



Nick Culhane
Highway Consultant

Idlewild
Fairclose Drive
Winchester
Hampshire SO22 6QW

07787530717
nick@nickculhane.co.uk

Proposed Additional Bed Spaces

Nightingale Court Care Home, 63 – 65 Silvester Road, Waterlooville PO8 8TR

Introduction

This Highway Technical Note has been commissioned by English Oak Care Homes Ltd in support of a planning application submission to Havant Borough Council for an additional 5 bed spaces at the Nightingale Court Care Home, 63 – 65 Silvester Road, Waterlooville. The location of the site is shown below.



The site is located on the southern side of Silvester Road, a residential access road which benefits from a wide two-lane carriageway with pedestrian footways on both sides and street lighting.

To the west, the road forms a priority junction with Milton Road, whilst to the east, the road forms a priority junction with London Road, which is classified as the A3.

The majority of dwellings in Silvester Road have direct frontage access where cars either reverse into or off the carriageway. The road is subject to a 30mph speed limit and has double yellow lines around junctions, and along stretches of carriageway where forward visibility is limited by road alignment or gradient. This prohibits the ability of cars to park in the carriageway, particularly within the vicinity of the site.

The site is operating as a Residential Care Home which specialises in care for those with behavioural problems, memory loss, dementia and Alzheimer's.

It benefits from 35 bed spaces and 10 car parking to the front of the site. This is served by two separate accesses in the form of simple footway crossings which allow for some flexibility in the way cars can park on site. The existing site layout is shown on drawing numbered D-110 A, included as [Appendix 1](#) to this Note.

The parking is formally laid out within the site, but historically the parking is self-managing, due to the shift patterns that staff work. This is demonstrated below.



Public Transport Accessibility

The nearest bus stop to the site is located on the A3 to the east at the Hart Plaine Avenue junction which is a 500m level walk to the site. This serves the Firstbus 8 The Star service which runs between The Hard / Gunwharf and Clanfield to the North. A further stop is located to the west of the site on Milton Road which serves the Firstbus 7 The star service which runs between Portsmouth / Southsea railway station and Cowplain to the north. An additional service also operates from this stop which is the Stagecoach 39 service which runs between Havant and Wecock Farm. A summary of the services and their frequencies is given in the table below.

Waterlooville Bus Services				
Service	Route	Monday – Friday	Saturday	Sunday
Firstbus 7	City Centre – Wecock Farm	0540 – 2334 46 Buses	0628 – 2334 40 Buses	0608 – 2347 31 Buses
Firstbus 7	Wecock Farm – City Centre	0536 – 2228 49 Buses	0605 – 2228 40 Buses	0605 – 2351 32 Buses
Firstbus 8	The Hard – Clanfield	0546 – 2359 48 Buses	0557 – 2359 45 Buses	0655 – 0000 31 Buses
Firstbus 8	Clanfield – The Hard	0551 – 2310 42 Buses	0606 – 2311 41 Buses	0708 – 2339 31 Buses
Stagecoach 39	Havant – Wecock Farm	0600 – 2242 55 Buses	0630 – 2242 54 Buses	0755 – 1935 12 Buses
Stagecoach 39	Wecock Farm – Havant	0537 – 2157 54 Buses	0617 – 2157 55 Buses	0735 – 1818 12 Buses

From the above, it can be seen that the site is served by an excellent public transport service with over 140 buses running in each of the northerly and southerly directions during the weekday, with a slight reduced service in a Saturday. Even on a Sunday, the site is served by over 70 buses in each direction.

Planning History

The site was originally a school although in November 2007 planning consent was granted for a care home. This was followed by a further application submitted under reference 08/57881/012 for 35-bed care home with 10 car parking spaces which was granted planning consent subject to a Section 106 Agreement to cover a financial contribution toward improvements to the A3 Bus Priority corridor. The approved layout for this scheme is included as [Appendix 2](#) to this Note.

A further application was granted planning consent under reference APP/13/00203 for the forming of new roof space to allow for a staff training room and changing facilities.

In considering this application, the planning case officer said:

“A number of concerns have also been raised with the ongoing operation of the care home including the parking of visitor / staff cars on Silvester Road as the car park provided is difficult to access. The Highways Officer was consulted as part of the planning permission for the care home (09/57881/018) and was of the view that the parking area and the spaces provided were sufficient for the business. If staff / visitors are parking on the highway, then it is the responsibility of the management of the care home to control this. Whilst this cannot be directly enforced against, the applicant will be advised of the concerns raised.”

