



HIGHWOOD

BANNER 1

WELCOME TO OUR PUBLIC CONSULTATION



WE'RE PLEASED TO INVITE YOU TO PARTICIPATE IN THIS ONLINE CONSULTATION REGARDING OUR EMERGING PROPOSALS FOR A NEW SPECIALIST CARE HOME AND EIGHT NEW FAMILY HOMES, LOCATED AT LAND AT GREEN LANE FARM, SALISBURY ROAD, CALMORE.

We welcome your comments and feedback by email to us at:

planning@highwoodgroup.co.uk

PLEASE PROVIDE ANY COMMENTS OR FEEDBACK BY 26 OCTOBER 2026.



SUMMARY OF PROPOSALS

Site Area:

1.62ha

Amount and use:

- Circa 70-bed specialist care home – single-occupancy rooms, each equipped with a full en suite wet room. The care home will provide communal areas, including lounges, dining rooms and an activities room.
- Eight new family homes for market sale.
- Associated landscaping, public open space, parking and associated infrastructure.

Access:

Vehicular access is proposed to be provided off Salisbury Road, with a separate pedestrian access also to be provided off Salisbury Road, as well as a shared access to Green Lane Farm House and cycle/footpath, connecting to the existing public bridleway on Green Lane.

Scale:

Circa 70-bed care home, laid out in a reverse C-shaped configuration, enclosing a secure sunken walled garden providing resident amenity space and road noise attenuation. The building will present as a stepped two/three storey block when viewed from the street. The residential dwellings range in scale from three-bed chalet style bungalows and three and four-bed houses. The more modestly scaled residential units have been positioned to the east of the spine road abutting the neighbouring Bargate site.

Delivery:

Subject to obtaining planning permission from the local planning authority, it is proposed that development will commence in Autumn 2027 and the occupation of the development commencing in Summer 2028.

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BANNER 2

ABOUT HIGHWOOD

WE'RE A MULTI-AWARD-WINNING TEAM WITH DECADES OF EXPERIENCE CREATING INSPIRATIONAL HOMES, COMMUNITIES AND CARE ENVIRONMENTS ACROSS THE SOUTH COAST.



CARE HOMES

Our powerful portfolio of successful care projects includes prestigious care homes, extra care accommodation and retirement communities – all set in coveted locations that have set the standard for a new generation of discerning residents. In doing so, we've earned the respect of our care operator and development partners and the wider property industry.

NEW HOMES

Our new homes portfolio spans high-quality housing across the open-market, build-to-rent and affordable sectors – all underpinned by sympathetic land acquisition and sensitive development. These schemes range from small, considered projects to large-scale inner-city regeneration and landmark new homes developments.



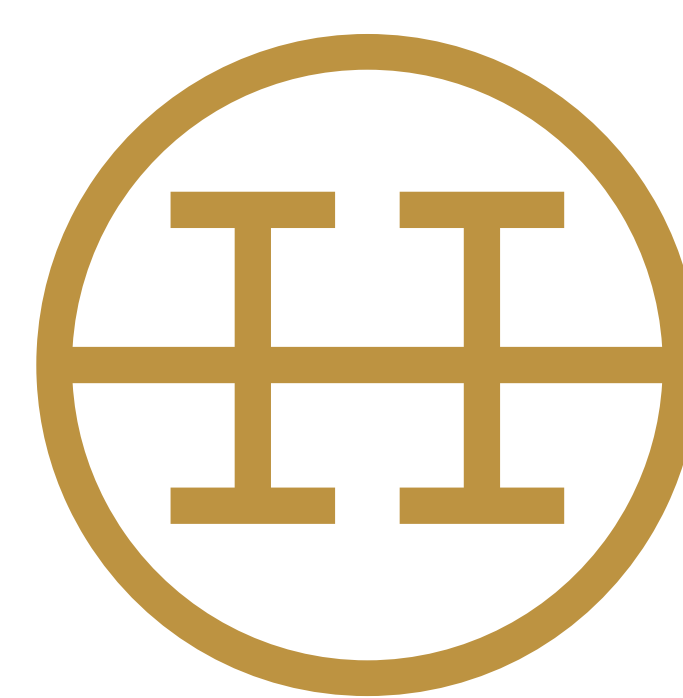
WE'RE HELPING TO ENHANCE THE LIVES OF THOSE IN THE COMMUNITIES WE SERVE WITH MEANINGFUL BENEFITS THAT WILL ENDURE FOR GENERATIONS TO COME.

