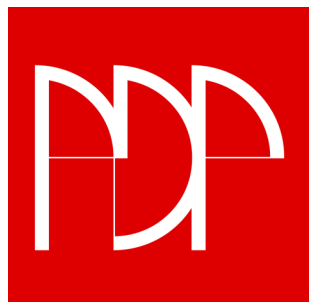


501 BURSLEDON ROAD

DESIGN AND ACCESS STATEMENT

Site: Land Adjacent to 501 Bursledon Road, Southampton, SO19 8NJ
Project: Demolition of existing buildings and construction of a Class C2 residential care home for young adults, with associated access, parking, and landscaping



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SUMMARY



1.0 INTRODUCTION

PDP Architecture LLP have been instructed on behalf of our client, Chessel Support Services, to prepare and submit a planning application for a site adjacent 501 Bursledon Road, Southampton.

The scope of the project includes the demolition of a collection of existing buildings utilised for storage and mobile home on land adjacent to 501 Bursledon Road, and the construction of a new 7-bedroom Class C2 residential care home for young adults on the application site, with associated access, parking and landscaping.

Please note that this statement should be read in conjunction with all submitted drawings and documents.

1.1 Location

The site is situated to the eastern side of 501 Bursledon Road, which forms a corner plot split into two parcels at the junction of Bursledon Road and Botley Road. An existing 2-storey 7-bedroom residential care scheme is located at the western side of the plot, with associated access from Botley Road, parking and landscaping. The eastern parcel forming the application site consists of several buildings utilised for storage, and a mobile home. The site is otherwise largely level and made up of hardstanding, and is accessed independently from Botley Road.

To the south-east of the site is a private residence which is bordered by mature woodland and open space. Commercial uses are located to the north of the site, alongside Hightown Ambulance station. The Old Fairground is located directly west of the site across Bursledon Road, with residential development above.



 Location of site in Hightown

2.0 SITE PHOTOGRAPHS



2.1 501 Bursledon Road

The existing class C2 residential care home sits on the corner of Bursledon Road and Botley Road as a two storey structure clad in render.



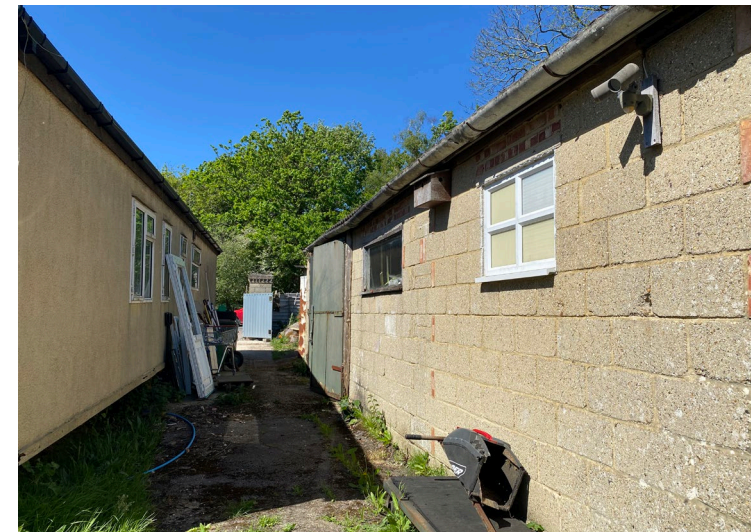
2.2 Site Entrance

The site is accessed via existing gates from Botley Road, which is proposed to be retained and re-used as part of the redevelopment.



2.3 Botley Road

Both parcels of land are accessed from Botley Road with independent crossovers.



2.4 Existing Rear Buildings

The site consists of a series of existing storage buildings and a mobile home.



2.5 Existing Front Buildings

The site consists of a series of existing storage buildings and a mobile home.



2.6 Existing Landscaping

The site consists largely of hard standing with ornamental planting beds within the private curtilage.

3.0 SETTLEMENT GAP

The site sits within the settlement gap between Southampton and Eastleigh which purpose is to “(...) safeguard land from development which might damage its open, undeveloped, countryside nature.”

As evidenced by Local Plan map the application site forming part of 501 Bursledon Road is shown as existing developed land containing built forms, and combined with its current C2 use is not classed as ‘open, undeveloped, countryside nature’.

Historic mapping shows that the application site was one of the first developed sites in the Hightown area of Netley Common, first appearing on available maps between 1938 and 1942. Later maps shows the site in further detail, named ‘Roselyn’.