Car and Cycle Parking and Staff Usage

The requirement for car parking for new development is contained within the Parking Supplementary Planning Document dated July 2016 (partially updated in September 2019).

The site lies outside of Waterlooville Town Centre therefore the parking requirement relates to the Minimum Parking Requirement in the left-hand column.

Zone Type of Provision	Minimum Car Parking Requirement	Havant Town Centre	Waterlooville Town Centre
Sheltered Housing	Given the broad range of accommodation available and the resulting variability of parking requirements, parking will be considered on a site by site basis. A full assessment of parking need should be provided (see notes 3 and 4). Age restriction conditions or legal undertakings may be appropriate to define the age of occupants. Mobility vehicle storage provision may also be required in addition to cycle long and short stay provision (see Table 4D)		
Nursing and Rest Homes	1 space per 4 residents and 1 space per staff and 1 long stay cycle space per 6 staff and 1 loop/hoop per 4 units	1 space per 8 residents and 0.5-1 space per staff and 1 long stay cycle space per 3 staff and 1 loop/hoop per 2 units	1 space per 6 residents and 1 space per staff and 1 long stay cycle space per 4 staff and 1 loop/hoop per 3 units
The resulting level of parking would allow flexibility for visitors, visiting health care professionals, ambulances, etc. As staff are likely to operate over a 24 hour period the calculation based on the number of staff should be based on the number typically present on the site at any one time. Information to support this should be submitted with any planning application and should form the basis of pre-application discussions			

The site has a valid consent for a 35 bed Care Home, with 10 car parking spaces which gives an average parking ratio of 1 parking spaces per 3.5 beds. This current application seeks to increase the number of bed spaces by 5 to give a total of 40 beds.

In discussions with the Care Home Manager, it has been confirmed that that during the week there are a maximum of 13 staff working on site at any one time. These are broken down as:

- Manager
- Deputy Manager
- Personal Assistant
- Senior Care Assistant
- Cares Assistants x 4
- Activity Co-ordinator
- Maintenance Technician
- Chef
- Housekeepers x 2

At the weekends, the number of staff decreases to 10 staff which consists of the following:

- Deputy Manager
- Senior Care Assistant
- Cares Assistants x 4
- Chef
- Kitchen Assistant
- Housekeepers x 2

The Care Home current employs a maximum of 29 staff on a full and part time basis with all staff other than the care staff working a conventional day of 8:30am until 5:00pm.

The cares staff work in two 12-hour shifts which operate from 8:00am until 8:00pm and 8:00pm until 8:00am.

Most staff are local to the site and walk, or use public transport, whilst a few drive and lift share.

The Care Manager has confirmed that there is usually between 5 visitors throughout the day during the week and 8 visitors per day during the weekends.

Although there is greater demand for visitor parking at the weekends, parking is more readily available as there are less staff on site compared to weekdays.

In this case, as the number of bed spaces are being increased by 5, the requirement for parking for visitors would result in the need for a further car parking space. No addition staff will be required as a result in the increase of beds so no additional staff parking is provided.

Drawing numbered D-110 is included as [Appendix 3](#) to this Note which shows the proposed site layout. It has been possible to create an additional parking space on the western side of the site, which would meet the requirement of the adopted parking standards.

Whilst it is recognised that the site is tight, this layout has operated for many years with a degree of self-management ensuring that the internal spaces are used by staff, whereas the spaces closer to the access points are reserved for visitors.

Summary and Conclusion

This Highway Technical Note has been produced in support of an application for an additional 5 bed spaces at the Nightingale Court Care Home. Waterloo. Waterlooville.

The site is located within a highly sustainable area which is adequately served by public transport throughout the whole of the week, including Sundays.

Although the number of bed spaces is to increase, there will be no additional staff employed, therefore just 1 additional car parking space is required, which can be accommodated on site.

The application is therefore considered to be acceptable from a highway point of view.