We're property professionals who are all experts in our fields. Under the same formidable roof, you'll find specialists in everything from acquisition and planning to surveying, project management and other dedicated construction services. What's common to all of us is a shared vision that prioritises legacy development, a focus on high quality, sustainable materials and always has considered placemaking at its heart.



Winner of the Sustainable Development of the Year
South Coast Property Awards 2026

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BANNER 3

THE CONTEXT

THE SITE FORMS PART OF THE WIDER LAND NORTH OF TOTTON STRATEGIC SITE 1 (SSI) ALLOCATION, WHICH IS IDENTIFIED IN THE NEW FOREST DISTRICT COUNCIL LOCAL PLAN AS A KEY LOCATION FOR GROWTH.

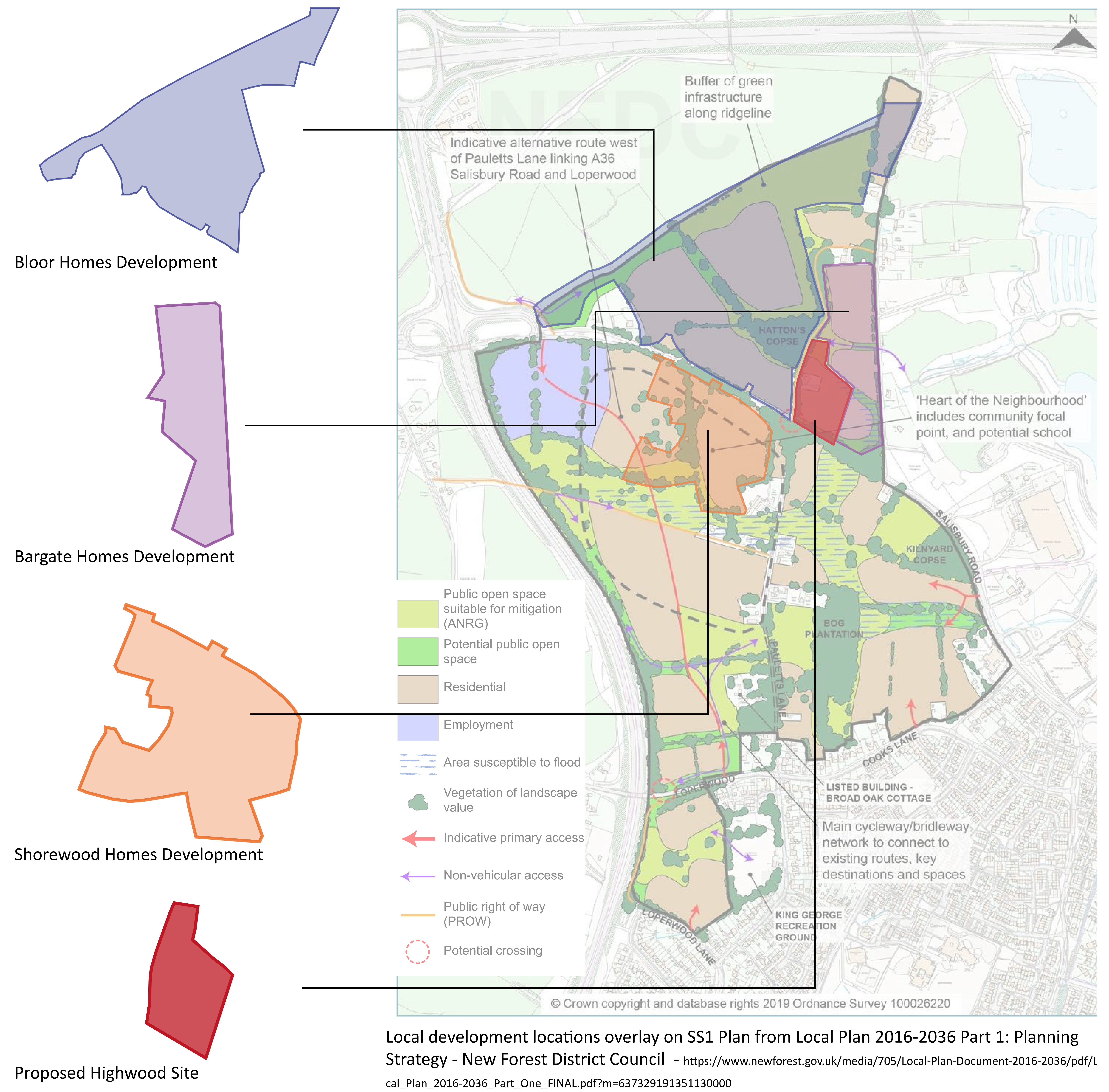
The allocation is planned to deliver a new, mixed-use community, including at least 1,000 new homes, employment opportunities, community facilities, public open spaces and contributions towards local infrastructure such as schools.

