



HIGHWOOD

LAND EAST OF CHICKENHALL LANE, EASTLEIGH

PROPOSED 70-BED CARE HOME

PLANNING, DESIGN AND ACCESS STATEMENT

DECEMBER 2024





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INTRODUCTION & SUMMARY OF PROPOSALS

INTRODUCTION

LAND EAST OF CHICKENHALL LANE

OUR VISION FOR A PURPOSE-BUILT SPECIALIST CARE HOME TO MEET LOCAL NEEDS.

This 'Planning, Design and Access Statement' (PDAS) has been prepared by applicants, 'Highwood Ventures 7 Limited' (hereafter referred to as Highwood) in support of a planning application being made to Eastleigh Borough Council (EBC) for proposed development on Land East of Chickenhall Lane, Eastleigh (the site) to provide a 70-bed care home and associated works (the development).

It incorporates, for the purposes of planning application validation:

- **Planning Statement**
- **Economic Regeneration Statement**
- **Design and Access Statement**
- **Statement of Community Involvement**
- **Affordable Housing Statement**
- **Draft s106 Heads of Terms**
- **Public Art Statement**

PURPOSE OF THIS STATEMENT

This Statement will describe and consider:

- **About Highwood and Hartford Care**
An introduction to the applicants and future operators of the care home.
- **Site and Context**
Description of the site and its relationship to the surrounding local context and a description of the proposed development.
- **Planning Context**
Relevant national and local planning policies, guidance, and the status of established or emerging plans, including supplementary planning documents, recent ministerial statements, and upcoming national policy reforms.
- **The Need for the Development**
Outlining the background and rationale for the proposals, within the context of a national housing crisis, an ageing population and the critical need to provide specialist housing accommodation to meet local needs in accordance with national planning policy and guidance.
- **Assessment**
Examination of the physical, environmental, social, and economic context of the site, as well as the technical considerations that have informed the design process.

- **Engagement**
Summary of pre-application consultation with Eastleigh Borough Council, Hampshire County Council (Highways and Lead Local Flood Authority), the Environment Agency and an online public consultation held in September 2024.
- **Evaluation**
Evaluation of the assessment and engagement process, including the exploration of development options and the evolution of the design.
- **Proposed Design**
Rationale and description of the proposed design of the scheme subject to this application.
- **Access**
Explanation of the access and movement into and around the site, connectivity with local services, and inclusive access.
- **Planning Appraisal**
Appraisal of the proposed development in relation to the planning context. It will demonstrate how the scheme aligns with key legislative and policy objectives such as the critical need to

- plan for provision of specialist accommodation for older people, sustainable development and economic growth, while considering both the benefits and potential impacts of the development.
- **Conclusion and Planning Balance**
Summary of the key issues discussed in the statement and outlines the planning balance considerations. It concludes that the numerous benefits of the proposed development outweigh any potential harms, supporting the case for granting planning permission. ■

SUMMARY OF PROPOSALS

SITE AREA		AMOUNT & USE	
The site is circa 0.6 HECTARES located entirely outside of the flood plain.		70 BED CARE HOME use class C2	Approximately 3,557 SQM GIA floorspace 3,824 SQM GEA
ACCESS		SCALE	PARKING
Upgraded vehicular and pedestrian access to Chickenhall Lane, built to required standards. Safeguarded land adjacent to Bishopstoke Road for future HCC Highways junction upgrades.		Care home 3 storeys – flat roof	24 spaces – Including: 2 disabled bays 3 Electric Vehicle Charging Points



ABOUT HARTFORD CARE

Hartford Care has provided residential, dementia and nursing care since 2003, operating 21 care homes that deliver services to over 1,000 people, including several successful existing homes operating within the New Forest.

Renowned for being a consistent and high-quality care provider, with an emphasis on creating caring communities. A true family ethos resonates throughout our business as we strive to ensure the care of our residents, their families, and our team members are at the heart of everything we do.

Maintaining our values, delivering great care

Our mission is to create caring communities that are safe and happy for all. We want to be the home of choice in every area we operate in, not just for residents to live in safety and security, but also to be the best employer. The overall goal is for our employees and residents to engage with all aspects of the local community, and we aim for this spirit to resonate through everything we do.

We are extremely proud of our homes and the care we deliver, and we really do believe in making a difference to our

residents' lives. The respect for our residents' privacy, dignity and individuality is at the forefront of all our care, which is why we work so closely with each of our residents and their relatives to provide a personalised care plan. Our purpose is to help maximise their independence so they can continue to enjoy every single day they spend with us.

Our homes matter to us

Hartford Care has spent over £12m in the last year refurbishing our homes, by mid-2024 every home will have undergone major refurbishment, including over £1.5m for solar panels across the majority of our homes. All our homes have their own individual character and charm.

When refurbishing, we always seek the very best for the people we support. We look through our residents eyes and try to see what they will see, especially those who might be living with the frailties of old eyes and cognition. Each home is lovingly and rigorously maintained to create a warm and homely atmosphere.



“AT HARTFORD CARE, WE FIRMLY BELIEVE THAT EACH AND EVERY ONE OF OUR RESIDENTS SHOULD LIVE LIFE THE WAY THEY CHOOSE, AND WE DO ALL WE CAN TO SUPPORT THEM BY PROVIDING THEM WITH THE BEST POSSIBLE ENVIRONMENT IN WHICH TO ENJOY LIFE. I LOOK FORWARD TO WELCOMING YOU AND YOUR LOVED ONES SOON!”

KEVIN SHAW, CEO OF HARTFORD CARE

ABOUT HIGHWOOD

Sensitive development with a focus on legacy Highwood is a multi-award-winning, trusted property developer and constructor with a mission to make the Central South a better place to live.

We develop high quality housing for the open market, build-to-rent and affordable sectors as well as specialist retirement housing and prestigious care home schemes.

Over the past two decades, we've delivered a portfolio of distinctive projects. All have all been underpinned by sensitive development and a focus that sits firmly on legacy and considered placemaking. In remaining true to this approach, we're helping to deliver significant benefits for the communities we serve that will endure for generations to come.



RECOGNISED FOR QUALITY

Many of the schemes we've completed, from small residential projects to landmark infrastructure developments, have caught the attention of the UK property industry. Industry awards panels regularly recognise our work and the benchmarked standards of quality we've set that we apply across our operations.

Notable accolades include Residential Development of the Year, Development of the Year, Housebuilder of the Year, Fast Rising Property Business, 1000 Companies to Inspire Britain and One of the 100 Best Companies to Work for in the South-East. To be consistently ranked among the very best in the UK property industry gives us immense pride and serves as inspiration to continue creating transformative schemes that enhance the lives of so many in our region. ■



“OUR DECADES OF INSIGHT EXPERIENCE AND ACHIEVEMENTS ENSURE WE APPROACH LAND ACQUISITION DEVELOPMENT AND CONSTRUCTION SYMPATHETICALLY AND ALWAYS AS A LASTING POSITIVE LEGACY ON OUR COMMUNITIES OUR ENVIRONMENT AND OUR PARTNERS.”

PHIL PROSSER MANAGING DIRECTOR HIGHWOOD



SITE ANALYSIS

WIDER AREA

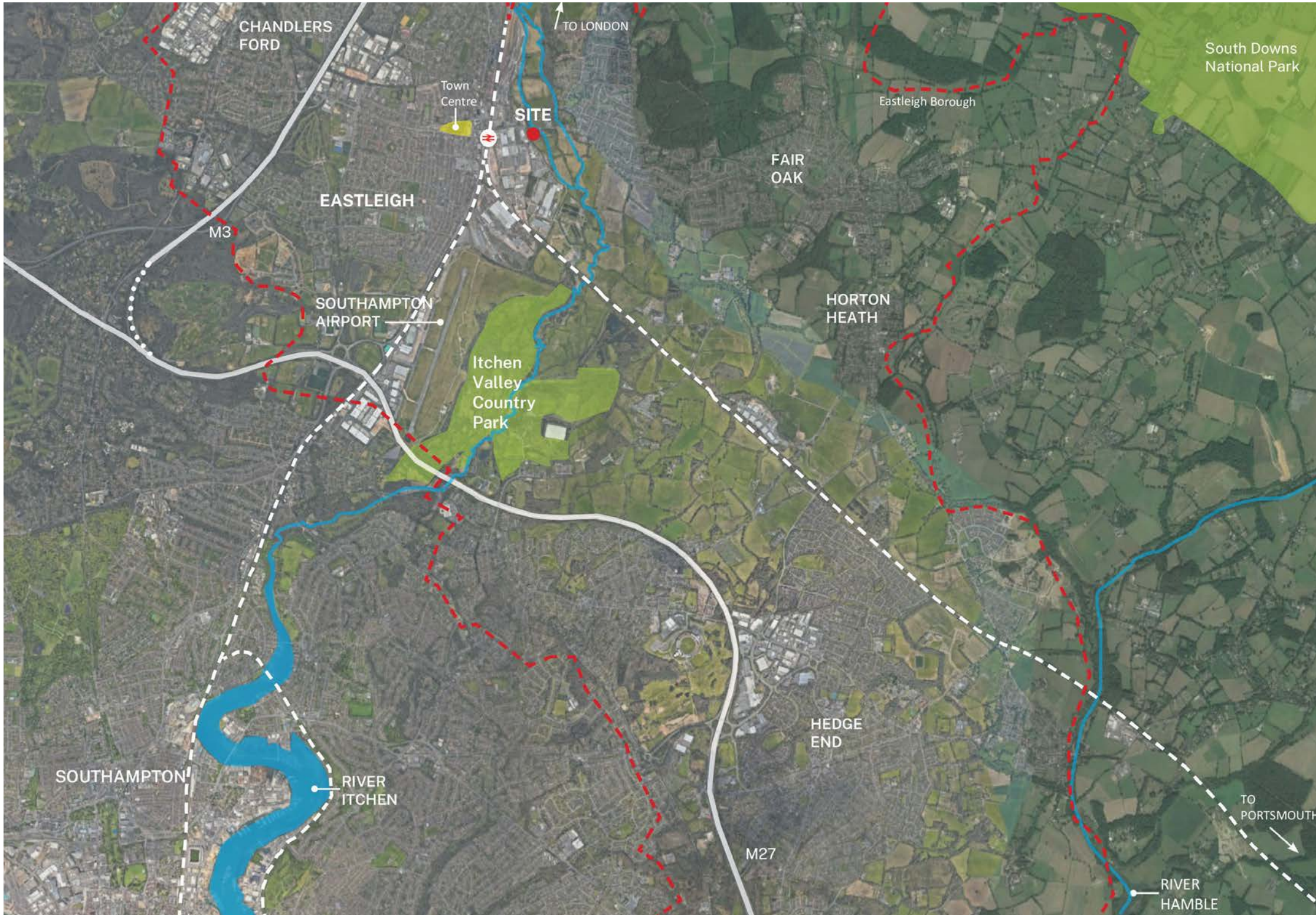
The proposed site lies immediately northeast of Chickenhall Lane, Eastleigh, on the edge of the Itchen Valley area, characterised by the Barton River and the River Itchen and its associated plains.

Located approximately 6.5 miles northeast of Southampton and 8.2 miles south of Winchester, Eastleigh is the largest town within the Eastleigh Borough of Hampshire, which shares borders with Test Valley, Southampton, Winchester, Fareham, New Forest and the South Downs National Park.

Situated on the edge of the town centre, there are a range of facilities within easy walking and cycling distance of the site. A 500m walk to the west, offers shops, restaurants, cafes, a cinema and a large dedicated shopping centre. Eastleigh railway station is also only a 400m walk away, with services to London, Southampton, Winchester, Portsmouth and Salisbury.

The site is also served by major roads, including the M3 and M27, which offer travel to London and Portsmouth, respectively.

Eastleigh, along with two other large, neighbouring, urban areas - Chandlers



Ford and Hedge End help form the top tiers of the settlement hierarchy within the region. These principally serve the day to day needs of their local catchments and employment centres.

LOCAL AREA

The 0.6 hectare site is relatively flat and comprises fields utilised for agriculture and existing portacabin structures, which are located near the existing gated, access off Chickenhall lane.

Situated on the edge of the Itchen Valley, the site is bordered to the east by the Rivers Barton and Itchen, with their associated flood plains and the Itchen Way. This particular boundary benefits from a dense tree line, providing screening between the site and the valley beyond.

To the north of the site is Bishopstoke Road (B3037) which connects Eastleigh to Bishopstoke and Fair Oak. This meets, via a roundabout, with Chickenhall Lane at the northwestern corner of the site.

To the immediate west of the site is Barton Park Industrial Estate. Characterised by warehouses that are multiple stories high, it covers the area between the rail yard, Southampton Airport and the River Itchen. This is partially screened from site by an existing line of trees which wraps round the western and northern boundaries.

The area south of the site is relatively open and enjoys views down the Itchen Valley and beyond.

Bus stops opposite the site, provide connections to Southampton and neighbouring towns, including Hedge End and Fair Oak, as well as to Marwell Zoo, on the edge of the South Downs National Park.

KEY

- Locally Listed Building
- Industrial Area
- Flood Plain
- Recreation Area



SITE ANALYSIS

LOCAL CONTEXT IMAGES



1 Chickenhall Lane South



2 Chickenhall Lane - Site Entrance



3 Chickenhall Lane - North



4 Bishopstoke Road - East



5 Bishopstoke Road - West



Location Map. Imagery from Google

SITE PHOTOGRAPHS



1 View from Site Entrance



2 Existing Portacabins on Site



5 View from Site Entrance



4 Hedge Line along Chickenhall Lane - South



5 Hedge Line along Chickenhall Lane - North

SITE ANALYSIS

LOCAL ARCHITECTURAL CONTEXT



1 51 Bishopstoke Road



2 Dutton Lane



3 Burrow Hill Place



4 Anglers Inn, Riverside



5 Allington Lane



Location Map. Imagery from Google

IMMEDIATE ARCHITECTURAL CONTEXT



1 Barton Park Industrial Estate



2 Barton Park Industrial Estate



3 Barton Park Industrial Estate



4 Barton Park Industrial Estate



5 Barton Road



Location Map. Imagery from Google

THE PROPOSED DEVELOPMENT

DESCRIPTION OF DEVELOPMENT

The proposed development description for the application as submitted is as follows:

Full planning application for a proposed 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

THE CARE HOME

The proposed care home (use class C2) will provide high quality, specially designed, modern care accommodation, with 70 single occupancy bedrooms, each equipped with a full ensuite wet room. The care home is spread over 3 floors of accommodation, and is designed to be flexible in terms of the layout of accommodation and offers a range of spacious communal areas, each of which will be finished to the highest standard.

