available close by."*
- 6.3 The proposed residential use is also compatible with the existing mixed uses that neighbour the site. Staff would be onsite 24/7 and management arrangements would be put in place to ensure the living environment and location is safe for the future occupants, as is the case for no.501.

#### **Relationship to the Strategic Gap**

- 6.4 The application site falls within the strategic gap at the boundary between Southampton and Eastleigh. As the site falls just within the boundary of Southampton City Council the extent of the gap that falls within the city limit is limited to a narrow strip running alongside Botley Road. The remainder of the gap falls within Eastleigh Borough. The extent of the gap is shown below.
- 6.5 Paragraph 5.4.17 of the Amended Core Strategy 2015 in relation to Policy CS21 states *"It is important to maintain the separation between the city and nearby settlements to avoid urban sprawl and provide the setting for the city. The built-up parts of the city generally extend to the city's boundary and where there is undeveloped land on the edge of the city much of it is protected through nature conservation designations or as open space.... The purpose of the strategic gap is to safeguard land from development which might damage its open, undeveloped, countryside nature."*



Extract from the Eastleigh Local Plan showing the wider strategic gap hatched green. Inset map is an extract from the Southampton Development Plan showing the strip of strategic gap on the south side of Botley Road.

- 6.6 It is notable that no.501 Bursledon Road is shown on the adopted Local Plan map as an area of existing developed land containing existing built form. The nature of the site, which already contains a number of buildings is such that it cannot reasonably be classified as '*open, undeveloped, countryside nature*'. Rather, it is small parcel of previously developed land. This is not unusual in the gap, and the plan above shows that the gap washes over numerous buildings and enclaves of development.
- 6.7 In considering the gap as seen from close to the site, ie from Botley Road, the proposed new building will replace the existing structures on the east section of the site and will not encroach on any undeveloped land. The wooded area that makes up the majority of the remainder of the south side of Botley Road remains and will be unaffected. The new building will be seen within the context of the existing building at no.501 and the back drop of the surrounding trees to the east and south and the backdrop of commercial development to the north, therefore the proposal will comply with the purpose of Policy CS21 in that the proposed development will not diminish or damage the '*open, undeveloped countryside nature*' of the strategic gap in this location.
- 6.8 Moving on to consider the impact on the wider strategic gap, in views from the east the site is completely screened by the woodland on its eastern boundary. On approach towards the site

travelling westwards along Bursledon Road the woodland obscures views of the site almost completely until one is adjacent to the site itself and outside of the strategic gap. This is evidenced in the photographs below.



The site is also not visible seen from Kestrel Park on the south side of Bursledon Road, as shown below. It should be noted that these photographs were taken during the late winter when trees were not in leaf, so represent the 'worst case scenario' in terms of screening.



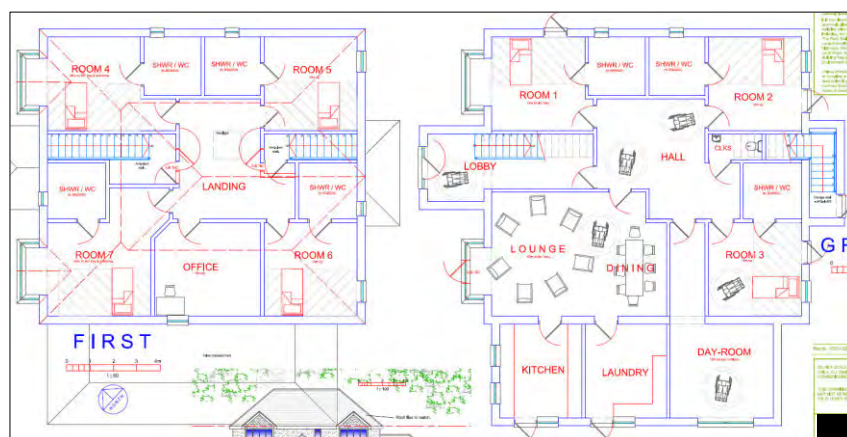
- 6.9 It is notable that policy CS21 does not expressly prohibit new development within the strategic gap. It simply says that the gap will be protected. Likewise, paragraph 5.4.17 of the Core Strategy states that the purpose of the strategic gap is to *'safeguard land from development which might damage its open, undeveloped, countryside nature'*. It may therefore be concluded that development in the gap that does not damage its open, undeveloped, countryside nature can proceed. As explained above, this site is already developed and not 'open'. Nor does it read as being a part of the countryside, rather it reads as the 'final' developed site on leaving the city and travelling eastwards on Bursledon Road. The site makes no material contribution to the wider countryside nature of the gap as a result of the degree to which it is screened from the remainder of the gap. Taking all of these factors into consideration, it is concluded that the proposals meet the requirements of policy CS21.

