
Note

To: Kristina King - County Planning
From: Joe Malone - Highways Development Planning
Our Reference: 6-3-5-MIN JM (3679)
Copies to:
Date: 6 December 2012

Subject: **Westholme Care Home extension – Harestock road, Winchester**

The site for the proposed elderly care accommodation is located within the landscaped grounds of Westholme, an existing two storey residential care home (overall site area approximately 0.80 ha). The site fronts onto Harestock Road along the north west boundary.

The proposed development site (approximately 0.06 ha) is to be located at the rear of the existing residential accommodation.

It is proposed that the additional Nursing Care provision at the site will be accommodated within a single storey extension with a limited amount of refurbishment within the existing buildings. This will provide 10 new Nursing Care beds resulting in a net gain of 6 Nursing Care beds (after 4 existing have been removed) along with the provision of associated support facilities.

At present there is a provision of 67 beds for care. The extension will raise that to 73.

Accessibility

There is currently a 10 space cycle store provided and showers predominately aimed at staff who cycle to work.

There is a bus stop in close proximity to the site and Winchester railway station is approximately 2 miles away. Adult Services have a policy to recruit locally and residents tend to be placed close to where they live making public transport a viable option for local transport to the Care Home from within Winchester.

The site is served primarily by one bus, the Stagecoach service number 7 which passes hourly, while a 5 minute walk provides access to the number 3 which provides a regular 15 minute service.

Parking

The proposal utilises the existing entrance to the site from Harestock Road which allows for staff and visitors parking (18 marked bays) on the site, and for deliveries and refuse collection to and from the existing kitchen/service area at the rear of the residential home. In addition to this there are 2 accessible bays close to the reception entrance.

It is proposed to provide 4 additional bays totalling 24 bays after the development which would handle the perceived growth in demand for staff and visitor parking accompanying the net increase in 6 bedrooms.

HCC parking standards for Nursing and Rest Homes is 1 space per 4 residents and 1 space per member of staff. The requirement for this application is 1.5 bays for the increased 6 residents and 3 bays for staff parking. Under the proposals 4 extra bays are being provided which is acceptable to serve the additional rooms.

Following on site observations, I am satisfied that the site has no existing parking capacity issues. However I understand that Westholme Care Home is currently undertaking a survey of staff, including shift pattern and mode of transport to work and this information should be completed and used to update the existing site Travel Plan.

The updated Travel Plan will be important to encourage and promote sustainable transport to the site.

Recommendation

I raise no highways or transport objections to the planning application provided the following conditions are attached to the permission if granted:

- Within three months from the commencement of use of the new facilities a travel plan including a car parking survey is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented within 3 months of approval.

Reason: In the interests of highway safety and promoting sustainable travel.

- Details of measures to be taken to prevent mud from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

I trust that the above is clear, should you have any questions please don't hesitate to contact Joe Malone on 01962 813863