In their Planning Needs Assessment, which accompanies the application, Carterwood highlight that as hospital stays become increasingly shorter due to delayed discharge legislation,

rehabilitation within a care home is often considered as a short-term measure. For those with high dependency nursing needs or dementia, 24-hour care within a care home setting may be the only suitable long-term option. The proposed care home will be capable of caring for residents of all dependency levels, including those who require specialist dementia care, by providing flexible, COVID-19-compliant care accommodation to enable care to be administered most effectively and efficiently.

The home will offer a variety of lounge, dining and communal spaces, encouraging activities and providing choice of destinations to residents.

Corridors are broken up by natural light and varying widths leading to communal destinations. Bedroom sizes exceed statutory minimums to facilitate varied bed position options, maintaining direct views both to the window and ensuite WC facilities. Spaces provide scope for physical adaptations and an environment suited to the provision of specialist dementia care, to meet a growing need in this area.

The proposed care home will be capable of providing care for residents of all dependency levels, including those who require dementia care within a specialist unit specifically designed to cater to higher dependency needs.

PLANNING USE CLASS C2

As a ‘residential care/nursing home’, the proposed facility falls within planning use class C2 – ‘residential institution’.

Paragraph 014 Reference ID: 63-014-20190626 of the PPG states as follows: “How does the use classes order apply to specialist housing for older people?”

It is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwelling house) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided”.

The care home will have individual bedrooms incapable of independent living(absence of kitchen facilities and living rooms for instance) and have extensive shared communal facilities located throughout the building as well as dedicated rooms for each that confirm the C2 use.

There will be other operational practices that further confirm the C2 use of the proposed care home. Such as the care home being registered with the Care Quality Commission; a requirement for any potential occupier to satisfy eligibility criteria which includes provision of care in line with identified requirements following assessment; development providing communal facilities that are available to all residents; members of staff, including care assistants, employed to deliver personal care and more extensive medical care; and age restrictions and a care requirement for occupiers.

ACCESS AND EXTERNAL AREAS

The existing access to Chickenhall Lane will be upgraded to provide safe access an degress for vehicles and pedestrians. Within the site a shared access will serve 24 car parking spaces, including 2 disabled spaces and a drop off area. Secure cycle spaces will be provided, predominately for staff and visitors.

These spaces will be complimented by staff shower and changing facilities, to encourage active, sustainable travel. 3 car parking spaces will have electric charging points with other spaces benefitting from PEV charging infrastructure that will facilitate future installation of additional charging points if demand exists. Bin and bike stores are proposed to the north of the proposed care home.

Later sections in this Planning, Design and Access Statement describe how the layout, scale, design, appearance and landscaping of the scheme is appropriate to the site, its context and future function.

The overall design of the care home has been designed to sit within the site context, providing a contemporary offering to the local vernacular.

Materials have been used to ‘break up’ the various elevations to provide visual interest and variety.

External areas will benefit from a high quality hard and soft landscaping scheme with level surfaces provided to paths for ease of access.

The build will be of a high quality and sustainable, meeting BREEAM ‘Excellent’ standards.

PLANNING POLICY CONTEXT

The development plan for the area is:

- Eastleigh Borough Local Plan 2016- 2036 (EBLP)
- Hampshire Minerals and Waste Plan 2013 (HMWP)

Material considerations include:

- The National Planning Policy Framework (NPPF), most recently updated in December 2023.
- National Planning Practice Guidance (PPG).



The EBLP was adopted in April 2022. The Policies Map (extract opposite) shows that the site is:

- Outside of, but contiguous with the identified ‘Urban Edge’ of Eastleigh (Policy S2)
- In ‘Countryside’ (Policy S5); and within a ‘Settlement Gap’ (Policy S6)
- Located close to the Barton River, a tributary of the River Itchen, an internationally designated SSSI and SAC (Policy DM11).
- Chickenhall Lane is a ‘Long Term Safeguarded Road Route’ (Policy E6) and its junction with Bishopstoke Rd is shown for ‘Junction Improvement’ (Policy DM13). Bishopstoke Road is a ‘Strategic Footpath/Cycleway’ (Policy S12).

Strategic policies in the EBLP relevant to the proposals are summarised below.

Policy S1
Outlines the measures that applicants and EBC should adopt to deliver sustainable development.

Policy S2
Promotes the delivery of a minimum 14,580 new dwellings over the plan period. The policy also aspires to provide 144,050sqm. of new employment development and related infrastructure and facilities. Criterion S1(iv) of the policy states “The Council will monitor the delivery of all types and tenures of homes to ensure housing needs are met.”

Policy S3
The council will focus on as much new housing as possible within the existing urban areas, with the remainder on greenfield sites to meet more local needs.

The supporting text explains the total supply identified falls short of the 14,580 dwellings required for the plan period, a shortfall of 5,186 dwellings (albeit this has been reduced to 2,614 following completions in recent years). The inspector who examined the local plan recommended this shortfall, which will occur in the later years of the plan period, should be addressed by an early review of the local plan. To date, this has not yet been progressed beyond an early ‘call for sites’.

There are no site-specific allocations in the local plan that address the identified needs for specialist housing for older people and the provision of care homes under Use Class C2.

Policy S5
There is a presumption against new development in the countryside other than for countryside uses or those facilitated by other policies in the plan. Where granting permission for countryside sites the Council will seek to protect and enhance the intrinsic character and biodiversity of the area, mineral resources, etc.

Policy S6
Development within the Settlement Gap will be permitted provided that:

- It would not undermine the physical extent and/or visual separation of settlements.
- It would not have an urbanising effect detrimental to the character of the countryside, or the separate identity of the adjoining settlements.

In this case, the Settlement Gap between Eastleigh and Bishopstoke.



Policy S12
The Council will seek to create new and improve existing links in the borough and this includes along Bishopstoke Road to the north of the site.

Development Management Policies
in the EBLP are also of importance to the consideration of the proposals:

- DM1 General Criteria
- DM2 Environmentally Sustainable Development (BREEAM Excellent)
- DM3 Adaptation to Climate Change
- DM5 Managing Flood Risk
- DM6 Sustainable Surface Water and Watercourse Management
- DM8 Pollution
- DM9 Public Utilities and Communication
- DM10 Water and Waste Water
- DM11 Nature Conservation
- DM13 Transport
- DM14 Parking
- DM16 Workforce Training Requirements
- DM24 Creating a Mix of Housing
- DM25 Delivering Older Peoples Housing
- DM29 Dwellings with Higher Access Standards.

POLICY DM25 - DELIVERING OLDER PEOPLES HOUSING

Policy DM25 – Delivering Older People's Housing is a key policy which sets out how the Council will plan for the delivery of this specialist form of housing in a scenario where there are no specific allocations for such housing in the council's adopted local plan.

Para 5.124 of the plan outlines that in the next twenty years the population of Eastleigh Borough will change with an estimated increase of 24% in the number of people aged 65 and over living in the Borough and an increase of 5% of people over 85 or over.

This will lead to an increasing number of older people requiring accommodation, estimated to increase by 24%.

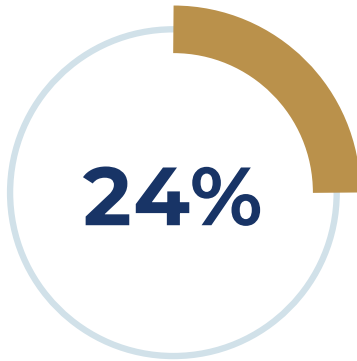
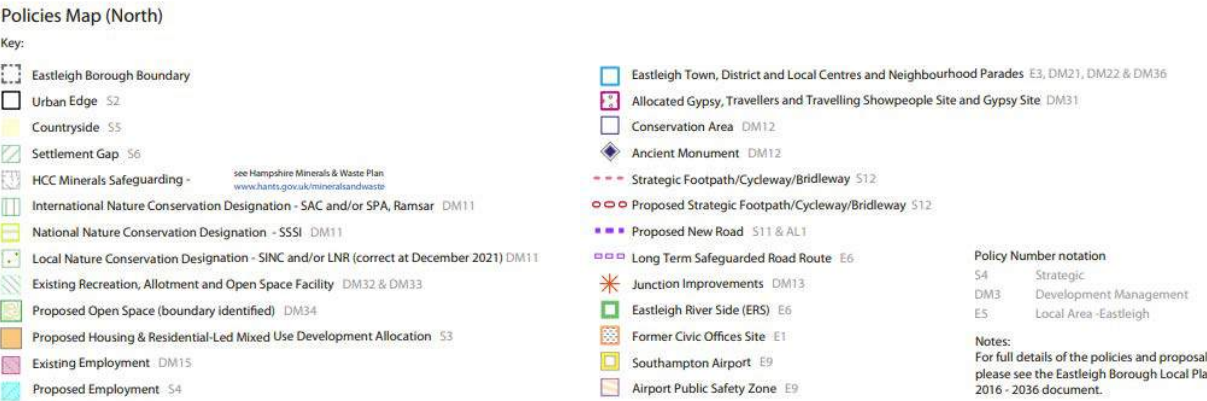
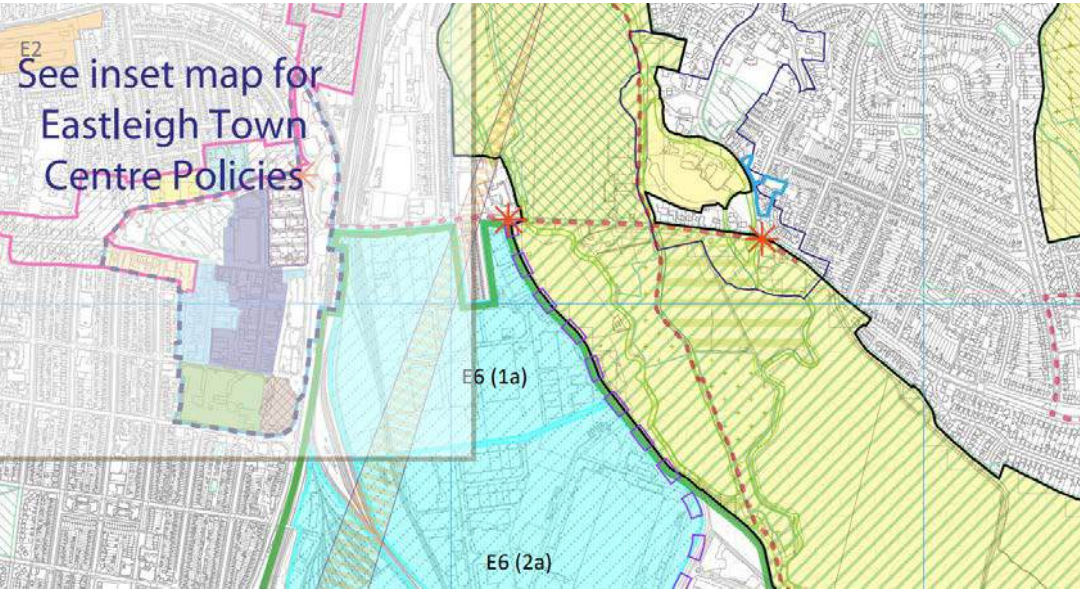
Policy DM25 states that:

- 1. New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist and accessible housing.
- 2. The Council will support the provision of accommodation suitable for the needs of older people.

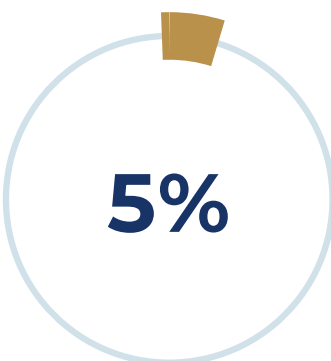
Proposals should be:

- a. Located in a sustainable locations with good access to the public transport network.
- b. Close to local facilities that residents can use , ideally extra care housing should be in or close to a local centre.
- c. Well integrated into the local community.

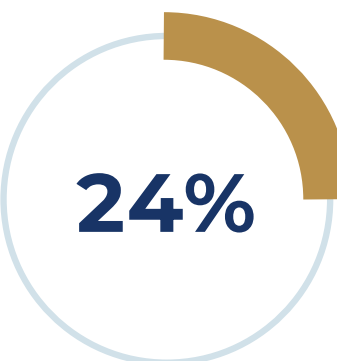
The following sections of this statement explain how the proposals have been formulated to accord with the development plan and why, given the needs of an ageing population are currently unmet, this is a suitable location for a care home, despite being located within a ‘Settlement Gap’ and ‘Countryside’.



INCREASE OF PEOPLE AGED 65 AND OVER LIVING IN THE BOROUGH OF EASTLEIGH



INCREASE OF PEOPLE AGED 85 AND OVER LIVING IN THE BOROUGH OF EASTLEIGH



ESTIMATED INCREASE OF OLDER PEOPLE REQUIRING ACCOMMODATION

OTHER MATERIAL CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Material considerations include the National Planning Policy Framework (NPPF), most recently updated in December 2023 and National Planning Practice Guidance (PPG).

The National Design Guide is also relevant as it builds on the guidance set out in the NPPF and PPG, outlining

the Government's priorities for well-designed places in the form of ten characteristics.