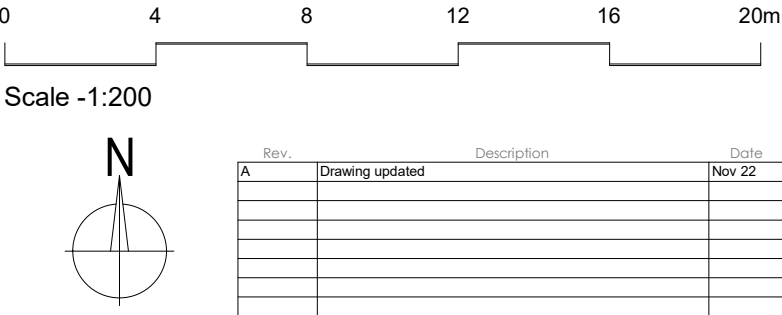
Appendix 1

Existing Site Plan



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Size of application site = 1664.95 sqm
Size of existing rear amenity area = 603.35 sqm
GIA of existing building = 1337.91 sqm
Present Boundary Treatments have been labelled



project Nightingale Court Care Home
Silvester Road
Waterlooville
client English Oak Care Homes
drawing Existing Site

date 16 Nov 22
scale 1 : 200 @A3
job 2202
dwg D-110 rev. A

crafted architects RIBA
410 The Grange, Romsey Road, Michelmersh, Romsey, SO51 0AE 01794 400311 jules@craftedarchitects.co.uk
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Appendix 2