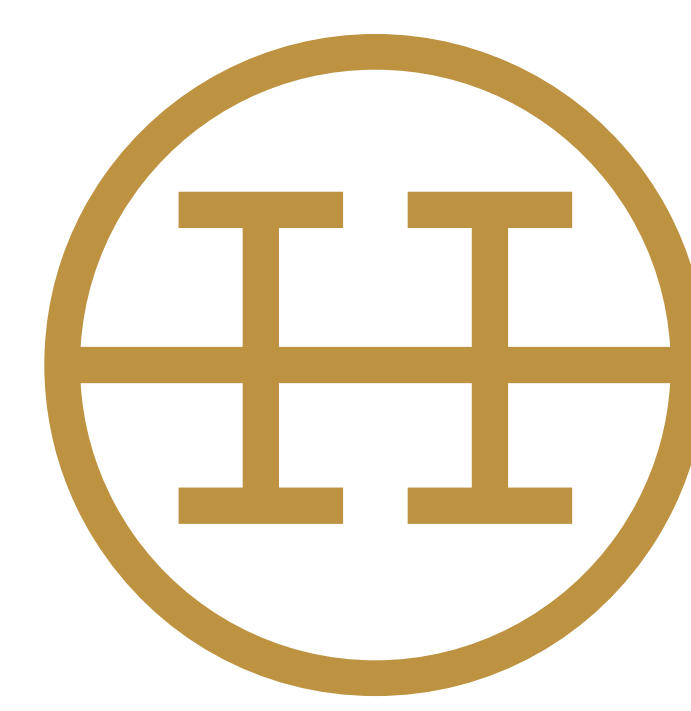
A masterplan has been prepared for the allocation to guide how the area is developed over time. This identifies our site as an appropriate location for new housing and helps ensure that all parts of the wider development come forward in a coordinated way.

The wider allocation is being delivered by a number of landowners and developers through separate planning applications. Our proposals represent one part of this broader vision, and have been designed to align with the objectives established for Land North of Totton and seamlessly connect into adjoining sites.

Most notably, planning permission has recently been granted for 60 new homes on land immediately to the north and east of our site. This development, which is being delivered by Bargate Homes, represents an important step in bringing forward the wider vision for the allocation.

New Forest District Local Plan 2016-2036 Part 1: Planning Strategy





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BANNER 4

THE SITE

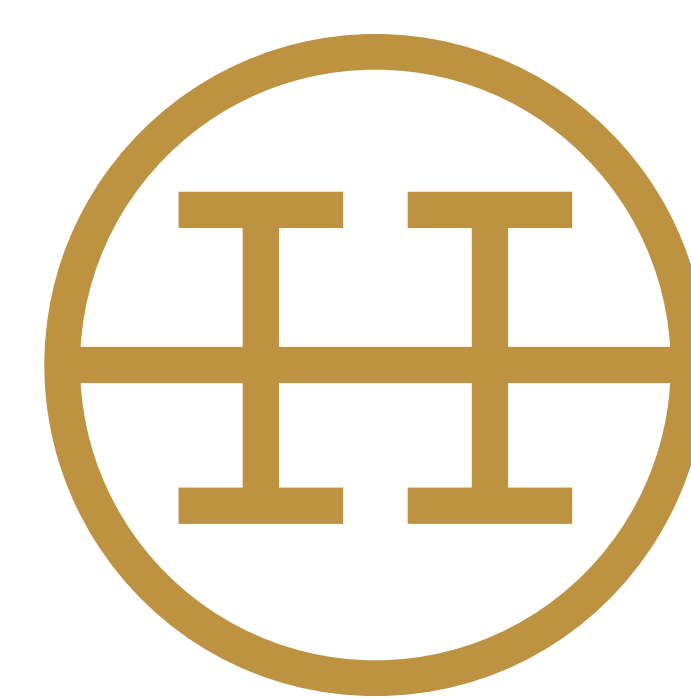
THE SITE IS BOUNDED TO THE WEST BY GREEN LANE AND GREEN LANE FARM, AND TO THE SOUTH BY SALISBURY ROAD. IT COMPRISES FIELDS, A STABLE BLOCK AND OTHER SMALL STRUCTURES, AND AN AREA OF HARDSTANDING LOCATED IN THE NORTHERN PART OF THE SITE. IN TOTAL, THE SITE EXTENDS TO APPROXIMATELY 1.62 HECTARES (HA).

