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Dear Sir / Madam,

HALEBOURNE CARE GROUP LTD

APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLANNING PERMISSION (S96A) TO AMEND THE APPROVED PLANS LISTED UNDER CONDITION 2 OF PLANNING PERMISSION REFERENCE: F/23/96629

LAND AT FIELDFARE ROAD, ADJACENT TO THE ROUNDABOUT WITH WINCHESTER ROAD

On behalf of Halebourne Care Group Ltd, please find enclosed a Non-Material Amendment (NMA) application in relation to the development of a 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road. The formal decision notice was issued on 13th June 2025 (F/23/96629). This letter sets out the context of the existing consent, the proposed amendments and the rationale for the change.

Proposed Amendments

The planning-approved drawings are those that had been configured by Halebourne in 2023-2024 during the main planning phase. Since then, further project refinement has been undertaken with the specialist care home operator, Connaught Care, to better align the scheme with their own detailed operational requirements.

The proposed amendments sought within this NMA application mainly relate to internal changes comprising the minor reconfiguration of floorspace within the building and the minor effect on the external appearance.

General

1. The description of the application remains as that of planning reference F/23/96629.
2. The overall area of the building is in accordance with that taken from the floor plans of planning reference F/23/96629. There is a minor reduction in the floor area as a result of the building being adjusted to brickwork dimensions along with the repositioning and resizing of the gable wall as mentioned below.
3. The building remains in the same location as that of planning reference F/23/96629. For reference we have illustrated the footprint of the extant scheme by a red dashed line on ground floor layout drawing H228/S73-01B.
4. Ground, First and Second Floor plans have been reconfigured to suit Connaught Care requirements, as the plans under planning reference F/23/96629 were inefficient for their operational requirements. The following now apply:

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- a. The general location of communal areas, bedrooms and staff facilities have been maintained, although some oversized rooms have been reduced and other elements relocated to better suit the operational needs of Connaught Care.
- b. The accommodation consists of:
 - Ground Floor – 19 bedrooms (all with external patio doors), resident dayspace and staff support facilities.
 - First Floor – 26 bedrooms, resident dayspace and staff support facilities.
 - Second Floor – 25 bedrooms, resident dayspace and staff support facilities.
- c. Wherever possible, a Connaught Care requirement is to provide a minimum of 3 no. suites per floor. A suite contains a private living space with separate adjoining bedroom. The suites are contained within the bedroom numbers stated at item 4b above.

Drawing H228/S73-01B Proposed Ground Floor Plan

1. Community Hub to be retained in line with the S106 Agreement.
2. Care Home reception replanned to create a more welcoming experience.
3. 3 no. Lifts have been reduced to 2 no. lifts with the second lift placed centrally within the building, adjacent to Dining 1.
4. Provision of the Children's Entertainment Room, located opposite the Cinema, replaces the Private Dining room which has moved adjacent to bedroom 14.
5. Bedrooms renumbered to suit the suite requirements – a total of 19 bedrooms on this floor.
6. As a result of having fewer bedrooms on the ground floor there is no requirement to provide an abundance of lounge space therefore the Hair and Nail Salon have been relocated from the first floor to ground floor positioned adjacent to bedroom 5.
 - a. The gable and external terrace to this area of the building have been moved along the elevation to provide an external door to bedroom 4. As a result there is a reduction in the gable width by approximately 0.6m for the hair salon at ground floor level or activities room at 1st floor level.
7. Stair 3 external door repositioned to enable full door height access out of the building. This was not possible under planning reference F/23/96629.
8. Proposed resident dayspace equates to 311 m² compared with 310 m² under planning reference F/23/96629.

Drawing H228/S73-02A Proposed First Floor Plan

1. Staff facilities replanned adjacent to Stair 1.
2. 3 no. Lifts have been reduced to 2 no. lifts with the second lift placed centrally within the building, adjacent to bedroom 31.
3. Bedrooms renumbered to suit the suite requirements – a total of 26 bedrooms on this floor.
4. Hair and Nail Salon moved to ground floor with Nurse Station 2, Drugs 2, Sluice 2 and WC4 replanned in its place.
5. Activities room provided in the repositioned gable as mentioned in the ground floor summary notes.
6. Window in Stair 3 repositioned to suit ground floor door position.
7. Lounge and Dining spaces replanned.
8. Omission of the Assisted Bathroom and provision of a Gym and Comms room adjacent to bedroom 43. Note: Connaught Care do not require Assisted Bathrooms on every floor with resident bathing needs reviewed under operational requirements.
9. Proposed resident dayspace equates to 186 m² compared with 190 m² under planning reference F/23/96629.

Drawing H228/S73-03A Proposed Second Floor Plan

1. Staff facilities replanned adjacent to Stair 1.
2. 3 no. Lifts have been reduced to 2 no. lifts with the second lift placed centrally within the building, adjacent to bedroom 55.
3. Bedrooms renumbered to suit the suite requirements – a total of 25 bedrooms on this floor.
4. Window in Stair 3 omitted as it is felt this imbalances the elevation with the adjacent gable which does not have windows at this floor level. Please refer to North East Elevation on drawing H228/S73-07A.
5. Gym relocated to 1st floor level and replaced with Assisted Bathroom 2.

6. Lounge 5 provided between bedroom 54 and 55.
7. Dining 3 replanned.
8. Proposed resident day space equates to 118 m² compared with 109 m² under planning reference F/23/96629.