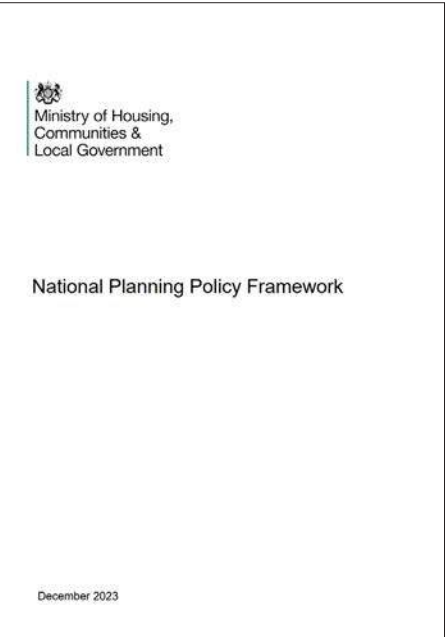
Eastleigh BC have also prepared supplementary planning documents and guidance on several topics relevant to the application proposals, including:

- Accommodation for Elderly People and Those in Need of Care – May 2011
- Biodiversity – December 2009
- Hedge End, West End and Botley Character Area Appraisal – January 2008
- Environmentally Sustainable Development – March 2009
- Planning Obligations – July 2008
- Quality Places – November 2011
- Residential Parking Standards – January 2009

NATIONAL PLANNING POLICY AND GUIDANCE

The National Planning Policy Framework (NPPF), published in December 2023, along with the accompanying National Planning Practice Guidance (NPPG), are material considerations in the determination of planning applications. They set out the Government's planning guidance for England, explaining how the policies are expected to be applied to achieve sustainable development.

National Planning Policy Framework (NPPF)



The objective of sustainable development is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Development Objectives:

- Paragraph 7 of the NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development which includes “the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.”
- Paragraph 8 sets out three overarching objectives for the planning system, which are interdependent and should be pursued in mutually supportive ways:

- a) an economic objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- Paragraph 9 confirms that these overarching objectives should be delivered through the preparation and implementation of plans and policies. While they are guiding principles, not every decision must meet all objectives; local circumstances should be considered to reflect the character, needs, and opportunities of each area.

The Presumption in Favour of Sustainable Development:

- Paragraph 11 emphasises that planning decisions should apply the presumption in favour of sustainable development:

For decision-taking, this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i, the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁹; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

Footnote 7 provides a list of exemptions, such as ecological and landscape designations.

In cases where relevant policies are out of date or absent, the ‘tilted balance’ applies, meaning that development proposals should be determined in favour of sustainable development. As set out in Footnote 8, the absence of a five-year housing land supply often triggers this balance, but it does not negate the requirement to assess applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004, where decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

- **Chapter 4** (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.
- **Chapter 5** (Delivering a sufficient supply of homes) relates to the delivery of a sufficient supply of homes and emphasises the Government’s objective to significantly boost the supply of housing. Paragraph 63 advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies. This specifically refers to retirement housing, housing with care and care homes.
- **Paragraph 76** notes that local planning authorities should identify and update annually a specific supply of specific deliverable sites to provide a minimum of five years’ worth of housing for

decision making purposes if their adopted plan is less than five years old and it identifies at least a five-year supply of specific, deliverable sites at the time the examination is concluded.

- **Paragraph 77** advises that in all other circumstances: ‘...local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period)’.
- **Chapter 6** (Building a strong, competitive economy) advocates building a strong, competitive economy – where planning decisions should help create the conditions in which businesses can invest, expand and adapt.
- **Paragraph 85** stresses that significant weight should be placed on supporting economic growth and productivity.
- **Paragraph 89** states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to, or beyond, existing settlements. Development should be sensitive to surroundings, avoid unacceptable impacts on local roads, and explore opportunities to improve sustainability through access

improvements for pedestrians, cyclists, and public transport.

The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- **Chapter 8** (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.
- **Chapter 9** (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. **Paragraph 115** advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- **Chapter 11** (Making effective use of land) gives substantial weight to the value of using suitable brownfield land. Paragraph 124 notes that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Paragraph 127 notes that Local Planning Authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose, particularly where they would help to meet an identified need.

- **Chapter 12** (Achieving well-designed and beautiful places) highlights that good design is fundamental to sustainable development and essential in making places better for people. Developments should function well, contribute positively to the overall quality of the area, be visually attractive, and create strong, distinctive places.
- **Chapter 14** (Meeting the challenge of climate change, flooding and coastal change) focuses on meeting the challenge of climate change, flooding, and coastal change. Developers are required to assess flood risk in areas at risk of flooding, as planning authorities need to make informed decisions to ensure that developments mitigate these risks.
- **Chapter 15** (Conserving and enhancing the natural environment) provides guidance on protecting and enhancing the natural environment, including valued landscapes, sites of biodiversity or geological value, ecological networks, and woodland. Developments should minimise impacts on biodiversity and aim for net gains, where possible.
- **Chapter 16** (Conserving and enhancing the historic environment) advises that in determining proposals that affect heritage assets, authorities should describe the significance or any heritage assets affected, including their setting with the level of detail required proportionate to the assets’ importance.

THE NEED TO PROVIDE HOUSING FOR OLDER PEOPLE IS CRITICAL. PEOPLE ARE LIVING LONGER LIVES AND THE PROPORTION OF OLDER PEOPLE IN THE POPULATION IS INCREASING’.

National Planning Practice Guidance (PPG)

On 6 March 2014, the government published new online national Planning Practice Guidance.

Housing for Older People
This section of the PPG addresses housing for older and disabled people.

- **Paragraph 001** (Reference ID: 63-001-20190626) states that:

The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing’.

The paragraph further states, ‘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’.

The PPG states that ‘...The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people’ (**Paragraph 003**, Reference ID: 63-003-2019-0626).

- **Paragraph 006**, Reference ID: 63-006-2019-0626 states that ‘Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period’.

- **Paragraph 007**, Reference ID: 63-007-2019-0626 confirms that local planning authorities can include housing for older people in their annual monitoring reports.

- **Paragraph 010**, Reference ID: 63-010-20190626 sets out the different types of specialist housing for older people including:

‘Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes’.

The PPG goes on to state (at **Paragraph 012**, Reference ID: 63-012-2019-0626) that ‘Plans need to provide for specialist housing for older people where a need exists’.

- **Paragraph 013**, Reference ID: 63-013-2019-0626 states, ‘It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. This may be appropriate where there is an identified unmet need for specialist housing’.
- **Paragraph 014**, Reference ID: 63-014-20190626 states that ‘It is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwelling house) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided’.
- **Paragraph 016**, Reference ID: 63-016-2019-0626 advises decision makers to consider the following when assessing applications for specialist housing for older people: ‘Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for

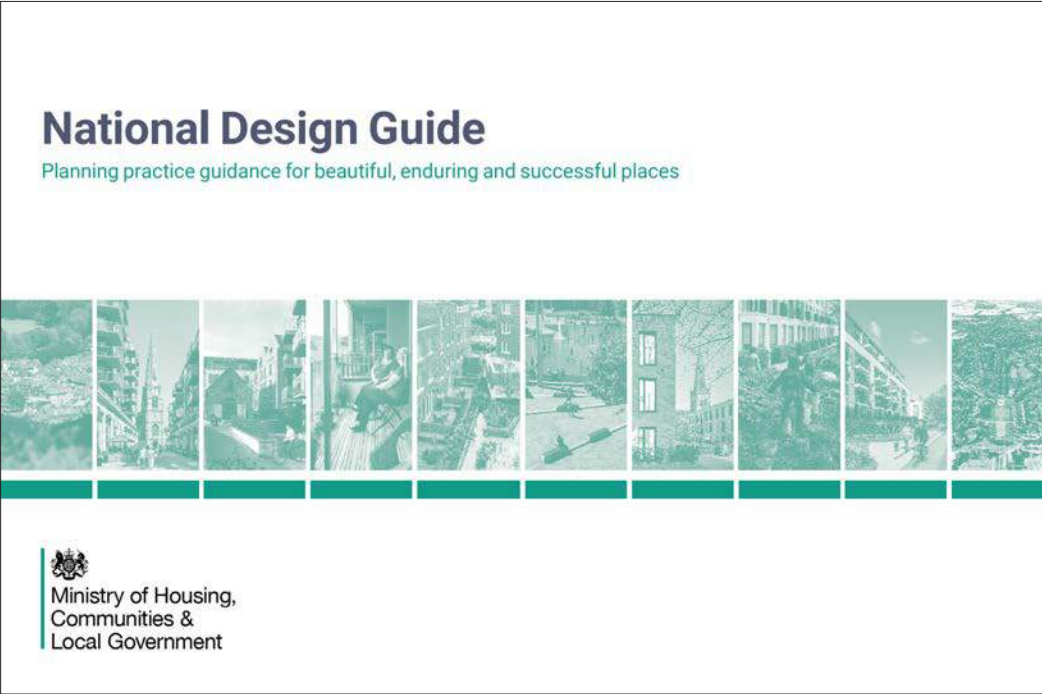
specialist housing, local authorities should take a positive approach to schemes that propose to address this need’.

In the PPG Housing supply and delivery chapter, **Paragraph 035** (Reference ID: 68-035-20190722) states that housing for older people including Class C2 residential institutions can be included within the Council’s 5-year housing land supply, based on the amount of housing released as a result. The Housing Delivery Test Measurement sets a ratio of 1.8 for communal households, including residential institutions.

WHERE THERE IS AN IDENTIFIED UNMET NEED FOR SPECIALIST HOUSING, LOCAL AUTHORITIES SHOULD TAKE A POSITIVE APPROACH TO SCHEMES THAT PROPOSE TO ADDRESS THIS NEED.

National Design Guide

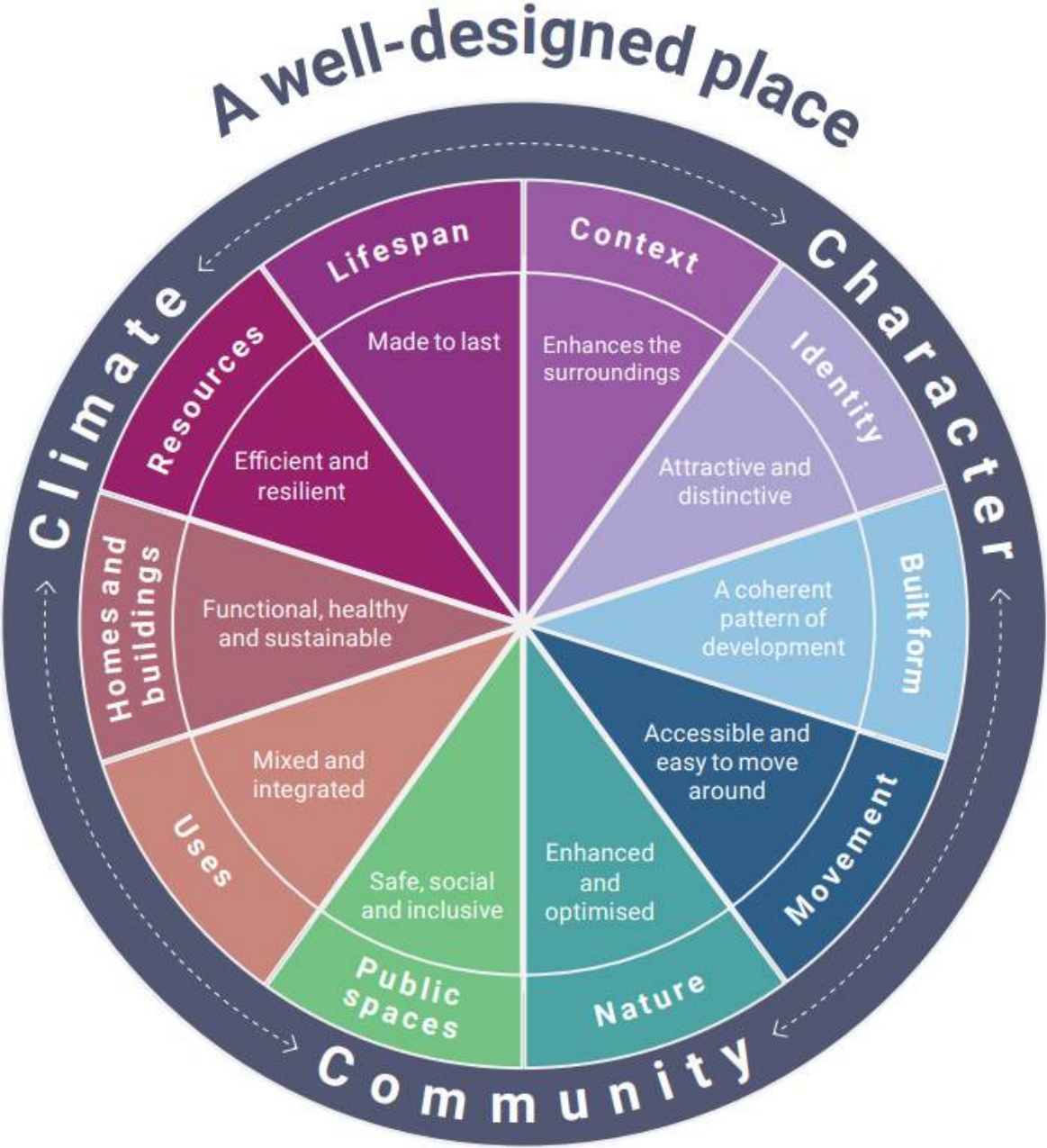
The National Design Guide outlines what developers must deliver to gain the support of communities and ensure that new homes are built faster and to a higher standard.



The guide defines good design through the following 10 characteristics:

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

The National Design Guide reinforces the NPPF’s aim to create high-quality places and buildings. It has been developed considering anticipated climate change, evolving home ownership models, and technological advancements.



PLANNING NEEDS ASSESSMENT

BACKGROUND

Care Demographics

In considering proposals against Policy DM25, it is necessary to first establish the requirements of the ageing population as per criterion 1 of the policy.

The following sections describe Highwood’s role in the identification of suitable sites for new care homes across the south of England and how national and local demographics relevant to the Chickenhall Lane site indicate that this is an ideal location for a new care home to meet currently unmet needs.

Trusted Data

Highwood utilise evidence and analytics from Carterwood, the respected property adviser dedicated to social care that acts for 85 per cent of the top 20 care home group operators. Its analytical insights are widely regarded as the most respected industry tool in establishing the suitability of a site for a care home; our initial review of the site we are proposing was completed using Carterwood data.

Carterwood have prepared a comprehensive Planning Need Assessment that accompanies the application. In the report, Carterwood have considered the

national context, together with a detailed study of the market catchment and local authority area in consideration of the need for a care home in this location. Our recommendations for this scheme are also underpinned by Highwood’s experience of sourcing and a track record for delivering successful care homes for 20 years.