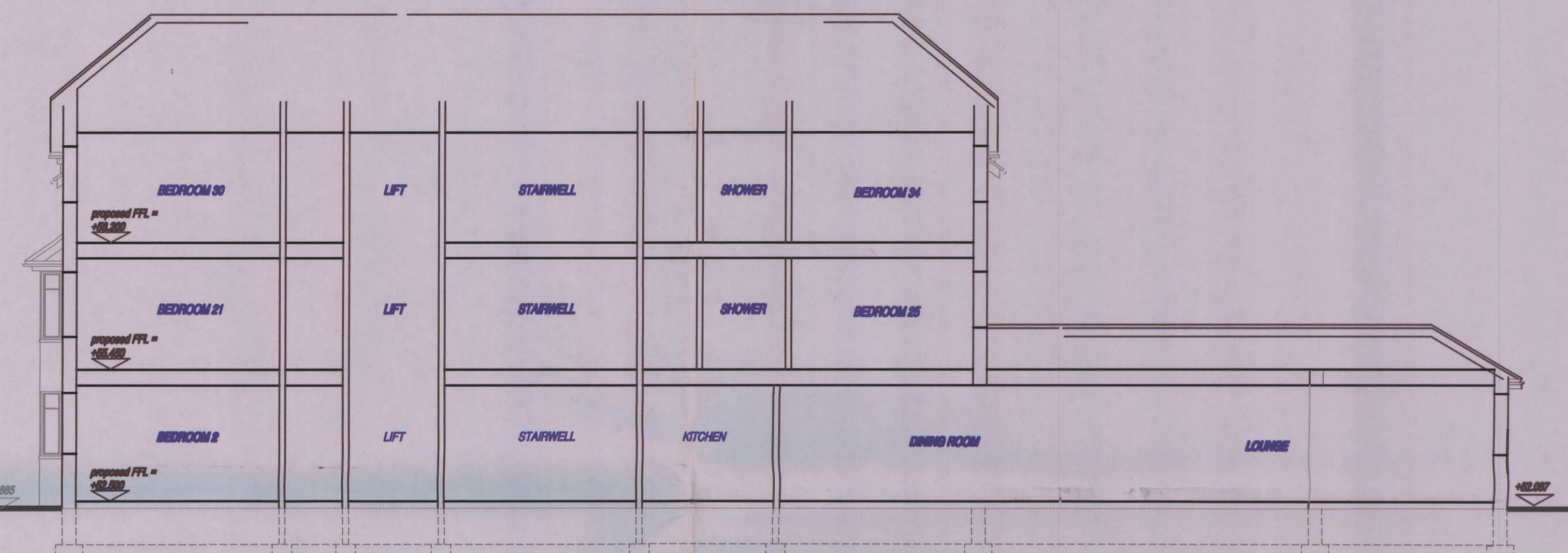
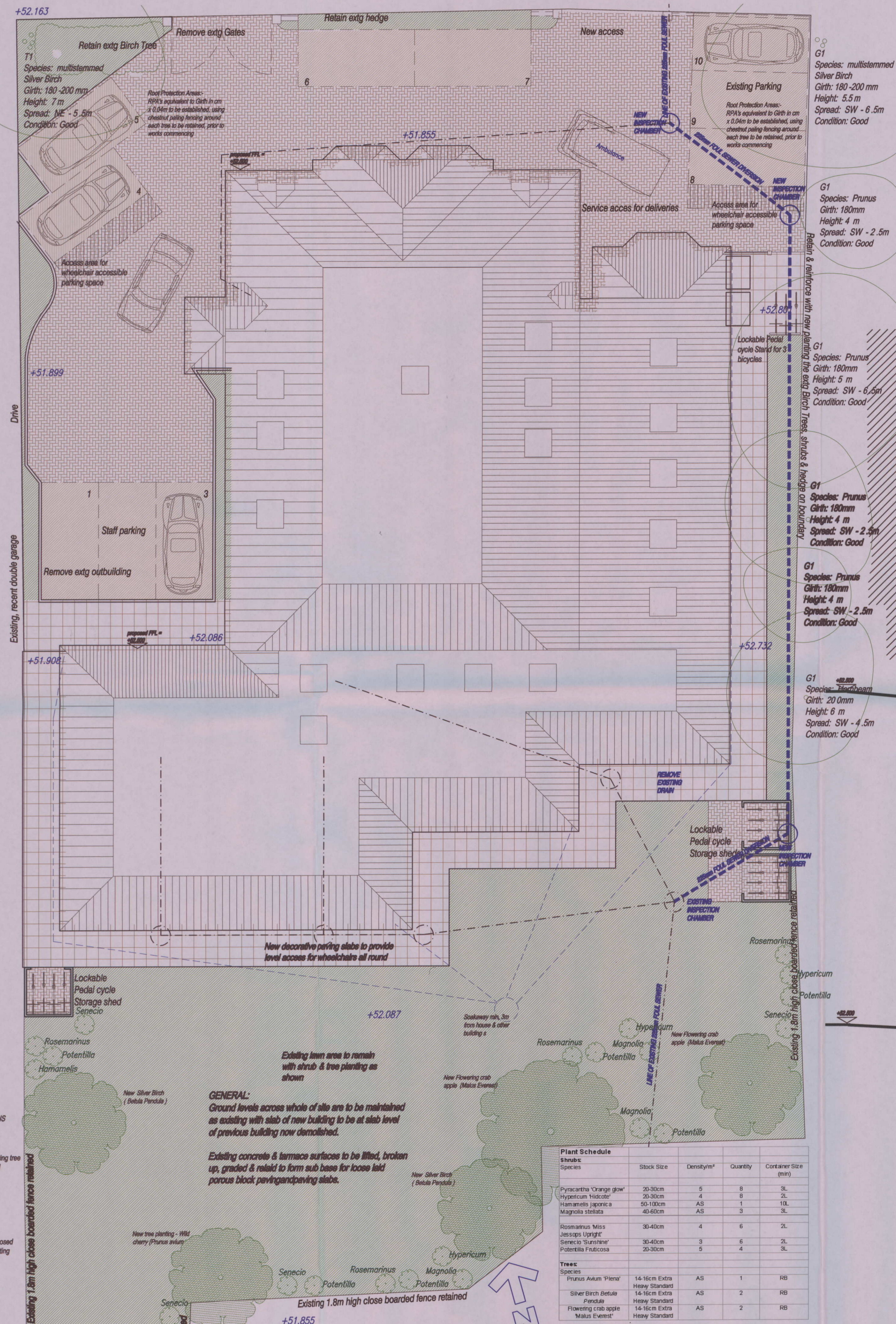
Originally Approved Site Plan