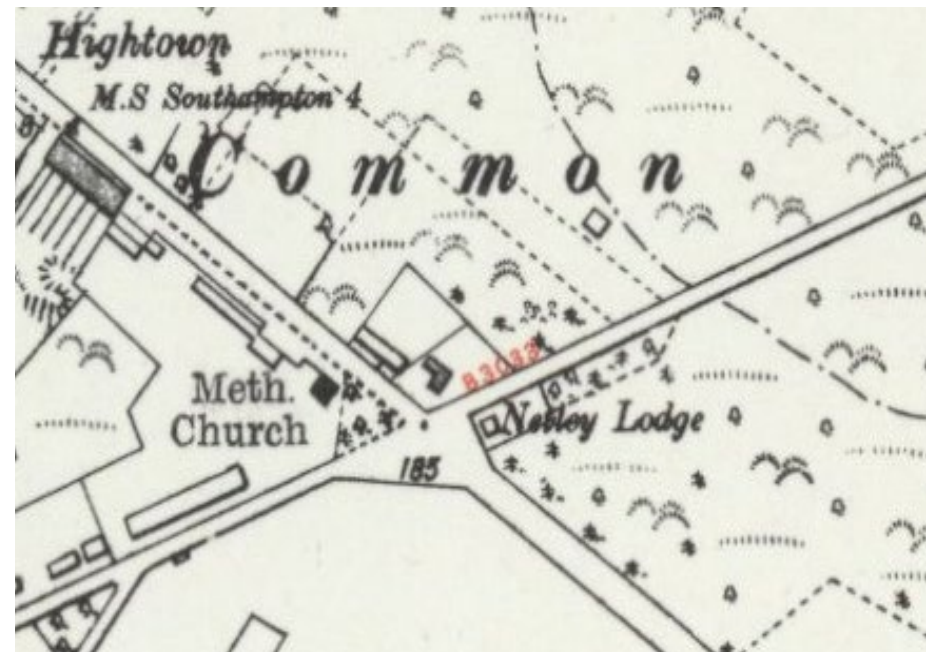
The current buildings on the application site consist of old storage buildings and a mobile home of varying state of repair. These buildings are no longer required for the C2 use of the main residential care home. The existing buildings are of low architectural merit and are not seen to contribute positively to the street scene nor the adjacent landscaped setting.

The proposed development will not encroach into the settlement gap beyond its existing developed borders, with the wooded boundaries remaining as existing. The proposal has been designed to sit harmoniously within the existing residential care home context via design, layout, scale and massing.

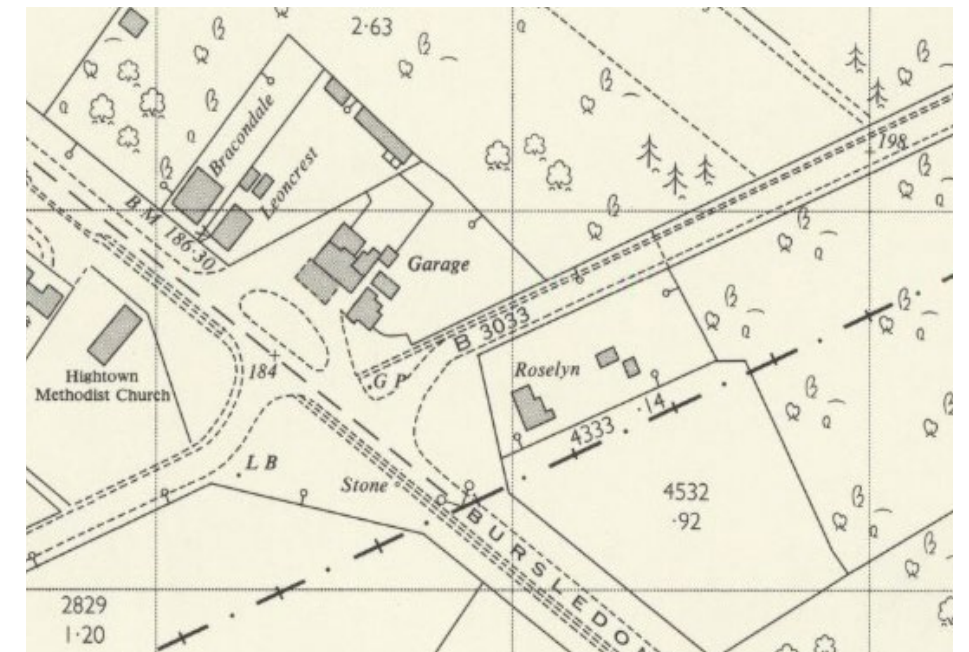
Within wider views of the site and strategic gap the proposal follows the established street facing pattern of development on Bursledon Road and Botley Road. The existing residential care home forms a corner plot with its main facade facing Bursledon Road, with vehicular access from Botley Road. The proposed new residential care home will be oriented to front Botley Road and re-use its existing access.