Highwood’s Role in the Delivery of Care Homes

Our expertise at Highwood lies in our full-service offering that encompasses land sourcing and acquisition and trusted in-house planning and construction resources.

Our vision is to make the Central South a better place to live by creating sustainable and quality communities that will have a lasting positive legacy on our communities and environment. We partner the UK’s most respected care operators and healthcare providers to deliver high-end retirement and care schemes that provide the very best care, accommodation and lifestyles for the over 55s.

NATIONAL TRENDS – AN AGEING POPULATION

The elderly UK population is set to grow dramatically over the coming years (see figure 4 below), and the predicted rapid increase in the elderly population is likely to continue to drive demand for both non-residential care, such as extra care schemes and other accommodation options, as well as care home beds.

LaingBuisson’s Care Homes for Older People UK Market Report (33rd edition) states that the percentage of the UK population over the age of 85 is projected to multiply more than four times, from c. 1.68 million in 2020 (2.4 per cent of the population) to c. 7.09 million in 2111 (8.7 per cent of the population), while the 75–to 84-year-old segment will rise from c. 4.17 million in 2020 (6.3 per cent of the population) to c. 7.69 million in 2111 (9.4 per cent of the population)

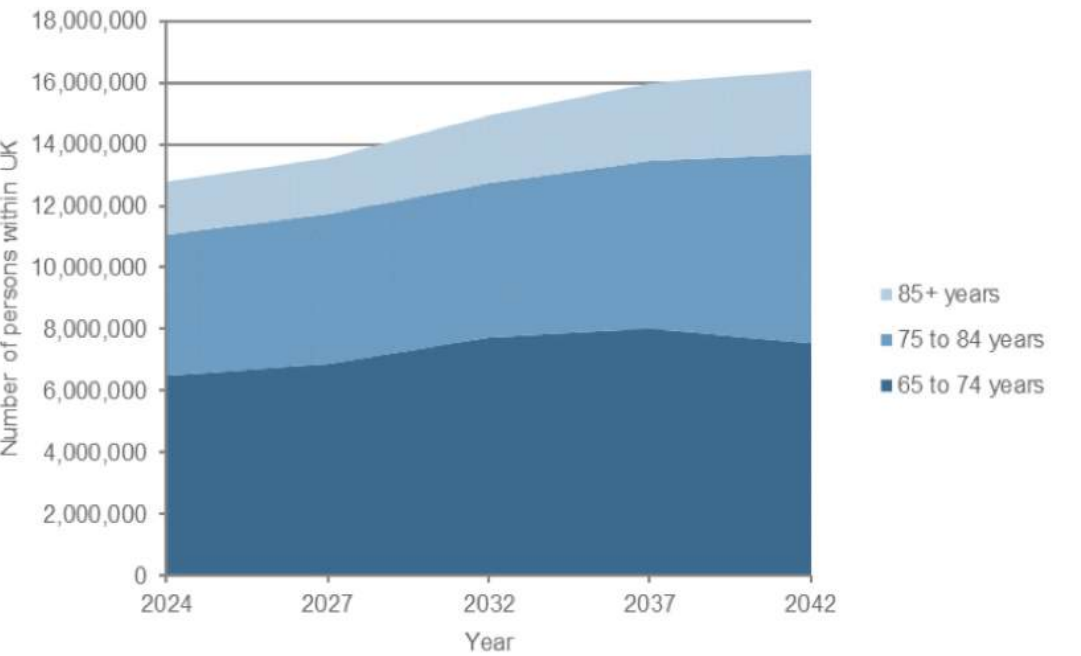


Figure 4: GB 65+ population growth 2024 to 2042 by age band
Source: 2021 Census, ONS population projections

NATIONAL PROVISION OF CARE HOMES

The table below analyses the supply by year of first registration and identifies the significant proportion of homes registered both prior to and during the 1990s. As a broad generalisation, care homes registered from 1990 are likely to include en-suite bedrooms and those registered from 2010, full en-suite wet rooms.

T9 Existing elderly care bed supply by year of first registration (GB)			
Year	Care homes	Total registered beds	% of total beds by age banding
2020s (2020–)	444	28,381	6.4
2010s (2015–2019)	547	32,918	7.5
2010s (2010–2014)	601	35,214	8.0
2000s	947	53,718	12.2
1990s	3,448	156,304	35.4
Pre 1990s/unknown	3,968	134,486	30.5
Total	9,955	441,021	100

Source: subscribed data sources, Carterwood – updated August 2024

The table below provides the current supply of registered bedrooms by en-suite (Carterwood’s definition of ‘market standard’) and those that provide full en-suite wet rooms. Across Great Britain, an average of 78.5 per cent of care home bedrooms include an en-suite and 32.8 per cent include a full wet room en-suite.

T10 Market segmentation (GB)				
Care category	No of care homes	Total registered beds	% en-suite bedrooms	% wetroom bedrooms
Total market – all homes and care categories				
Personal care	5,767	209,025	74.0	28.0
Nursing care	4,188	231,996	82.6	37.2
Overall	9,955	441,021	78.5	32.8
Specialist dementia provision only				
Dementia homes	965	39,056	73.9	24.6
Dementia units	2,326	61,410	87.4	47.4
Overall	3,291	100,466	82.1	38.5

The tables help demonstrate that there has been a significant slowdown in the supply of new stock into the market since the 1990s; the consequential impact is the vast majority of existing stock being no longer fit-for-purpose.

Covid–19 has demonstrated the importance of the quality of accommodation and building layouts in order to cope with

infection control within care homes. Indeed, en–suites became a necessity in equipping care homes to deal with infection spread and, with the supply of homes during and prior to the 1990s generally not containing en suites, there is a heavy emphasis on new stock to be fit-for-purpose.

CARTERWOOD ASSESSMENT OF LOCAL NEED

Carterwood assess need on two bases – minimum and full market standard bedrooms; they define a minimum market standard bedroom as providing an en-suite with a minimum of a WC and wash hand basin (although do not stipulate minimum size, accessibility or suitability for purpose).

In line with rising market expectations, Carterwood also assess need on the basis of full market standard bedrooms which incorporate an en-suite with a level access shower (wet room) to enable bathing and personal care to take place within a resident’s own room. All new care homes provide spacious en-suite bedrooms, the vast majority having full en-suite wet rooms.

Their need assessment is then based on a circa 5-mile market catchment and the Eastleigh Borough Council local authority area.

T21 Need analysis summary (2027)				
Type of care	All beds		Specialist dementia only	
Basis of assessment	Market catchment	Local authority	Market catchment	Local authority
Gross need				
All bed/specialist dementia need	1,876	950	787	399
Occupancy capacity allowance	157	79	66	33
Total gross need	2,033	1,029	853	432
Supply				
Current elderly en-suites	1,762	943	491	182
Current elderly wetrooms	1,074	599	361	182
Planned beds (to 2027)	344	214	112	79
Total supply (en-suite)	2,106	1,157	603	261
Total supply (wetroom)	1,418	813	473	261
Net need				
En-suite bedrooms (minimum market standard)	-73	-128	250	171
Full wetroom en-suite bedrooms (full market standard)	615	216	380	171
Assumptions				
• Total market need based on ONS Census (2021) data projected to 2027 and Market Prevalence Rates (MPR).				

CARTERWOOD – PLANNING NEEDS ASSESSMENT
CONCLUSIONS AND RECOMMENDATIONS

- Based on 2027, the earliest the subject care home could be delivered, there is a net need for 615 full market standard beds (including 380 dedicated dementia beds) in the market catchment and 216 in the Eastleigh Borough (including 171 dedicated dementia beds).
- The Carterwood analysis of net need for care home bedrooms providing only minimum market standard beds indicates a potential excess of care bedrooms at this level, however, there remains a shortfall of 250 dedicated dementia beds in the market catchment and 171 in the local authority area, indicative of a substantial under supply of dedicated dementia care provision.
- Even if all pipeline care home bedrooms are delivered and there is no loss of existing supply, the shortfalls of minimum market standard beds increase to 484 and 215 in the market and local authority catchments by 2037. Shortfalls, by 2037, of full market standard care bedrooms, similar to those in the subject scheme, are significantly greater at 1,172 and 559, respectively.
- Hampshire County Council commissioning identifies key demand drivers for new care home bedrooms, particularly fit-for-purpose care homes offering nursing, complex and dementia care, given the expected growth in the elderly demographic.
- A good proportion of those with care needs are likely to be self-funded, with their choice of care home being based on location, quality of care and accommodation, and proximity to friends and family, rather than funding alone.
- The proposed care home will be capable of caring for residents of all dependency levels, including those who require dementia care within a specialist unit, with well-specified, flexible, infection control-compliant care accommodation to enable care to be administered most effectively.

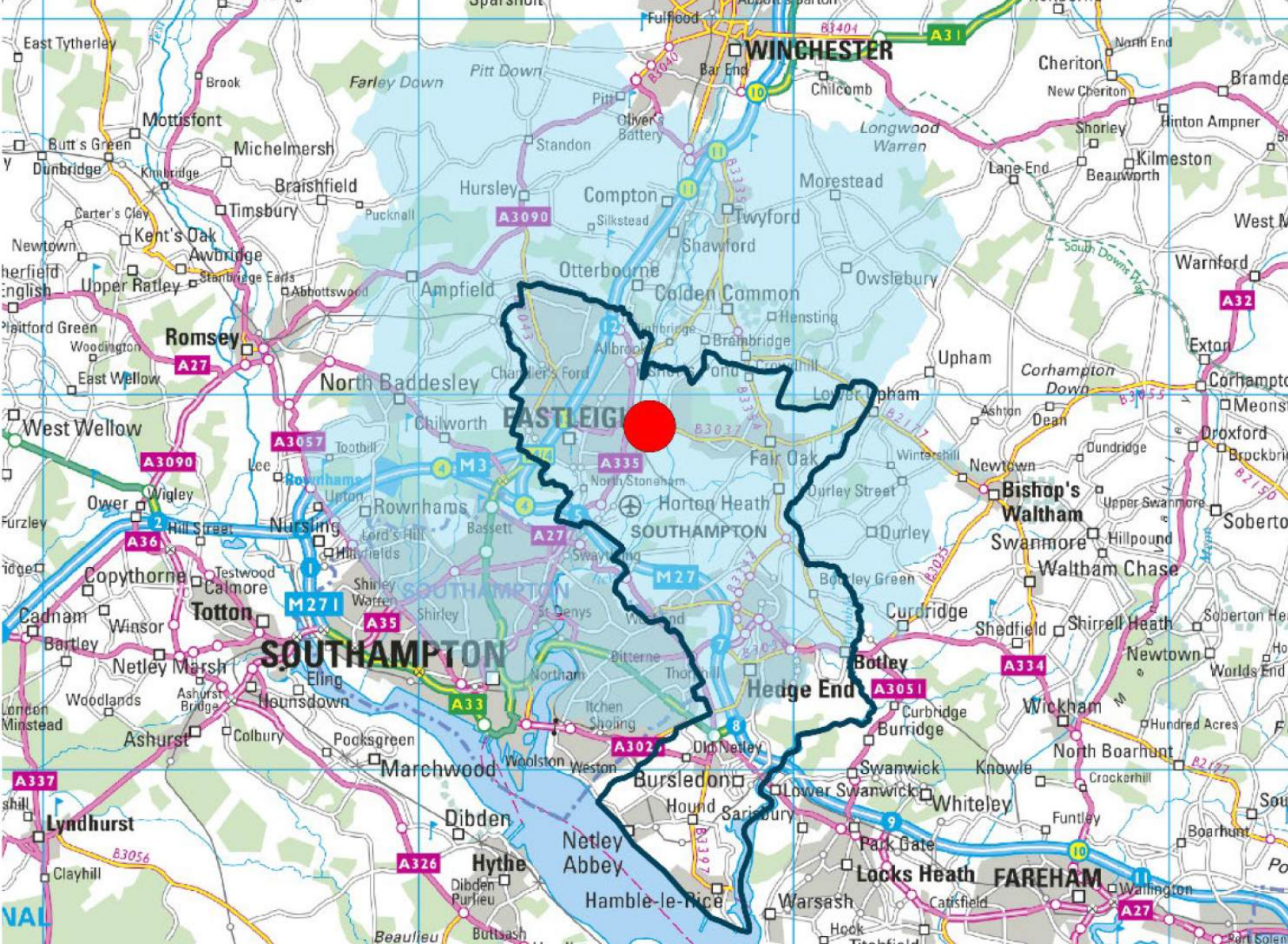


Figure 1: Location of the proposed care home and its catchment areas

The proposed scheme is shown by the red dot, with the market catchment area shaded light blue and the Eastleigh Borough Council area outlined in dark blue

A SUSTAINABLE LOCATION

Policy DM25 requires proposals to be in Sustainable locations with access to public transport close to local facilities and well integrated into the local community.

EASY ACCESS TO A WIDE RANGE OF SHOPS, SERVICES AND FACILITIES

The site is located on the eastern edge of Eastleigh, just a 500m walk to Eastleigh town centre, with the wide range of shops, services and facilities available there. These include Lidl, M&S and Sainsbury's supermarkets, a cinema, theatre, restaurants and cafés, post office, churches, medical facilities, pharmacies and library.

Immediately opposite the site is a petrol station with a shop. There are also pubs, shops and cafés available along Bishopstoke Road, including a Tesco Express, and more facilities available within the nearby Bishopstoke local centre, which is also within walking distance of the site.

Bishopstoke Road is well served by existing wide pedestrian pathways and there is a well established public rights of way network in the local area.

EXCELLENT ACCESS TO PUBLIC TRANSPORT

The site is located along the route of existing high-frequency bus services offered by Xelabus (X15 and X17) and Bluestar (2 and 3) which offer connections between Eastleigh, Southampton, Fair Oak and Hedge End.

Eastleigh bus station in the town centre offers regular connections to the wider area including the Blue Star 1 which travels between Southampton and Winchester.

Eastleigh railway station is 400m from the site and provides regular direct train services to London, Southampton, Winchester, Portsmouth, Romsey and Salisbury.