AMENDED PLAN 17/9/08

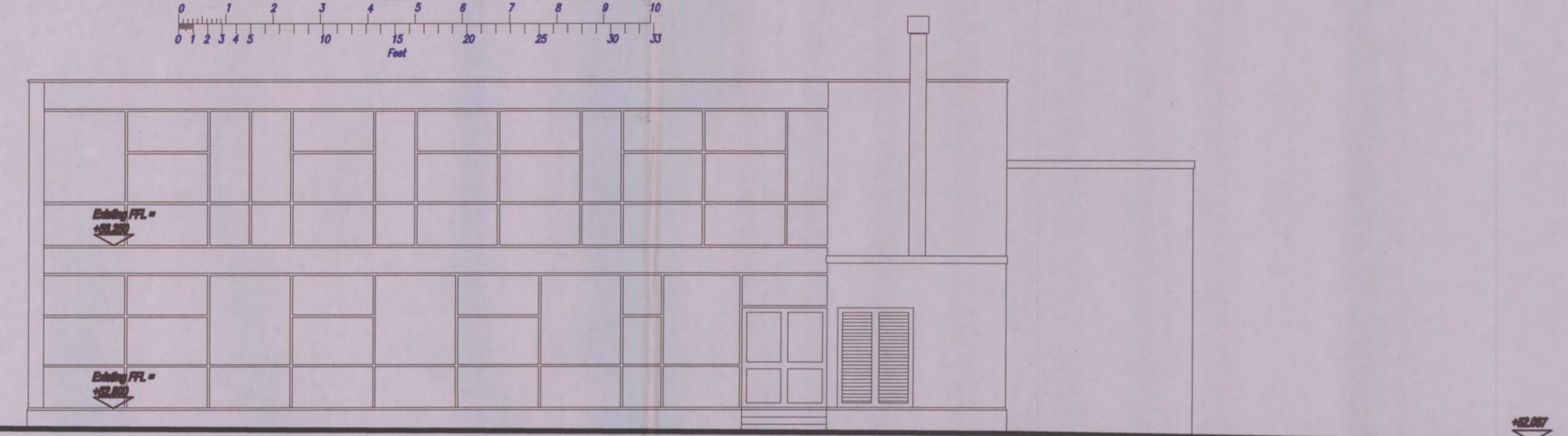
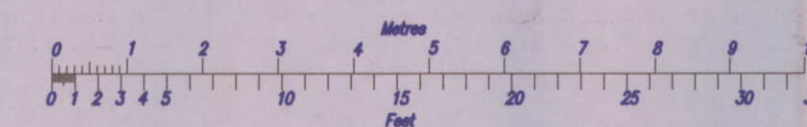
*Contractors should not scale off these plans.
All dimensions to be checked on site before commencing work.
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HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
17 SEP 2008
RECEIVED



PROPOSED SITE SECTION 1:100



EXISTING SITE SECTION 1:100

CHIVERS PARTNERSHIP

The Studio, 7 Oak Rd, Dibden Purlieu
Southampton. SO45 4PQ
Telephone 023 8084 7125
Fax No. 0871 277 1875

Subject **ROOF PLAN, LANDSCAPING & SITE SECTION
PROPOSED 35 BED CARE HOME**

Project **at GLENWOOD SCHOOL SITE
SYLVESTER ROAD, COWPLAIN**

Client *Brookvale Homes Ltd*

Date	May 2008	Scale	1:100
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Drawn	Original drawing size	A1		
Reviewed by		A	B	C

Drawing No.	4758/3	A	B	C
		D		

Amendment A: 25.00.00 Site section amended & existing added
Amendment B: 25.00.00 parking amended
Amendment C: 25.00.00 Scales & original drawing size added
Amendment D: 16.9.00 Cattle stores, amended & wheelchair parking noted

Appendix 3

Proposed Site Plan



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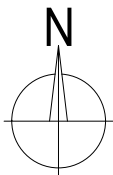
Boundary treatment - existing 2m
close boarded fence to be retained

Size of resulting rear amenity area =
539.17 sqm

GIA of proposed extension =
62.47m² + 1.95m² from dormers on
TF



Scale -1:200



Rev.	Description	Date
A	Drawing updated	Sep 22
B	Parking spaces shown	Oct 22
C	Front triangular dormer added, proposed side dormer windows removed	Nov 22
D	Drawing updated	Nov 22

project Nightingale Court Care Home
Silvester Road
Waterlooville

client English Oak Care Homes

drawing Proposed Site

date Sept 22

scale 1 : 200 @A3

job 2202

dwg D-111 rev. D

crafted
architects RIBA

410 The Grange, Romsey Road, Michelmersh, Romsey, SO51 0AE 01794 400311 jules@craftedarchitects.co.uk

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