Views to the site from Bursledon Road and Kestrel Park are largely obscured by mature trees bordering the site. The site is more prominently visible from Botley Road, and the proposal will enhance the street scene by replacing the old storage buildings with purpose-built accommodation for a care group with proven need in the area. The design of the proposed building is similar in nature to that of no. 501, ensuring a development that fits seamlessly within the existing context.

Please refer to the Planning Statement by Spruce Town Planning for further information including relevant policies.



Historic map from 1947 showing the site and neighbouring plots developed.



Historic map from 1965 showing the site in greater detail and expansion of development to the north of the site.



Historic map from 1972 showing expansion of development surrounding the site.



Aerial photography from 1999 showing the dwellinghouse prior to being converted for C2 use, including existing storage buildings.

3.0 PRE-APPLICATION ADVICE

A pre-application enquiry was submitted in May 2026 with a meeting with the pre-application officer in June 2026. Written comments were received from the local planning authority including the tree team and archaeologist, and the highways authority.

Principle of Development

Officer Comment (OC): “Any formal application would need to demonstrate that material considerations, including the provision of specialist accommodation, outweigh any conflict with the development plan. The NPPF is a material consideration and, where relevant, the planning balance should address paragraph 11(d). Given the site’s existing developed character and the opportunity to rationalise existing built form within the wider planning unit, officers consider that, subject to detailed design, landscaping and tree protection, it may be difficult to conclude that the proposal would cause the type of harm that CS21 seeks to prevent.”

Response (R): The application is supported by a full set of architectural drawings, a landscaping scheme, an arboricultural impact assessment, a transport statement and a drainage scheme.

OC: “Any formal application should nevertheless be supported by a needs assessment which clearly demonstrates the demand for this type of accommodation, the intended client group, why the proposed scale of provision is required and why this location is suitable. The proposed C2 use is considered compatible with the existing care use at no. 501 and with the mixed character of the surrounding area, subject to detailed assessment of design, neighbour amenity, access, ecology, drainage, archaeology and the site’s location within the Strategic Gap.”

R: Please refer to the submitted management plan by Chessel Support Services and Planning Statement by Spruce Town Planning for information on the demand, client group, scale and suitability.

Trees and Landscape

OC: “The key element is the landscaping strategy as sadly the existing site has been stripped of vegetation along the Botley Road boundary. Given the recent loss of a large oak tree on the boundary, which has reduced the tree cover and visual contribution of the site. A formal application should therefore

include a landscape plan that reinstates tree planting along the Botley Road frontage and provides additional planting along the boundary with the open space to the south-east, both to enhance the street scene and to maintain the wooded character of the Strategic Gap edge. (...) A formal application should therefore include (...) an updated Arboricultural Impact Assessment if necessary, a tree protection plan and a full Arboricultural Method Statement demonstrating how retained trees and root protection areas would be safeguarded throughout construction.”

R: Please refer to the submitted landscape design by Terraforma which incorporates details of the boundary planting proposed, and the updated AIA by Alderwood Consulting Limited.

Residential and Neighbouring Amenity

OC: “The proposed layout includes a secure private garden and landscaped areas around the building. A formal application should clearly demonstrate that all bedrooms and communal rooms would receive acceptable outlook, daylight and privacy, and that the external amenity space would be usable, secure and sufficient for the intended occupiers. (...) Any formal application should include sufficient detail to assess external lighting, plant, refuse storage and operational noise associated with the managed care use. A management plan should also be submitted setting out the day-to-day operation of the home, including staffing levels and shift patterns, supervision arrangements, visitor arrangements, deliveries, waste collection, emergency procedures and how any potential noise, disturbance or antisocial behaviour would be prevented and managed in the interests of neighbouring amenity.”

R: Please refer to the architectural drawings and landscape design for information on indoor and outdoor environments. The submitted management plan provides detail on the day-to-day operation and management. Information on access arrangements are detailed in the transport statement by Nick Culhane including swept path analysis.