Southampton Airport is also only 2.5Km to the south of the site, providing air routes to major UK cities as well as European destinations.

Policy DM25 – Proposals should be:

a. Located in a sustainable locations with good access to the public transport network.

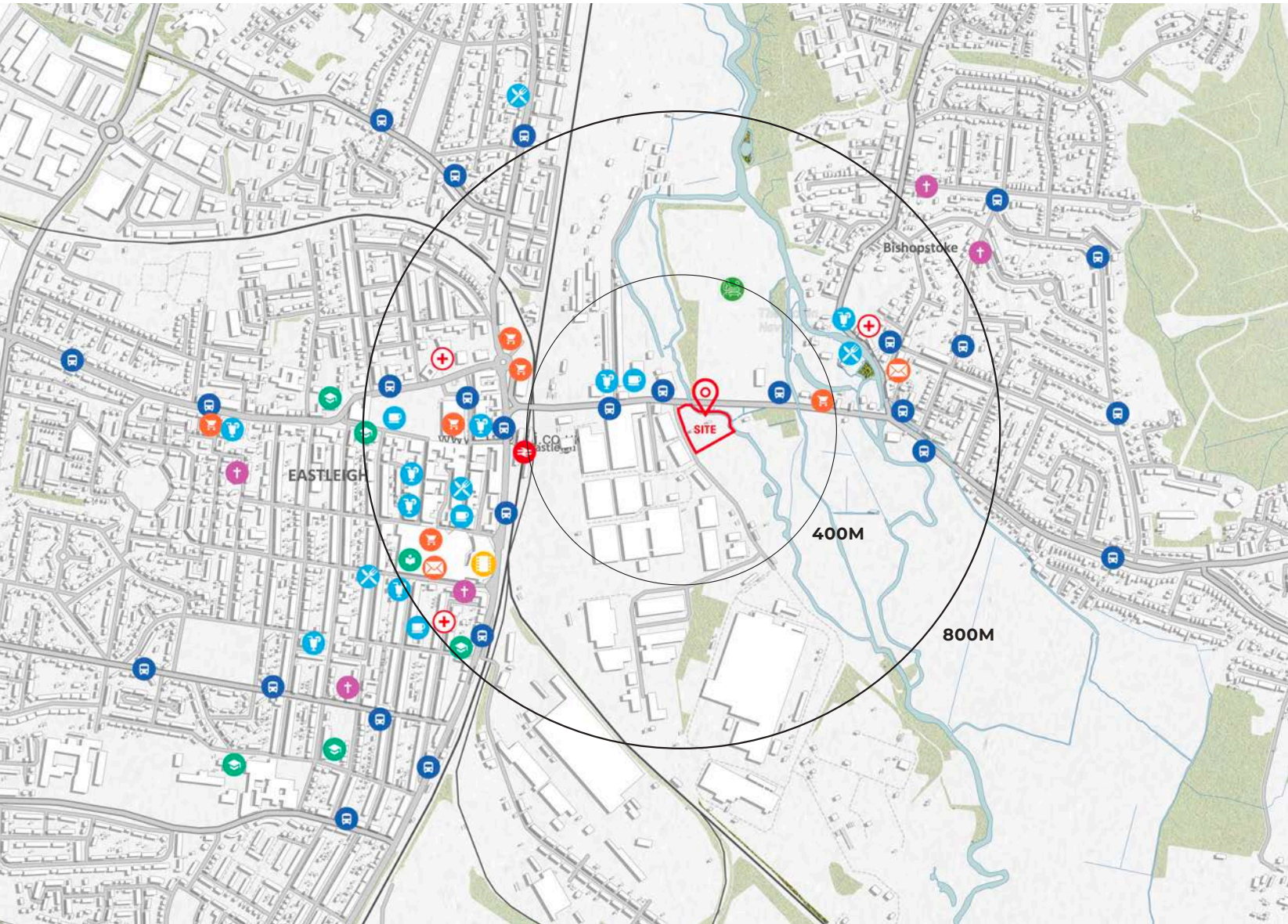
b. Close to local facilities that residents can use, ideally extra care housing should be in or close to a local centre.

c. Well integrated into the local community.

✓

✓

✓



KEY

Bus Stop

Train Station

Shop

Post Office

Health / Chemist

School / Nursery

Library

Place of Worship

Cafe

Takeaway

Pub / Bar

Cinema

Airport

Recreation Area

PAGE 22 | HIGHWOOD GROUP

HIGHWOOD GROUP | PAGE 23

COUNTRYSIDE, GAP AND LANDSCAPE CONSIDERATIONS

POLICIES S5 AND S6

Whilst being an ideal site for consideration for a care home under the criteria set out in Policy DM25, the site is outside of the ‘urban edge’ of Eastleigh.

The site is within an identified Settlement Gap between Eastleigh and Bishopstoke and Countryside. Policies S5 and S6 are therefore relevant, but for reasons set out in the following

sections, do not in our view preclude the opportunity for development at the site in the manner proposed.

LANDSCAPE - CONTEXT

The site is located on the eastern edge of Eastleigh and is accessed from Chickenhall Lane along its western boundary. To the north, it is bounded by Bishopstoke Road (B3037) and to the east by the River Barton, which runs through the western part of the Itchen Valley, separating Eastleigh and Bishopstoke.

The southern site boundary is open and runs through a medium-sized grazing field. The eastern and southern site boundaries follow the flood zone extents.

Whilst the site is currently occupied by agricultural land and forms part of the River Itchen character area, it is also influenced by the adjacent roads and the settlement edge to the west, which comprises several large buildings of industrial/commercial nature.

This area of Eastleigh forms part of a large business park, which extends up to the railway and the Southampton Airport.

There are no landscape designations within the site or its context.

The local area, however, comprises areas designated as Sites of Importance for Nature Conservation (SINC) and a Site of Special Scientific Interest (SSSI), which covers the watercourses and wetlands within the Itchen Valley.

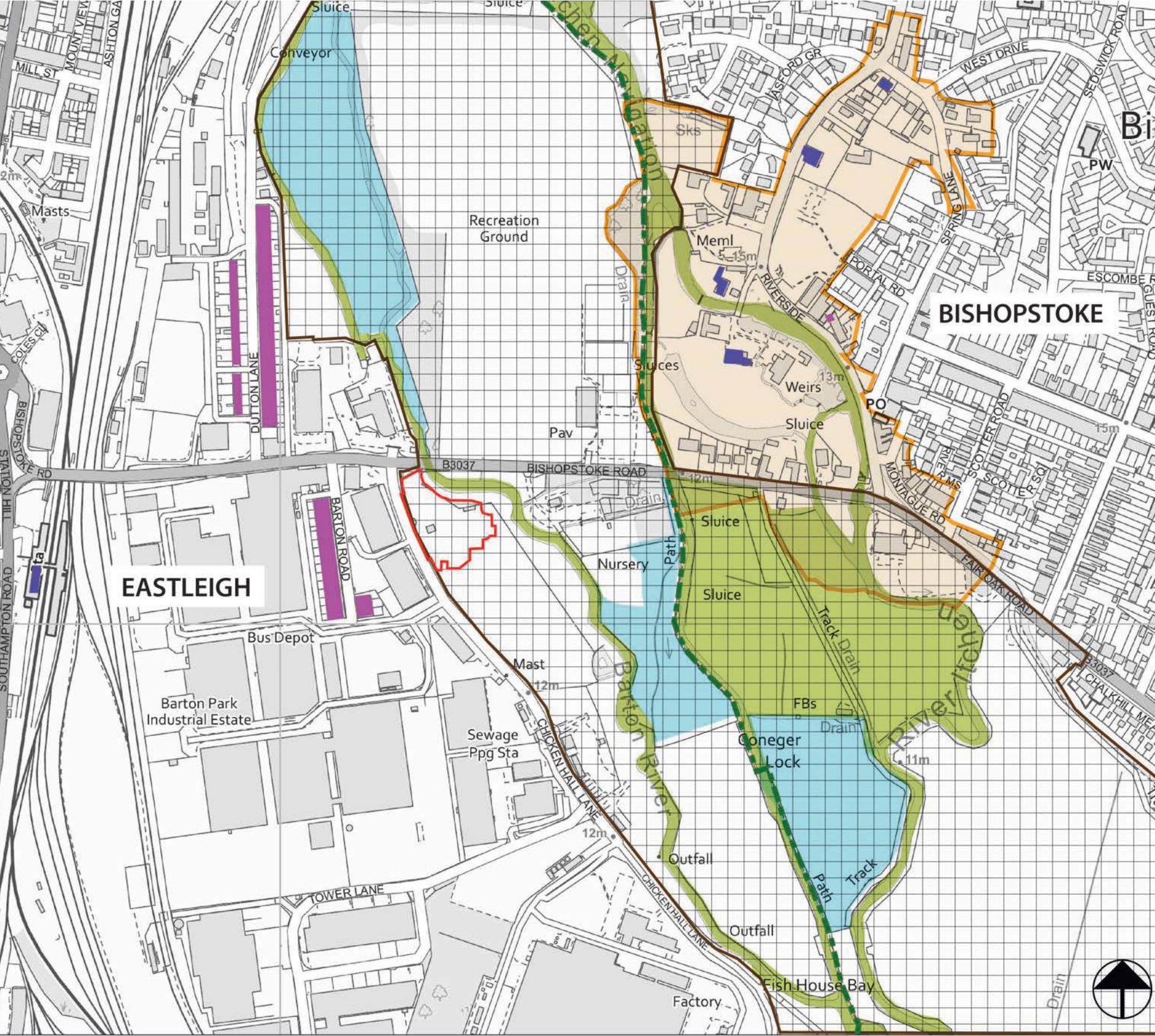
There are several heritage assets in the local area, however, their relationship / intervisibility with the site is very poor / negligible. To the east, partly within the western area of Bishopstoke and partly within the Itchen Valley, lies Bishopstoke Conservation Area.

The site is completely screened from this heritage asset and even in winter, when no foliage is present, views towards the site are likely to be heavily filtered by existing, mature vegetation.

The Conservation Area contains Stoke Common Historic Park and Garden, four Listed Buildings and one Locally Listed Building. A cluster of Locally Listed Buildings (mostly terraced residential housing) is also located to the west of the site, but views towards the site are predominantly obscured by the large business park buildings, located immediately to the west of the site.

KEY

- Site boundary
- Nature Conservation Designations
 - Sites of Importance for Nature Conservation
 - Sites of Special Scientific Interest
- Heritage Designations
 - Bishopstoke Conservation Area
 - Listed Buildings
 - Locally Listed Buildings
- Other Designations
 - Settlement Gap
 - The Itchen Way



LANDSCAPE - CHARACTER

The site is in the central part of the Area 2: Upper Itchen Valley Landscape Character Area (LCA), as illustrated in the Landscape Character Assessment for Eastleigh Borough 2012.

This distinctive area is created by the River Itchen, which cuts through the Eastleigh-Bishopstoke ridge. The valley sides are steep and partially urbanised in the narrow part of the floodplain to become more open at the wider part of the floodplain.

In the context of the site, the western boundary of the LCA runs along the edge of Eastleigh where the sidings and works primarily associated with the railway and the sewage works in Chickenhall Lane are located.

Immediately to the north of Bishopstoke Road council-managed recreation grounds are located on the floodplain. They have a range of facilities, including a sports centre, children's playground, artificial football pitches and grass rugby pitches.

THE KEY AREA OF THE GAP ARE THE FLOODPLAINS AND RECREATION GROUNDS, AS THEY CREATE THE STRONGEST SENSE OF OPENNESS AND DISTANCE BETWEEN THE SETTLEMENTS.

The Upper Itchen Valley LCA has the following Key Characteristics:

- Flat uninterrupted pasture of floodplain with absence of tree cover;
- Contrast between open pasture and wooded and urbanised valley sides;
- Natural and man-made water courses crisscrossing the valley floor;
- Fragmented wetland habitats;
- The parkland associated with The Mount Hospital;
- The open floodplain and recreation grounds separate the two settlements of Eastleigh and Bishopstoke.

The Eastleigh- Bishopstoke Settlement Gap shares all key landscape characteristics with the Itchen Valley LCA, as they both cover broadly the same area.

In terms of perceptual aspects of settlement separation, the key area of the gap are the floodplains and recreation grounds, as they create the strongest sense of openness and distance between Bishopstoke and Eastleigh.

Whilst the more vegetated areas along the western Bishopstoke Road and the River Barton, which meanders through the valley to the east of the site, also form part of the gap and undoubtedly contribute to its undeveloped character, they seem slightly less sensitive in terms of gap function than the nearby open areas, as views towards and across the site are shorter, often interrupted by vegetation and partially influenced by the tall structures along the Eastleigh industrial edge.

This is evident from the visual analysis in the following section.

Area 2: Upper Itchen Valley



VISIBILITY AND VIEWS

Viewpoints 1 to 4 illustrate the key views towards the site from Chickenhall Lane and the junction with Bishopstoke Road near the north-western site corner. The site's interior is well screened by the boundary hedgerow, however, in winter months the site will become more visible. The urbanising effect of Bishopstoke Road and the large industrial buildings immediately to the west of the site is apparent.

Viewpoints 5 and 6 illustrate the contained nature of views from Bishopstoke to the east of the site. The existing mature vegetation along the road provides an impenetrable visual barrier and obscures all views into the site. Similarly, Viewpoint 7 from a local pub car park along Bishopstoke edge (Fair Oak Road) shows that no views of the site are available from the east. This is unlikely to change in winter months due to the density of vegetation within the valley.

Finally, Viewpoints 8 to 10 illustrate views towards the site from the Itchen Way – they are heavily contained by vegetation and the site is screened by mature tree line along the River Barton and other areas within the Itchen Valley. The industrial / business park units along Eastleigh settlement edge can be glimpsed through vegetation and are a negative feature in views from this important footpath. The sheds / buildings immediately to the west of the site are largely screened.

