

F/23/96629 Land at Fieldfare Road, adjacent to the roundabout with Winchester Road

Erection of 70-bed C2 Care Home with new vehicular access to Fieldfare Road

Planning Policy Comments 2/4/24

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough to 2036.

The site is located within the urban edge, in the Boorley Gardens development. This is identified as a strategic site with planning permission in policy S3 (1)a.v. The Local Plan does not include a specific allocation for the development but summarises it in Table 2 as 'Development of 680 dwellings including new local centre, primary school and public open space'.

Principal of care home

The planning application is for a 70 bed care home. It is proposed on a site identified in plans submitted with the outline planning application (O/15/75953) as a small mixed use area to complement the proposed Boorley Fields local centre. Possible uses for the site included retail, community and healthcare.

In accordance with adopted Local Plan policy S10, the Council will seek the provision of community facilities with new residential development including community halls, education and medical facilities and local shops. This is to ensure the sustainability of the development and address the need for new community facilities from new housing.

The Planning Statement submitted with the application advises that it is no longer viable or desirable to bring forward retail on this site. The marketing report states that there was no interest in the site from the convenience retail sector. This was due to retail provision in the Boorley Park local centre on the opposite side of Winchester Road and as the site was too small for other food retailers.

The adopted Local Plan includes a policy promoting suitable accommodation for older people including specialist accommodation providing it meets three criteria (policy DM25). These are that the accommodation is in a sustainable location with good access to public transport; close to local facilities that residents can use; and well-integrated in the local community. As this proposal is within a large new development and close to the facilities in Boorley Park, it meets the three criteria in DM25.

Conclusion

While the Council is keen to ensure that community facilities and local shops are provided alongside new development, it is recognised that there is a need for older peoples' accommodation in the borough and this proposal meets the specific criteria in DM25.

Providing that the case officer is satisfied that retail, community and healthcare provision on the neighbouring Boorley Park development is sufficient, Planning Policy does not object to this development.