Highways

OC: “(...) a formal application should include sightline details demonstrating that it can safely serve the development. The proposed six parking spaces would need to be justified through the submission of a Transport Statement (...) A formal application should therefore include improvements that

provide safe and attractive access for pedestrians, cyclists and wheelchair users between the site and the public highway. Bin collection arrangements should also be shown (...) Cycle parking should be provided in accordance with the Council’s Parking Standards SPD in terms of both quantity and quality.

R: The above measures have been included within the submitted plans, including sight lines from the access, a new footpath with crossing points on Botley Road, a bin collection point and cycle store. Please refer to the transport statement by Nick Culhane Highway Consultant for further information on parking and access arrangements.

Energy

OC: “A formal application should therefore show how energy demand has been minimised through layout, orientation, fabric efficiency and passive design, before incorporating fossil-fuel-free and low-carbon energy sources.”

R: An Energy Strategy has been developed for the site utilising SBEM calculations, please refer to AtSpace’s Energy Statement for further information.

Drainage

OC: “A Sustainable Drainage Strategy should also be submitted to manage peak flow, runoff volume and surface water flood risk up to the 1 in 100 year plus climate change event, using measures such as permeable paving, soakaways or green roofs where appropriate.”

R: The application is supported by a drainage strategy, please refer to SWJ’s package.

Archaeologist:

OC: “the proposed development may affect relatively undisturbed ground and could still impact potential archaeological remains, including remains associated with the nearby barrow cemetery.”

R: The advice notes that a watching brief may be conditioned. A Written Scheme of Investigation is submitted with the application.

5.0 PROPOSED SITE LAYOUT

The proposal seeks to provide a 7-bedroom Class C2 residential care dwelling with associated parking and landscaping on previously developed land at the rear end of 501 Bursledon Road.

Due to the site's intrinsic link to no. 501 the scheme seeks to provide a building of similar scale, massing, and appearance to that of the existing, resulting in a sister development with independent access, parking, and private amenity.

The proposed building is sited behind a forecourt with its main frontage facing Botley Road. A fenced garden will be provided to the western side of the building while the south and eastern boundary will be landscaped with footpaths for access to and from the building and grounds.

6.0 ACCESS

The site retains its independent access from Botley Road and is served by 6 car parking spaces for staff and visitors. Secure cycle and bin storage is located within the gated forecourt.

The site benefits from its sustainable location close to services and amenities in Hightown and Sholing, along with bus routes and cycle paths.

As part of the proposal improvements to the highway include the provision of a 1.5m wide footpath along Botley Road connecting the two residential care homes, with tactile paving and dropped kerbs to accommodate occasional unsigned pedestrian crossing of the road. This strategy will safeguard pedestrian movements in a manner fitting the low volume but specialist needs nature of the development. Boundary fencing will be set back to provide a 2mx43m visibility splay from the site's vehicular access, and planting will be of a height no taller than 60cm to maintain the required sightlines.

A bin collection point is located behind the proposed footpath adjacent the entrance of the site.

The proposed new C2 residential care home will be highly accessible and secure reflecting the specialised needs of residents. A number of bedrooms will be provided at ground floor level to aid people with reduced mobility. All bedrooms are single occupancy with access to private en-suites. The new residential care home will be fully accessible at ground floor with level thresholds.

7.0 LANDSCAPING

The eastern boundary of the site is bordered by wooded land. The new building has been separated from the trees to ensure that no parts of the building fall within their root protection areas in accordance with the submitted Arboricultural Impact Assessment by Alderwood Consulting Limited.

The frontage to Botley Road will be planted behind the new footpath with low level planting in front of a 1.8m close boarded boundary fence. Trees will be planted behind the fence to enhance the street scene.

The amenity garden will be laid to lawn and securely gated externally, with internal access from the communal kitchen.

Please refer to Terraforma's submitted landscape design for further information on the hard and soft landscaping scheme.



 Proposed site layout plan.