The site is situated approximately 700 metres north of the built-up area of Calmore, a small village on the edge of Totton and around eight kilometres west of Southampton City Centre.

The location offers the opportunity to provide a care home and new family homes close to a range of local facilities within Calmore and Totton. The site is accessible via public transport, with bus stops located within a one-minute walk of the site on Salisbury Road, offering regular services to Southampton, Salisbury and Totton. Totton railway station is located approximately 3.4 kilometres to the south-east of the site and provides direct rail services to Southampton, Bournemouth and Winchester.



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BANNER 5

THE PROPOSALS

OUR PROPOSALS INCLUDE A CIRCA 70-BED CARE HOME AND 8 NEW FAMILY HOMES, TOGETHER WITH NEW LANDSCAPING, PUBLIC OPEN SPACE, ECOLOGICAL ENHANCEMENTS AND NECESSARY INFRASTRUCTURE.

The care home, located in the south-western part of the site will provide high-quality accommodation and support for older people. It will include shared lounges and amenity areas, private outdoor spaces for residents and visitors, and dedicated parking and cycle storage.

Vehicle access will be provided from Salisbury Road, with new pedestrian and cycle links from Green Lane. The development will also be designed to provide seamless connections with neighbouring sites.



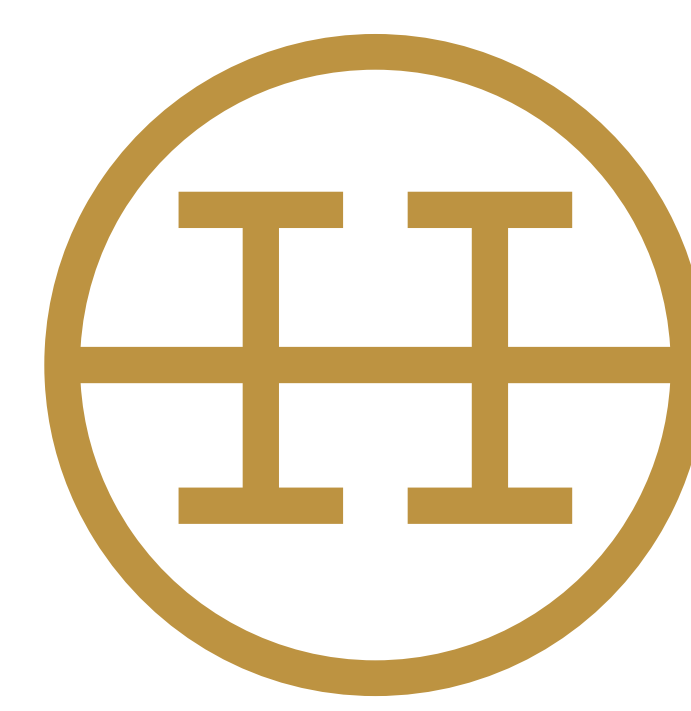
70-bed care home



The proposals have been designed to retain and enhance the site's green character through new tree planting, ecological buffer areas, sustainable drainage features and a new area of public open space.

Overall, the scheme will deliver much-needed specialist accommodation for older people, new family homes and a range of environmental benefits, creating a high-quality development that responds sensitively to the character of the surrounding area.