#### **Amount and Scale**

- 6.10 The host dwelling at no.501 is a detached building of single and two storey height. The new building proposed on the land adjacent is larger than the structures it will replace, but it will complement the size and design of the host dwelling at no.501. The new building will also be of single and two-storey in height, the eaves will be similar to no.501. The proposed design, architectural details, set back position and separation distance to the host dwelling will ensure the new dwelling respects the existing surroundings in terms of scale and massing and will have a positive visual impact on the existing street scene and skyline in accordance with policy SDP9.
- 6.11 In terms of density, if considered as a single residential unit the proposed development will equate to approximately 12.5 dwellings per hectare. The application site is located in a low PTAL band where Policy CS5 seeks to restrict higher density. The proposed density is below the preferred 35-50dph that the policies seeks to achieve, confirming that the proposed development will create a spacious pattern of development on the site. The room sizes have been designed with the needs of residents and carers in mind, and the size of the home at seven bedrooms ensures that it will be financially viable to operate.
- 6.12 The proposed development will deliver purpose built care accommodation for young adults. The proposed development will provide a high standard of internal and external amenity space for the future occupants and therefore the amount of new development in terms of built form is appropriate for the intended use and the character of the application site.

## Layout

- 6.13 The proposed layout of development on the site has been informed by the existing site configuration, the need to respect the existing street scene and amenities of the neighbouring sites. To that end the development will not significantly alter the existing layout. An existing access will be used to form a driveway with parking, the new dwelling will be sited on the position of existing built form and soft landscaping retained between the two buildings. The proposals will move built form away from the site boundary and the adjacent woodland to the east.
- 6.14 The new building will front Botley Road and is orientated so the primary outlook is north and south. Windows to the side elevations serve secondary rooms, as such there will be no adverse impact on neighbour amenity or loss of privacy to this arrangement. The proposed layout will provide natural surveillance of Botley Road and preserve neighbour amenity in accordance with SDP1 and SDP10.
- 6.15 The proposed development will include disabled parking spaces and a highway improvements to provide a pedestrian crossing to ensure the access to the development prioritises pedestrian and cyclists as per policies SDP4 and SDP11.
- 6.16 There is sufficient space on site to provide secure cycle storage and bin storage areas. The proposed layout provides for a private and secure garden area and all habitable rooms have sufficient outlook and light and therefore the proposal is sufficient in terms of future residential amenity. Internally the building will have a traditional layout with communal living areas to the ground floor and bedrooms spread across the ground and first floor to incorporate wheelchair accessible rooms in accordance with policy H3. The building is designed to meet disabled access and fire protection standards.



Proposed ground and first floor plan extract ( [REDACTED] )

### Appearance

- 6.17 The proposal will remove an existing mobile home and storage buildings which are not of any architectural significance, and their removal will improve the appearance of the site.
- 6.18 The new building has been carefully designed to complement the traditional form and architectural features of the host dwelling. The building is of a high-quality design and the proposed finish reflects the palette of materials of no.501 and found elsewhere in the vicinity. The colour scheme will complement other buildings, respecting the visual amenity of the area, integrating with the local area and providing continuity of the street scene. The proposed development therefore complies with the requirements of policies CS13, and SDP1.



Proposed front elevation extract ( [REDACTED] )

- 6.19 As noted above, the proposed building will ensure the purpose of the strategic gap is preserved. The proposed building is a betterment to the existing structures it will replace and will improve the appearance of the site and its contribution to the settlement boundary.

### Landscaping

- 6.20 Existing soft landscaping on site is limited. The proposed landscaping includes a secure garden area. Planting to the front boundary will be retained. A tree report and ecological appraisal along with BNG assessment accompanies the application.
- 6.21 The site falls within a local area of archaeological potential and HE6 requires that consideration is given to the preservation of nationally important archaeological remains. The proposal will replace existing buildings therefore there has been a degree of ground disturbance in the area in the past. The recent approval for the extension at no.501 included a condition for an

archaeological watching brief and work programme, which the applicant is amenable to for the proposed development.

