

F/24/97312: Land adjoining 4 Brookfield, Providence Hill, Bursledon

Construction of Residential Care Community, comprising a 73-bed care home (Use Class C2) and 5 x 2-bedroom close care cottages (Use Class C3 age restricted), with associated access, internal access road, parking, landscaping and infrastructure.

Planning Policy Comments 12/6/24

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 allocated in the Local Plan policy BU1, Land north of Providence Hill. It is allocated for residential development of approximately 19 dwellings, subject to meeting criteria set out in the policy and other policies in the development plan. This response addresses the principle of developing a care home and close care cottages only.

Principle of development

Policy BU1 allocates the site for approximately 19 dwellings on a site of 1.1 hectares. This low density is due to the site constraints. It is a triangular site that slopes significantly away from the road and has mature trees on the site boundaries. The supporting text to policy BU1 states that development is likely to be detached properties following contour lines.

The planning application is for a 73 bed care home and 5 close care cottages. A care home and sheltered/retirement accommodation linked to the care home would be considered an appropriate alternative use to meet accommodation needs for older persons. This is provided that it could be achieved within the site constraints and subject to meeting other Local Plan policies.

The adopted Local Plan includes a policy promoting suitable accommodation for older people 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. This proposal is in an established residential area, on a major road and close to public transport routes. It is also within 400 metres of a major supermarket and 0.5 miles of the Lowford village centre and therefore meets the three criteria in DM25.

Conclusion

Providing that the case officer is satisfied that the development meets the criteria in the policy and addresses the site constraints, Planning Policy does not object to the principle of this development.