See Page 29 for Viewpoint Locations Plan



Chickenhall Lane from south of the site looking north 1



Chickenhall Lane looking north east towards site 2



Chickenhall Lane from opposite existing site entrance, looking east towards site - Abri Building on left 3



Bishopstoke Road at the junction with Chickenhall Lane looking south 4



LANDSCAPE AND VISUAL ANALYSIS - CONCLUSIONS

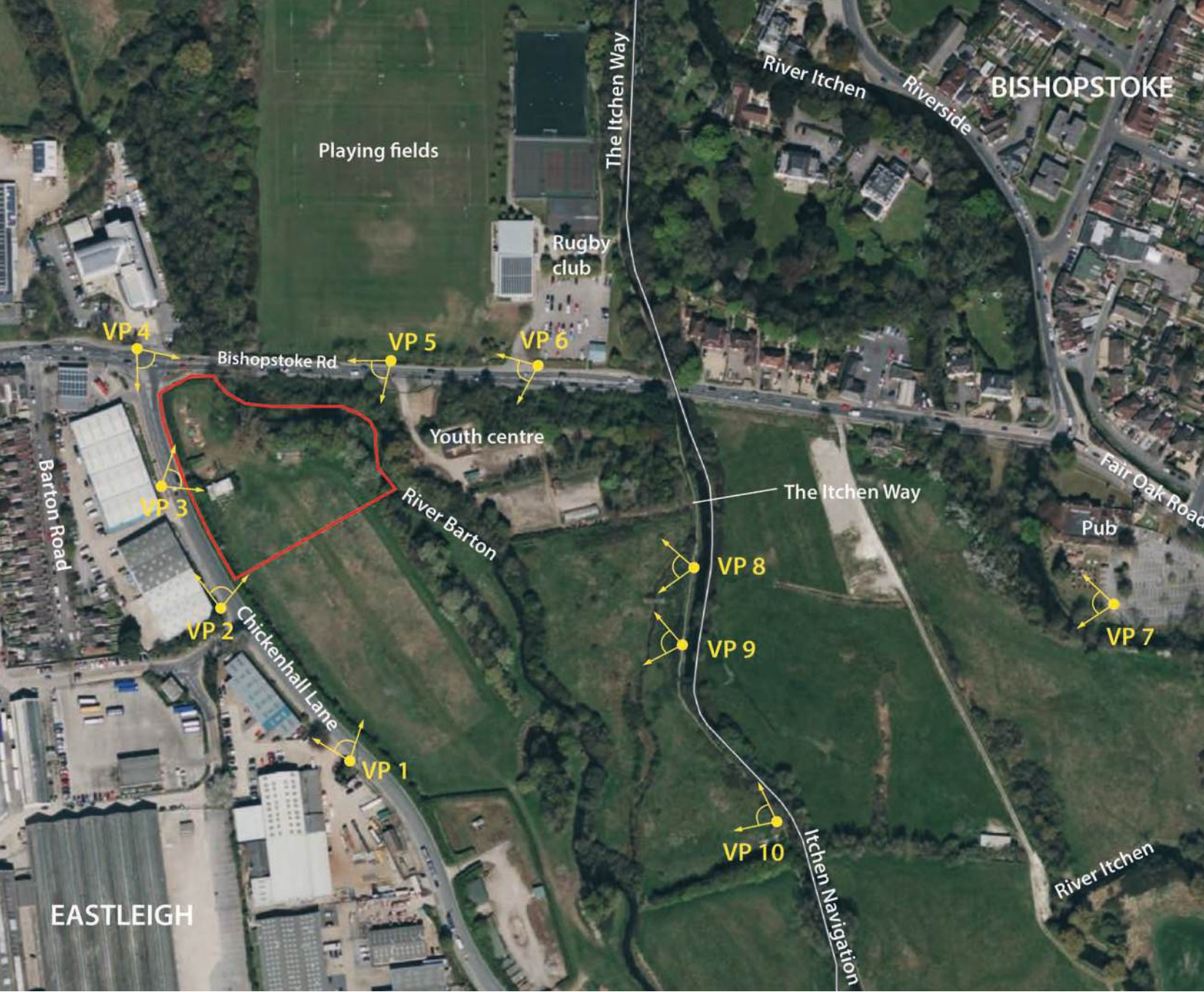
Following desktop study and field survey, we have identified the following key landscape characteristics in the context of the requirements of Policies 1.CO and 2.CO:

- The site is located within the western most edge of the area designated as a Settlement Gap;
- The adjacent Eastleigh settlement edge has a locally urbanising effect and is a detractor in visual amenity and landscape terms;
- Flood zones to the east of the site inform the planning application extent and boundary;
- An ecologically sensitive area is located along the River Barton immediately to the east of the site;
- Tree planting along the eastern site boundary;
- Mature boundary hedgerow along the western site boundary (Chickenhall Lane);
- Potential glimpses of the site in winter from Chickenhall Lane, Bishopstoke Road and from the Itchen Way.
- Disused structures and paddocks within the site (negative feature).

To address these issues, in particular the presence of the settlement gap and the site's contribution to the Itchen Valley's landscape character and visual amenity, we propose the following landscape principles for the emerging care home development within the site:

- Set the development back from the Bishopstoke Road / Chickenhall Lane junction to reduce the development's visual effect on the key route between Eastleigh and Bishopstoke;
- The northern part of the site, adjacent to Bishopstoke Road, should be used for landscape improvements, including tree planting, to screen not only the proposed development but also partially soften the existing industrial edge of Eastleigh, therefore improving the amenity for people leaving / arriving Eastleigh;
- Protect and retain vegetation along the eastern site boundary, which is located along a landscape and ecologically sensitive area;
- Protect as much tree planting within the site as possible;
- Provide areas of tree and shrub planting along the southern site boundary which would not only screen the proposed development but also partially soften the existing industrial edge of Eastleigh in views from the south and east;
- Provide landscape and Green Infrastructure (GI) enhancements along the site boundaries and across the entire site to better integrate it into the surrounding landscape and create a better, softer edge to Eastleigh.

VIEWPOINT LOCATIONS PLAN



THE SETTLEMENT GAP

Policy S6 of the local plan aims to protect the land between settlements to prevent their coalescence and maintain their separate identities by keeping them separate from each other.

The site forms a part of a buffer between the settlements of Eastleigh and Bishopstoke under Policy S6.

The accompanying Landscape Visual Statement prepared by Deacon Design considers the character and perceptual aspects of the site within the Gap in landscape terms.

As discussed in the previous section, the visibility of the site in the surrounding landscape is very low and it is heavily influenced by the visually detrimental neighbouring industrial units to the west and tall office building to the north. Whilst development of the site in the manner proposed would inevitably lead to the physical loss of a small part of the gap to provide the proposed care home, the perception of a Gap between the settlements of Eastleigh and Bishopstoke and the identity of those settlements would be retained.

This is because playing fields to the north of the site and the river corridor and retained woodland and mature screening along Bishopstoke Road to the south will remain and will together maintain a distinct clear perceptual, visual and physical Gap between the two distinct settlements.

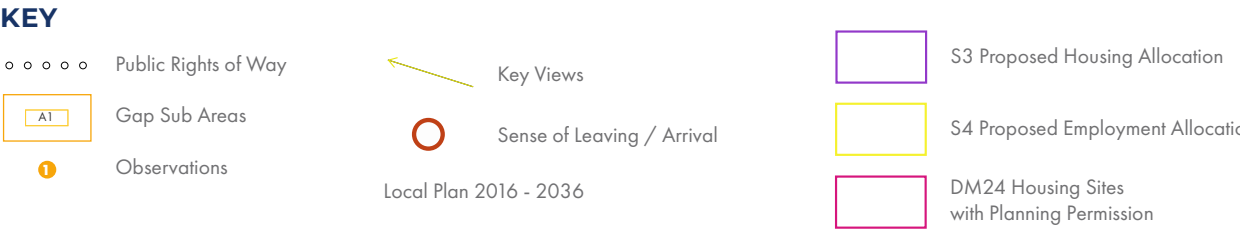
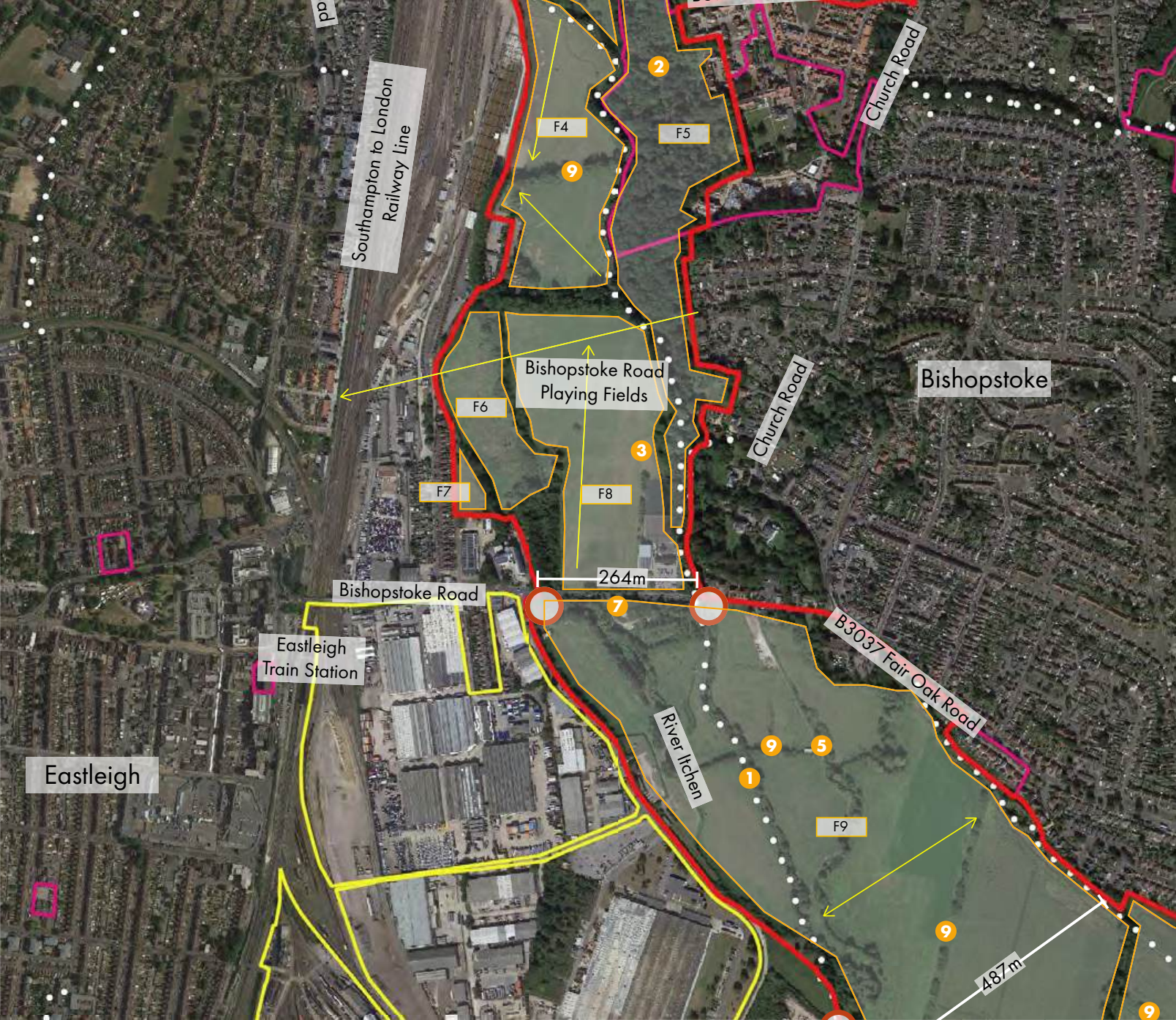
The proposed development provides an opportunity to improve the sense of arrival to Eastleigh by introducing a more appropriate development and attractive approach than industrial sheds at the arrival point to Eastleigh from the east as currently exists.

The LVS concludes that due to very limited visibility of the site in the surrounding landscape, the impact on the perception of gap openness and countryside in this location will be negative yet very limited in visual terms. The core part of the Itchen Valley would not be affected (the development is located entirely outside the flood zone and the designed ecological areas).

The impact of built form can be partially mitigated by new planting along the southern boundary and infill planting along the River Barton (this could lead to a localised enhancement of landscape features) but also, if possible, by converting some of the land south of the site to unmanaged landscape that would – in time – become natural and sympathetic to the Itchen Valley character.

Structural amenity planting within the site could be implemented to soften the adjacent hard industrial settlement edge and the proposed building, and that the existing hedgerow along Chickenhall Lane is retained and maintained as a strong visual screen along this road. The landscaping scheme devised by Deacon Design as set out in the LVS delivers these objectives, consistent with the objectives of Policy S6 and the function of the Eastleigh–Bishopstoke Gap.

EASTLEIGH - BISHOPSTOKE GAP ANALYSIS INCLUDED IN THE EASTLEIGH BOROUGH SETTLEMENT GAP STUDY (DEACON DESIGN, 2020)



DESIGN DEVELOPMENT

DESIGN CONSIDERATIONS

The proposed scheme will accord with specific operational requirements and aspirations. Key elements of a care home consist of the following:

- A safe and secure environment
- Specialist design to assist with both the living experience and care of the residents, as well as assisting carers to provide the required level of care
- Individual bedrooms with accessible en-suites
- A variety of day-spaces, cafe, cinema, hairdressers, which are light and bright spaces for residents and visitors
- Direct access to Landscaped safe external spaces

- Low level cills to allow views out from a seated or lying position
- An assisted bathroom to each care group

The design intent is to create a relaxing and easily recognisable environment through the avoidance of strong symmetry and repetition and restraining building proportions to maintain a domestic scale.

The design introduces new simple contrasting forms to create the impression of contemporary extensions providing well day-lit communal spaces. The terraced areas are regarded as important spaces providing access to fresh air, garden spaces and views of the gardens, reinforcing the sense of place for residents.

In addition to incorporating the above elements, the design of the home also includes design to assist in creating dementia friendly environments.