### **Sustainability**

- 6.22 In accordance with policy CS20 the sustainability checklist has been completed and the sustainability of the development considered. Specialist supported accommodation is needed within the city and the proposal provides an opportunity to construct a purpose built home rather than trying to convert an existing building and compromise on aspects such as size and number of facilities. The proposal is a sustainable form of development in that the design of the building provides flexibility within the accommodation, including adaptations for people with disabilities, and has the potential to be easily changed to other uses should the supported accommodation no longer be needed.
- 6.23 The proposed development complies with the aims of the Local Plan to incorporate energy efficient features, promote active travel and reduce the need to travel by car. As a new building it will be constructed to current building regulations for energy efficiency and water consumption and the roof form has the potential to accommodate solar panels. A sustainable urban drainage system will be incorporated. Future occupants will not own cars and the parking provision encourages the use of sustainable modes of transport for staff and visitors.

### **Access**

- 6.24 A Transport Statement accompanies the application. The parking standards locates the application site in a relatively low accessibility area PTAL Band 2, although the application site is within walking distance of bus routes and access to the existing cycle network. The parking standards sets out a maximum car parking provision which is to be determined by a transport assessment. Policy CS19 indicates that the scale of development and the PTAL level would be taken into consideration. For the conversion of no.501 to a 7-bedroom care home for young adults, a parking provision of 5 car spaces and secure cycle storage was considered acceptable. This is on the basis that the car parking will be used by staff and visitors. As the proposed development is for the same size and type of care home the proposal is to include 6 parking spaces. The proposed layout and parking provision is considered to be an efficient use of the land and will ensure the proposed development will not impact highway safety.

- 6.25 There is sufficient space on site to provide secure cycle storage for the occupants along with visitor cycle storage. The application site is located in an accessible location in terms of proximity to shops, facilities and services within Hightown and Sholing. Bus routes are within walking distance along Bursledon Road and in Hightown or Sholing, therefore multiple transport options are available to the future occupants, staff and visitors and the proposals comply with the aims of policies CS18 and CS19 to reduce the dependency and use of cars.
- 6.26 The site is already accustomed to a degree of vehicle movements associated with the existing care home. It is not anticipated that there will be significant additional traffic generated by the proposed development that will adversely affect road safety or the ability of the transport infrastructure to accommodate the traffic.

## **7. Planning Obligations**

- 7.1 The proposal to create a new dwelling creates a need for the development to pay the Community Infrastructure Levy upon the commencement of works. The Applicant is aware of that requirement and an assumption of liability form accompanies the planning application.
- 7.2 The Applicant is also aware that the net increase in overnight accommodation will require financial contributions to mitigate against the impact of the development on the ecological importance of the Special Protection Areas within and around the Solent and to achieve nutrient neutrality. A Solent nutrient calculator accompanies the application in accordance with policy CS22.

## **8. Flood Risk**

- 8.1 A search of the Environment Agency flood map shows that the site is not at current or future risk of flooding from rivers, the sea or surface water. Extracts of the relevant flood maps are shown below.



EA flood map for rivers and the sea



EA flood map for surface water

## 9. Summary of compliance with planning policies and Planning Balance

9.1 Compliance with the relevant planning policies are confirmed in the table below.

| Policy                                                                                                              | Response                                                                                                                                                                                                                                                      | Policy met? |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Core Strategy CS5 – Housing Density                                                                                 | The site is in a sustainable location and the site within the built up area. Together with the development already undertaken at no.501 the proposals make a suitably efficient use of the site for the location.                                             |             |
| Core Strategy CS13 – Fundamentals of Design and Local Plan Review Policies SDP7 - Context, SDP9 – Scale Massing and | The design aspects of the development are discussed in full in section 7 of this report. The proposed building is of a design similar to the adjacent and integrates positively with its local surroundings in terms of design, scale, massing and materials. |             |