8.0 USE AND AMOUNT

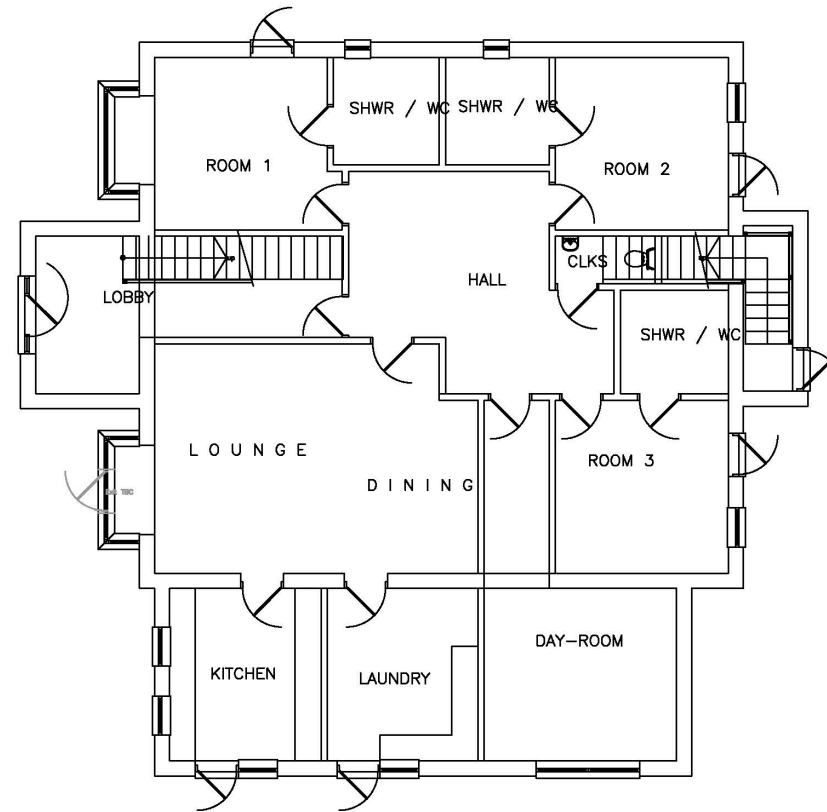
8.1 Use

The proposed C2 use is established in this area with 501 Bursledon Road being brought into this use class following the implementation of planning permission 24/00776/FUL allowing its change from a Class C3 dwellinghouse.

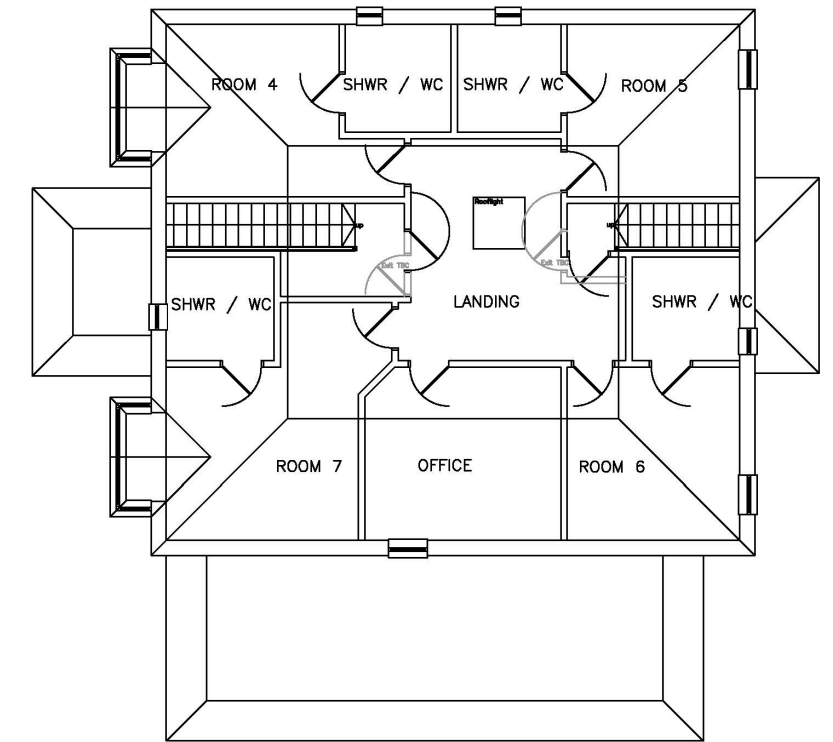
The site's location is, as proven by the success of no. 501, suited to the proposed C2 use due to its proximity to local services while being on the outskirts of established residential areas. The management plan prepared by the client safeguards the placement of people whose needs can be safely and sensitively supported are compatible within a residential setting.

Southampton have a proven need for adult care above national averages, and the proposal would relieve some of this pressure by providing safe, local accommodation supporting residents' independence.

Please refer to the Chessel Support Services Management Plan for further information on the proposed use of the site, including nature of occupation, staffing and management, and site suitability.