This includes:

- Obvious entrance with clear way finding throughout the home and site
- Discrete staff servicing area
- Staggered bedroom doors where possible
- Multiple day-spaces to provide residents with choice, as many as possible being linked with external space
- Destinations provided at the ends of corridors



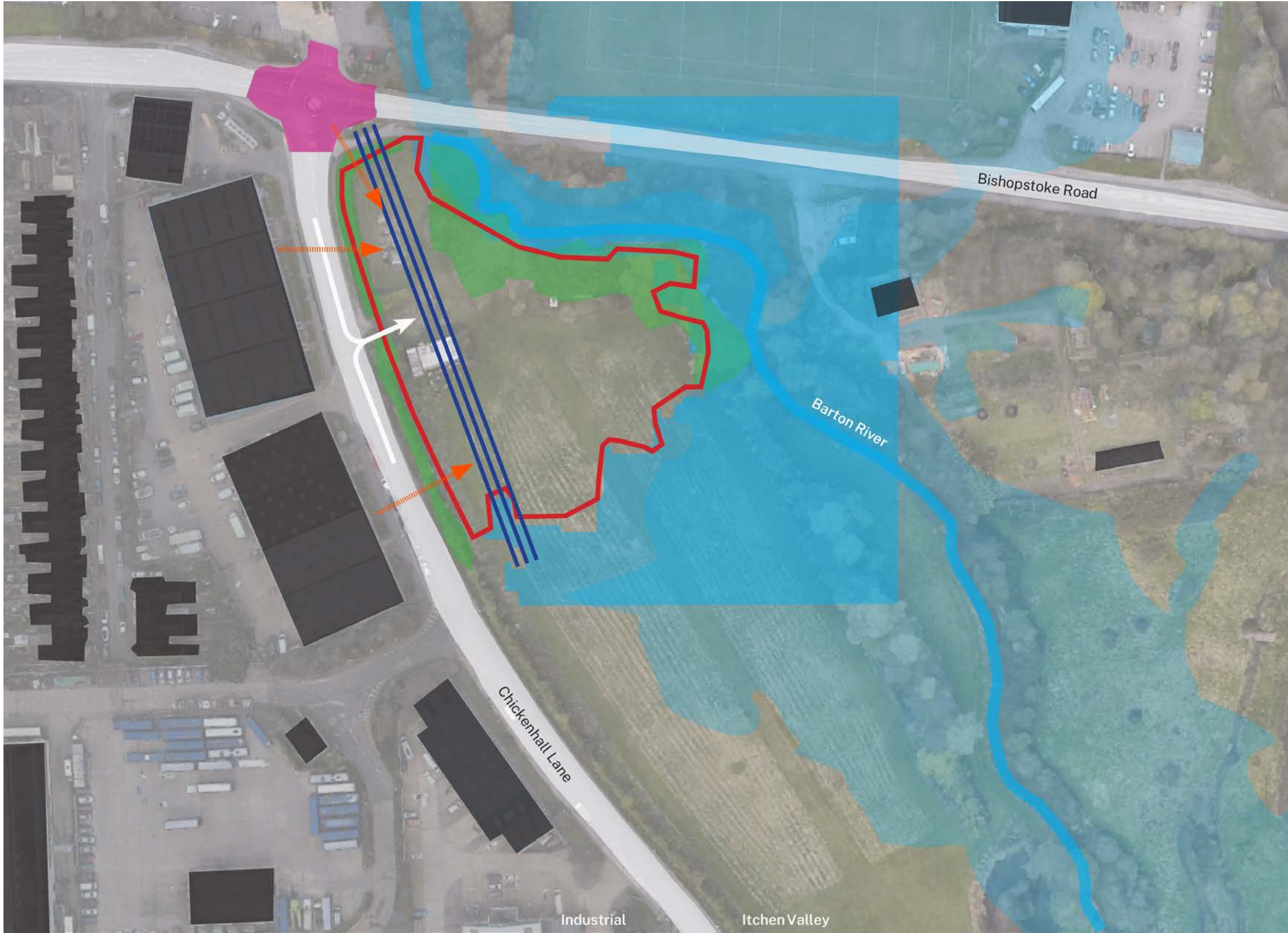
COMBINED CONSTRAINTS

A series of constraints impact potential development across the site. Through understanding these constraints, a successful development strategy can emerge. These constraints include the following:

- Proximity to the Barton River and positioning on a flood plain, will need to be taken into account.
- Drainage Easements
- Dense trees and hedgerow (bat corridor), will need to be retained and considered.
- Existing Site Access will need to be maintained.
- Busy junction at the meeting points of Bishopstoke Road and Chickenhall Lane.
- Area of Service Easements restricts development to the east of the site.
- Area to the west of site largely industrial, an appropriate transition will be required to provide privacy and pleasant surroundings.

KEY

- Site boundary line
- Busy Junction
- Dense tree / Hedge mass
- Existing accesses to site
- Potential visual impact
- Flood Zone
- Services Easement
- Industrial Area



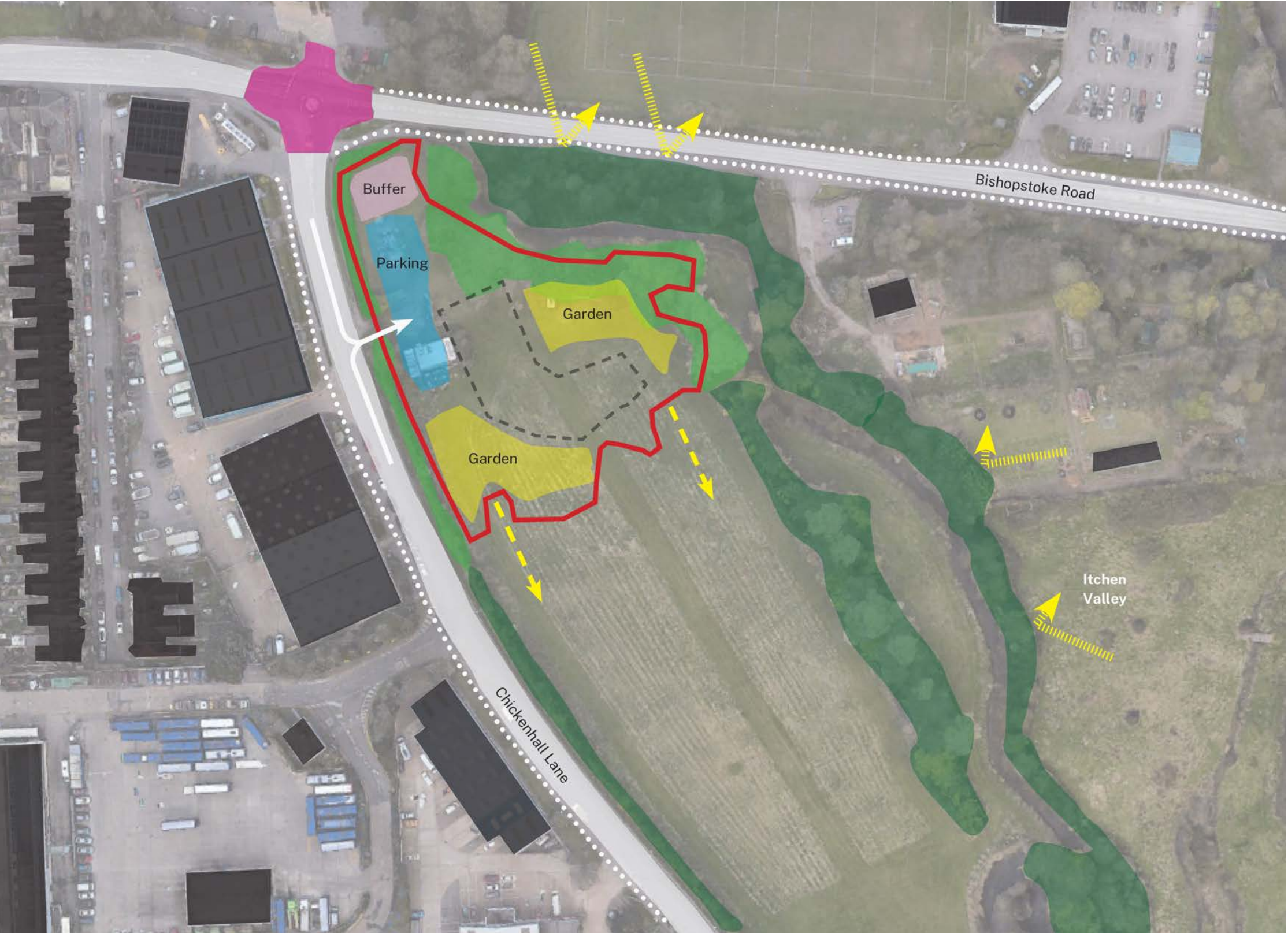
COMBINED OPPORTUNITIES

A series of opportunities inform potential development across the site. Through understanding these opportunities, a successful development strategy can emerge. These include the following:

- Dense tree massing acting as natural screen and protection from Bishopstoke Road and neighbouring properties
- Long direct views south
- Opportunity for south/east facing gardens
- Scope for courtyard garden
- Existing point of site entry and exit

KEY

- Site boundary line
- Best opportunities for good views out from site across the woods
- Footpaths
- Best opportunity for Site access/ Site exit
- Garden opportunity
- Heavier trees and bushes providing natural screening from the road and the neighbours
- Developable Area
- Parking Area
- Roundabout Improvements



STRATEGIC DEVELOPMENT PLAN

The previously identified constraints and opportunities provide a framework for identifying potential development across the site. These are usefully identified in order:

- 1. After reviewing trees position and flood zone location an area of site has been identified as development area.
- 2. There are very good opportunities for gardens and day spaces to the South and East of the site, these locations will enjoy good views across the woods and sunlight.
- 3. The main junction to the north of the site and open aspect to the south provide opportunity to create interesting views into and from the site.

These ideas are expressed diagrammatically to the right of this page and are the basis for the best location of the proposed building.