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Appearance, and H7 – The Residential Environment                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Core Strategy CS16 – Housing Mix and Type                                                                                             | The proposals provide for a specialised form of residential care accommodation for which there is a particular need established within Southampton                                                                                                                                                                                                                                                                                                                                                                |  |
| Core Strategy Policy CS18 – Transport and Local Plan Review Policies SDP4 – Development Access and SDP11 – Accessibility and Movement | The site is in an accessible location for the type of development proposed in that it is accessible from public transport and there are shops and services close by. By locating the proposed development adjacent to the existing development in the same use the applicant can achieve economies of scale in terms of staffing etc and reduce the need to travel.                                                                                                                                               |  |
| Core Strategy Policy CS19 and Local Plan Review Policy SDP5 – Car and Cycle Parking                                                   | Car and cycle parking are provided at appropriate levels for the use proposed and its location. This is explained in full in the highways report that accompanies the application.                                                                                                                                                                                                                                                                                                                                |  |
| Core Strategy Policy CS20 – Tackling and Adapting to Climate Change                                                                   | The development will meet the relevant building regulations standards for energy efficiency and water usage.                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Core Strategy Policy CS21 – Protecting and Enhancing Open Space                                                                       | The site sits outside of the defined urban area and in the strategic gap. However, this should be taken in the context of the fact that the site is previously developed land. Furthermore, and as demonstrated above, the site is well screened from the remainder of the strategic gap so does not materially contribute to the openness of the gap. Therefore, notwithstanding that the development is in the strategic gap its wider impact is limited and the countryside character of the gap is preserved. |  |
| Core Strategy Policy CS22 - Promoting Biodiversity and Protecting Habitats and Local Plan Review Policy SDP12                         | The application is accompanied by a detailed ecology report setting out what the current biodiversity interests of the site are and how they can be protected. The application is also accompanied by the requisite biodiversity net gain report and a 10% net                                                                                                                                                                                                                                                    |  |

|                                                         |                                                                                                                                                                                                                                                                                                       |  |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| – Landscape and Biodiversity                            | gain will be achieved as required.                                                                                                                                                                                                                                                                    |  |
| Local Plan Review Policy SDP1 – Quality of Development  | It has been described above how the development is appropriate in design for its location. Furthermore, the development will have no material impact on existing homes because the site is set apart on the east side of Botley Road close to, but not adjoining those homes.                         |  |
| Local Plan Review Policy SDP10 – Safety and Security    | The development has been designed with safety and security in mind. The building will be used for residential purposes and therefore it will be continually occupied. It is designed with its front elevation facing towards Botley Road and therefore contributes to the surveillance of the street. |  |
| Local Plan Review Policy HE6 – Archaeological Remains   | The applicants are aware of the site's location within an area of archaeological potential. An archaeological watching brief during the initial demolition and foundation works can be agreed by condition of planning permission if required.                                                        |  |
| Local Plan Review Policy H2 – Previously Developed Land | The land has been previously developed in that it already contains buildings and hardstanding. Therefore, its redevelopment for residential purposes and with a type of accommodation for which there is a particular need is considered to meet the aims of policy H2.                               |  |

It is clear therefore that all policy requirements of the Local Development Plan are met by the proposals.

9.2 It is clear that the proposals in design, transport and ecology terms are compliant with the policies in the development plan. The proposals also provided for a much needed and specialised form of housing against a backdrop of a shortfall in housing supply across the city as a whole. As such, and as required by the National Planning Policy Framework planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

9.3 In this case the planning balance may be summarised as follows;

- The proposals provide for new care accommodation to be built on previously developed

land, helping to address the already established demonstrable need for this type of housing.

- The proposals will benefit the local economy as a result of the construction of the development and consequential employment created.
- Notwithstanding the location of the site within the strategic gap, the open, undeveloped, countryside nature of the strategic gap is preserved. The Strategic Gap policy does not prohibit development in the gap.
- The proposals raise no transport, ecology or drainage concerns.
- The proposals have no material impact on the amenity of nearby homes.

## **10. Conclusion**

10.1 In accordance with the NPPF consideration needs to be given as to whether the proposal constitutes sustainable development. In this case the development is sustainable for the following reasons:

- The proposal will deliver a much needed additional purpose built care for young adults that will complement the existing use of the site and respond well to the character of the area,
- The use of previously developed land will preserve the strategic gap and the adjacent woodland, and
- The proposal will make efficient use of this accessible site.

10.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the development is acceptable.