Ground floor
Proposed at 1:100



First floor
Proposed at 1:100

8.2 Amount

The new two storey home will replace storage facilities and a mobile home on the application site. The house will have 7 bedrooms for single occupancy, each with en-suite facilities, and shared communal spaces. A private amenity garden for residents' enjoyment is included within the proposal.

Parking is proposed as 6 no. spaces for staff and visitors based on the established requirements at no. 501 which has 5 spaces for the same occupancy levels. Please refer to the transport statement by Nick Culhane Transport Consultant for further information regarding parking and vehicular access.

All seven bedrooms have unobstructed views facing primarily south or north while communal rooms face onto the private garden and forecourt. These communal facilities include a kitchen, lounge, dining area, and garden.



9.0 SCALE, MASSING, & APPEARANCE

The proposal will form a sister development to compliment the existing residential care home at no. 501 in scale, massing, and appearance. The existing residential care home is a 7-bedroom, two storey detached property with a single storey side extension clad in render, with its own private car access to a parking forecourt, and garden amenity space.

The proposed new C2 residential care home will be two storeys in height with an element of single storey facing west. The footprint is similar in size to that of no. 501 and occupies the same building line set back from Botley Road. The roof has been designed as a hipped roof to minimise ridge heights, achieved by introducing a flat roof section for ease of maintenance.

Architectural features including porches and bay windows break up the massing, creating a clear active frontage to the building facing Botley Road.

The design utilises a complementary material palette to no. 501 suited to its traditional architectural style, including matching roof tiles and render.

The proposed redevelopment ensures a continuity to the street scene and a betterment of the existing situation in which storage buildings of no architectural merit clutter views into the site from Botley Road.

9.1 Visual

The proposal has been modelled and matched with on-site photography to create a visualisation of how the proposed building will sit within the street scene from Botley Road, as this is the single public location from which the site is visible.

The visual shows that while the proposed development will be visible from the street scene it will be comparable in scale and massing to other detached properties within the vicinity of the site, and in particular no. 501. It also represents an improvement on the existing street scene which is currently cluttered by the storage buildings on site.



8.0 SUMMARY

The application site lies within a designated Strategic Gap; however, it comprises previously developed land and contains a number of existing outbuildings. The site is enclosed by established tree cover, which limits both its visual prominence and its contribution to wider landscape character.

Due to this enclosure and the presence of existing built form, the site does not form part of any important or open view between settlements, nor does it play a meaningful role in maintaining visual or physical separation. As such, its contribution to the core purpose of the Strategic Gap, namely preventing coalescence and preserving settlement identity, is limited. The proposal focuses development on the footprint of existing outbuildings, thereby utilising previously developed land in a manner that avoids encroachment into undeveloped areas of the site.

In this respect, the site aligns with the principles increasingly recognised in national planning discussions regarding the identification of lower-quality land within constrained designations (often referred to as “grey belt”). While not a formal policy category within Strategic Gaps, the underlying principle is directly relevant: development should be directed toward land that is already developed, visually contained, and of limited environmental or spatial value.

The proposal therefore represents an efficient and sustainable reuse of land that does not undermine the integrity or function of the wider Strategic Gap.

The siting, scale, and design of the proposed building have been carefully considered to ensure that there is no material harm to the perceived openness of the gap. The replacement of dispersed, low-quality outbuildings with a single, well-designed structure will in fact reduce visual clutter and provide a more coherent form of development, as well as tidying the entrance site into Southampton’s Borough.

Furthermore, the substantial tree screening surrounding the site ensures that the development will not be visible in the wider landscape, nor will it contribute to any sense of settlement coalescence.

The proposed use as a C2 facility for vulnerable adults with specialist care needs provides clear and significant social benefits, meeting an identified and growing need for specialist accommodation. The siting within an enclosed, previously

developed parcel of land offers a suitable and sustainable location for such a use, balancing accessibility with a high-quality, contained environment.

The provision of a sister unit alongside the existing C2 facility will deliver important operational and financial efficiencies, supporting the long-term viability of care provision on the site. By co-locating facilities, the operator can share management, and support services, while maintaining high standards of care. This integrated approach enhances resilience, allows for more flexible care provision, and ensures that the site can continue to function effectively over the long term. In doing so, the proposal not only strengthens the sustainability of the existing use but also secures the ongoing delivery of specialist accommodation for vulnerable adults in a stable and well-managed environment, that is already working well on the front part of the site.