KEY

Site boundary line

Long views to the North & South from upper floors of the building

Long views from the buildings across the woods

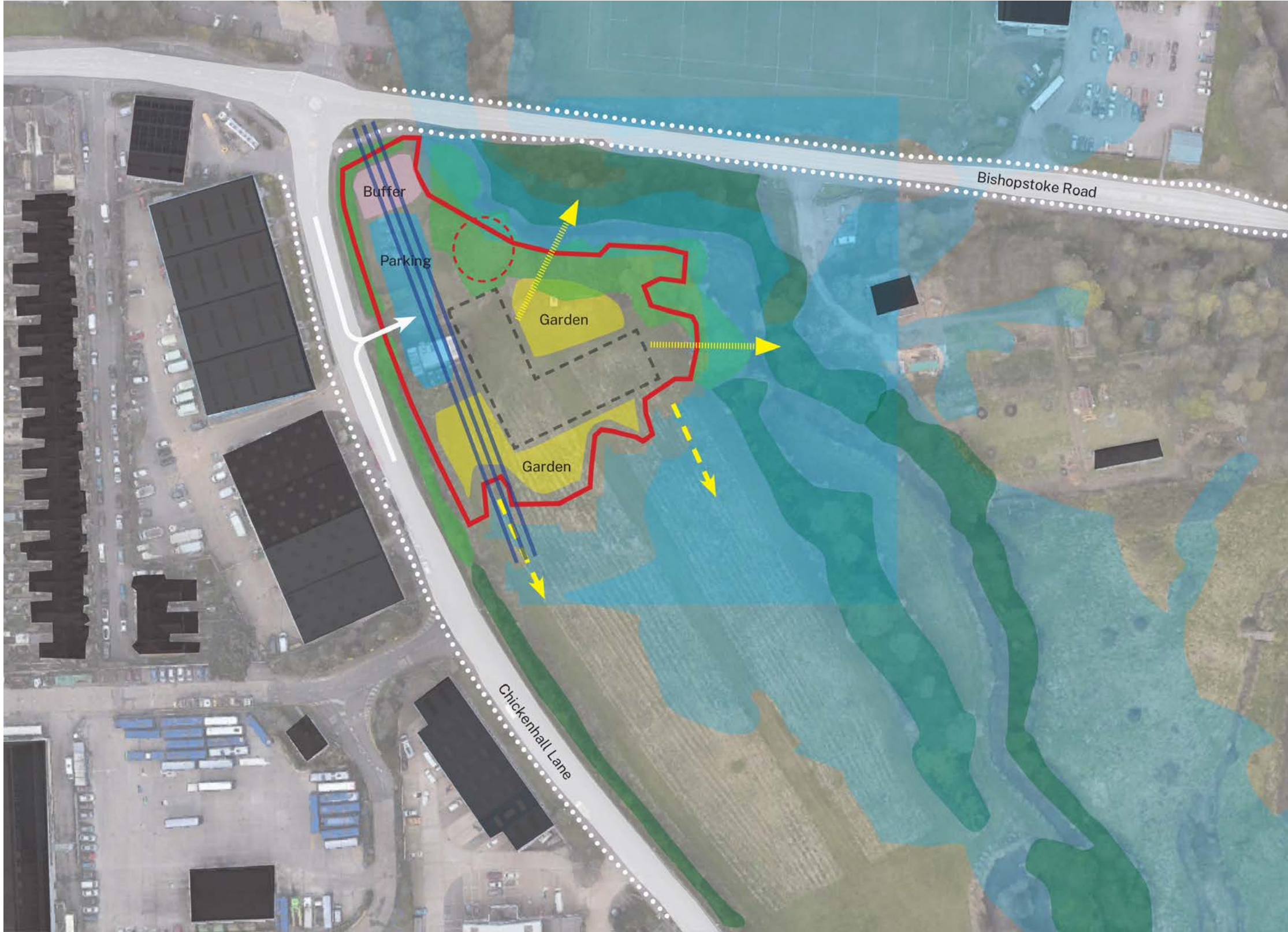
Proposed landscape screening

Proposed vehicular circulation

Services Easement

Trees to be removed

Flood Zone



INITIAL SKETCH LAYOUT

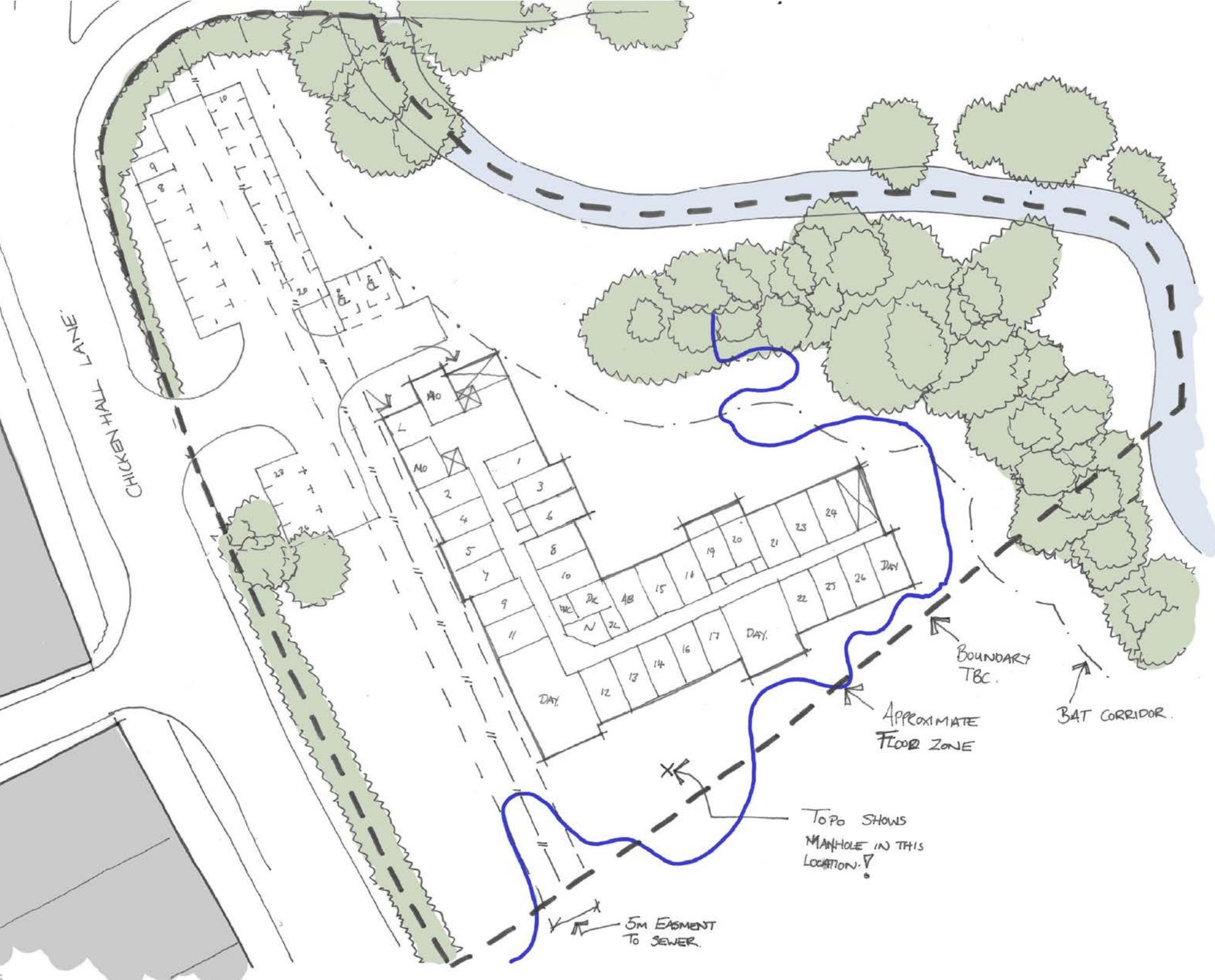
The initial design response sketch shows a scheme for a potential 80 bed care home. This would be over four floors of with the top floor reserved for services and back of house facilities.

The layout is pushed towards the southern boundary away from the busy junction to the north and is also positioned to sit outside both the services easement and flood zone.

This in turn positions the building back away from the boundary with Chickenhall Lane allowing the existing site access point to be retained with the parking between the western boundary and the proposed building footprint.

Sufficient parking has been provided along with a services turning and drop off area.

The constraints of the site naturally create an "L" shaped building footprint that allows day spaces to be positioned with a south facing aspect, as well as creating a protected courtyard space formed by the building and the mature tree line along the east boundary.



DESIGN DEVELOPMENT

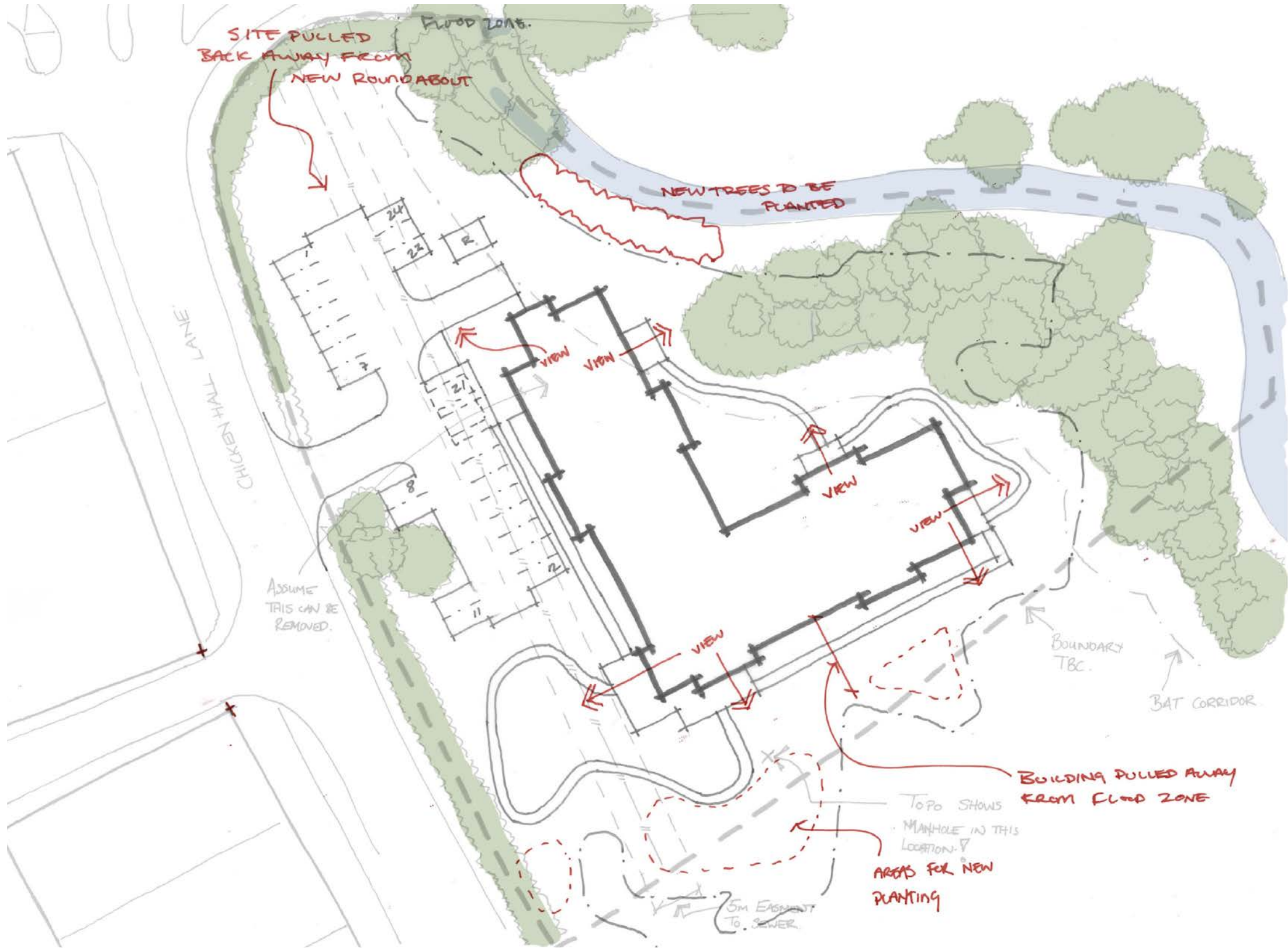
DEVELOPED SKETCH LAYOUT

The initial design response sketch was revisited following design team meetings, in which it was discussed that the proposed development should be positioned away from the main road junction between Chickenhall Lane and Bishopstoke Road. The purpose of this was to reduce the effect of noise from the road traffic and maintaining the gap in the landscape.

As a result the parking has been adjusted, moving south, utilising the existing site entrance position.

The building design has been adjusted to now provide a reduced number of bedrooms, (70 down from 80). This will be spread over 4 floors with the top floor used for the back of house and services provision. As the number of bedrooms has reduced the building mass has reduced allowing the foot print to be moved further away from the flood zone line without effecting the existing tree line and staying out of the services easement.

Areas for additional landscaping / tree planting has been identified to aid with the biodiversity net gain, and provide screening to the south boundary. New trees are to be planted to replace those removed in the north east corner of the site along the river line.



INITIAL SITE PLAN

The initial site plan is shown to the right hand-side, covering the full site and parts of the surrounding areas. The site boundary is highlighted in the red line and is subject to confirmation in line with neighbouring works.

Access would be provided via the existing site entry point off Chickenhall Lane, and parking for up to 24 parking spaces (including two disabled bays) would be provided, as well as a delivery bay.

The preliminary landscaping layout shown was diagrammatic only and a full landscape design will be developed for the final planning submission.

Area Schedule
Site Area – 1.5 Acres

Gross Internal Area	Beds	Area
Ground Floor	22	1137 sqm
First Floor	24	1104 sqm
Second Floor	24	1104 sqm
Third Floor	0	595 sqm
Total	70	3941 sqm

Site Plan (note: red line boundary adjusted to keep out of flood zone).



INITIAL FLOOR PLANS

In the initial floor plans the building is arranged into an L-shaped plan, functioning with 1 care group per floor. The entrance and communal day space are located at the northern end of the L which stacks vertically through the building.

Services and back of house rooms have been proposed at a stepped in third floor to reduce visibility from ground level.

Each floor works as one single care group, with access to their own day spaces and terraces, as well other shared facilities.

Day spaces have been positioned to the south west corner to provide views out onto the landscaped gardens. With further day spaces located to look into the rear garden, garnering views towards the trees and river.

- Dayspaces
- Bedrooms
- Circulation
- Staff Areas
- Sanitary
- Stores

Schedule of Accommodation

- GF - 22 Beds
- FF - 24 Beds
- SF - 24 Beds
- TF - Services

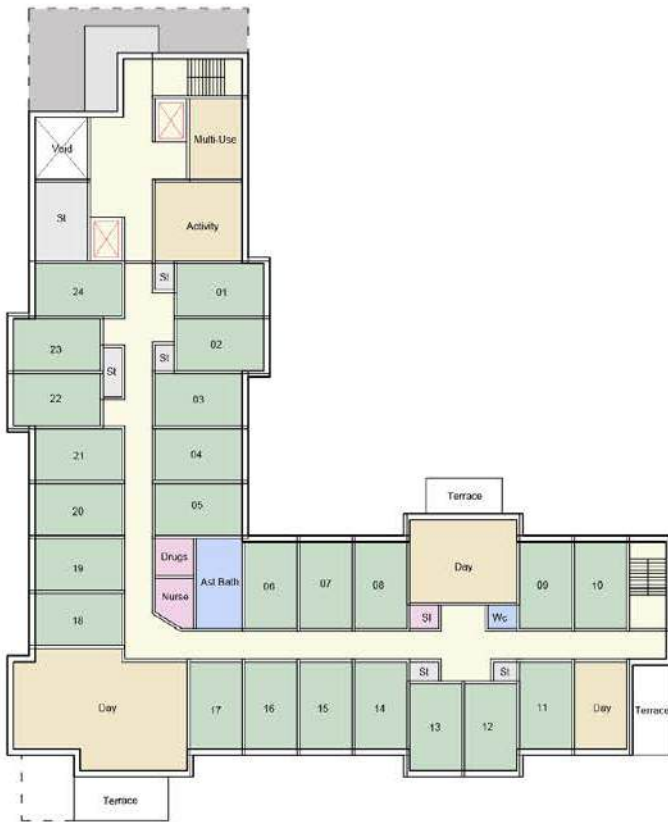
Total = 70 beds @ 55-56 sqm/bed



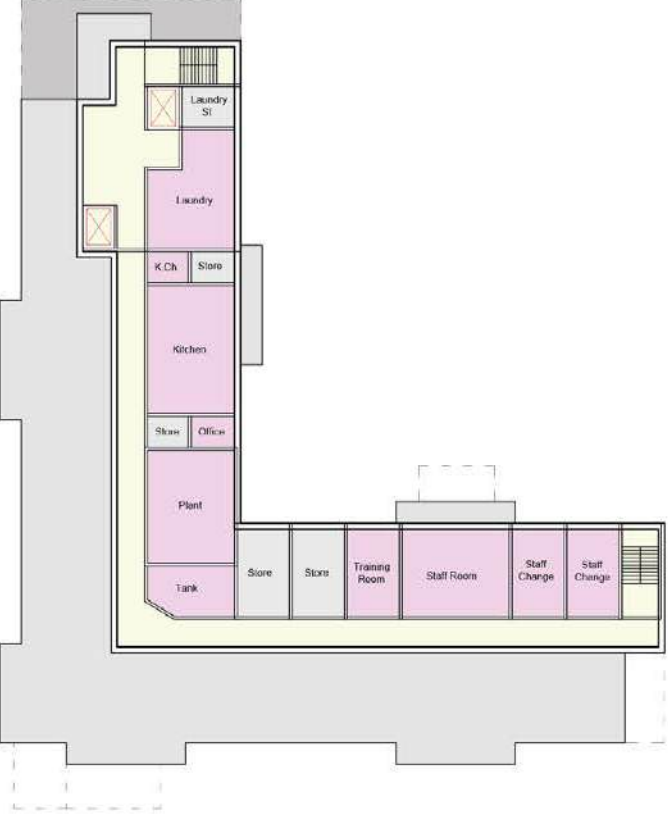
Ground Floor



First Floor



Second Floor



Third Floor

MASSING ANALYSIS

The following diagrams analyse the relationship between the proposed floor plans and massing and begin to explore how that may express itself in the elevations.

Through this, focal points and opportunities for key views can be identified and a rhythm developed between dayspaces and bedrooms, which will then be expressed on the facade.

- Dayspaces
- Bedrooms
- Circulation
- Staff Areas