Drawing H228/S73-04A Proposed Roof Plan

1. Plant Well 1 and Plant Well 2 indicated. These will not be visible from ground level as they are housed within the roof structure but are not topped with a roof. Refer to Proposed Site Section A-A on drawing H228/S73-09-1.
2. Photovoltaics and roof access requirements updated.

Drawing H228/S73-05A Proposed North and West Elevations

Drawing H228/S73-06A Proposed South and SE Elevations

Drawing H228/S73-07A Proposed NE, NW and East Elevations

1. Elevations updated to suit the comments mentioned above.
2. Chimney corbelling detail improved to be in keeping with the chimney detailing of the surrounding housing.

Drawing H228/S73-08B Proposed Site Plan

1. Building plan updated to suit drawing H228/S73-01B.
2. Addition of gazebo and paving to the northern garden to supplement the social spaces for residents.
3. The pedestrian zebra crossing and footpath link to White Stork Road has been repositioned adjacent to parking bays 28 and 4. This is to provide level access to the building from White Stork Road for disabled users. If the access is to remain as that under planning reference F/23/96629 then the development would require external steps and ramps to account for the level difference between White Stork Road and the Community Hub entrance.

Drawing H228/S73-11A Proposed Refuse Store Details

1. Detail improved to position the opening doors at finished floor level.
2. Finished floor level updated to suit site levels. Refer to drainage drawing for site levels.

Drawing H228/S73-12A Proposed Cycle Store

1. Detail improved to position the opening doors at finished floor level.
2. Finished floor level updated to suit site levels. Refer to drainage drawing for site levels.

Drawing H228/S73-14A Proposed Gazebo

1. Drawing provided to illustrate the type of Gazebo to be installed.

Conclusion

To summarise, although there are a variety of proposed modifications to the consented scheme, as explained above they overwhelmingly relate to the configuration of internal space, with the external implications being do not constitute 'material' amendments and sit comfortably within the spirit of the original consent.

We would note in particular that:

- There is no adjustment to boundary treatments
- There is no conflict with any planning conditions;
- There is no change to the delivery of the Hub as required under the existing S106 agreement
- The scheme remains fully compliant with all planning policies
- There is no change to the scale of the building (either upward or outward)
- There is no additional impact on surrounding properties.

Given all the above the amendments cannot in our opinion be considered material, let alone harmful, to the overall scheme.

The proposed amendments will not noticeably change the scale or nature of the approved development. As such, it is appropriate in these circumstances to consider them as Non-Material Amendments to the approved Full Planning consent under Section 96A of the Town and Country Planning Act 1990.

Ultimately, the requested changes accord with national policies as the 'effect of the change' is minimal. This is reinforced by the fact that the proposed amendments do not necessitate any modifications to previously approved reports and/or conditions. Therefore, the proposed amendments are capable of being approved via the S96A route as outlined in the Town and Country Planning Act 1990.

The following updated plans have been submitted in support of the Non-Material Amendment application, some of which supersede drawings listed under Condition 2 of the original consent (F/23/96629):

Drawing Title	Approved Plan	Amended Plan
Approved plans under Condition 2		
Proposed Ground Floor Plan	H2161-ADG-ZZ-GF-DR-A-0001 rev 15	H228/S73-01B
Proposed First Floor	H2161-ADG-ZZ-01-DR-A-0002 rev 15	H228/S73-02A
Proposed Second Floor	H2161-ADG-ZZ-02-DR-A-0003 rev 13	H228/S73-03A
Proposed Roof Plan	H2161-ADG-ZZ-03-DR-A-0004 rev 6	H228/S73-04A
Proposed South and South East Elevations	H2161-ADG-ZZ-XX-DR-A-0101 rev 7	H228/S73-06A
Proposed North East, North West and East Elevations	H2161-ADG-ZZ-XX-DR-A-0102 rev 8	H228/S73-07A
Proposed North and West Elevations	H2161-ADG-ZZ-XX-DR-A-0103- rev 11	H228/S73-05A
Proposed Site Plan	H2161-ADG-ZZ-XX-DR-A-9002 rev AA	H228/S73-08B
Proposed Bin Store	H2161-ADG-ZZ-XX-DR-A-9010 rev 2	H228/S73-11A
Proposed Cycle Store	H2161-ADG-ZZ-XX-DR-A-9011 rev 2	H228/S73-12A
Proposed Site Sections Sheet 1	H2161-ADG-ZZ-XX-DR-A-9020	H228/S73-09-1A
Proposed Site Sections Sheet 2	H2161-ADG-ZZ-XX-DR-A-9021 rev 1	H228/S73-09-2A
Proposed Site Sections Sheet 3	H2161-ADG-ZZ-XX-DR-A-9022	H228/S73-09-3A
Hard Landscape Proposals	PRI24389 12C	H228/S73-10B
Other Details		
Drainage Strategy Layout	23094/DS01 Rev P3	0044
Proposed Gazebo	N/A	H228/S73-14A
Proposed Boundary Treatment Details	N/A	H228/ S73-13A



We respectfully request that these changes be confirmed as non-material within the statutory 28-day determination period.

Please do not hesitate to contact me or my colleague Jon Gateley (jon.gateley@savills.com) should you have any queries.



JM Hopkinson
Savills Planning