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BANNER 6

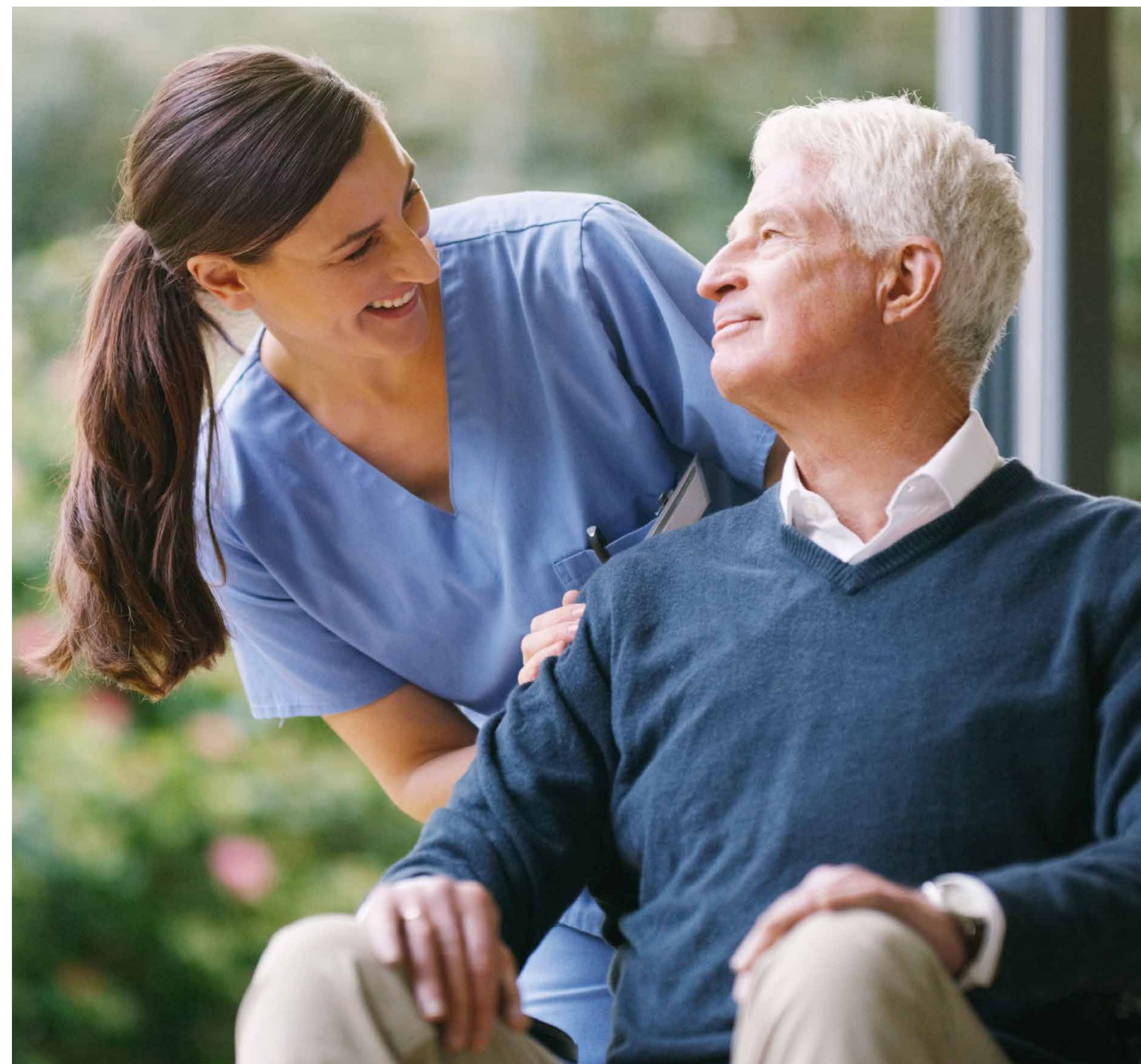
THE NEED FOR THE DEVELOPMENT

MEETING THE NEEDS OF AN AGEING POPULATION.

National planning policy recognises the importance of providing housing and specialist accommodation to meet the needs of older people, including care homes.

Policy HOU3 of the New Forest District Local Plan Part 1 supports development of care homes in locations appropriate to residential use where there is an identifiable unmet local need.

The population of the New Forest and Hampshire continues to age, leading to growing demand for specialist accommodation and care services. For context, according to the Office for National Statistics, the Census in 2021, 22.7% of Totton's population are aged 65 years and over and in surrounding areas to the southwest of the site, it ranges from 30–34% of the population.



The character of the area around this site is residential and the land is allocated for residential development under Policy SS1 as described above.

The proposed development includes a circa 70-bed care home, providing high-quality accommodation and care for older residents within a purpose-built environment.

The facility will enable residents to receive professional care while remaining close to family, friends and local communities. It will help address increasing pressure on existing care provision across the area.



SUPPORTING HOUSING DELIVERY

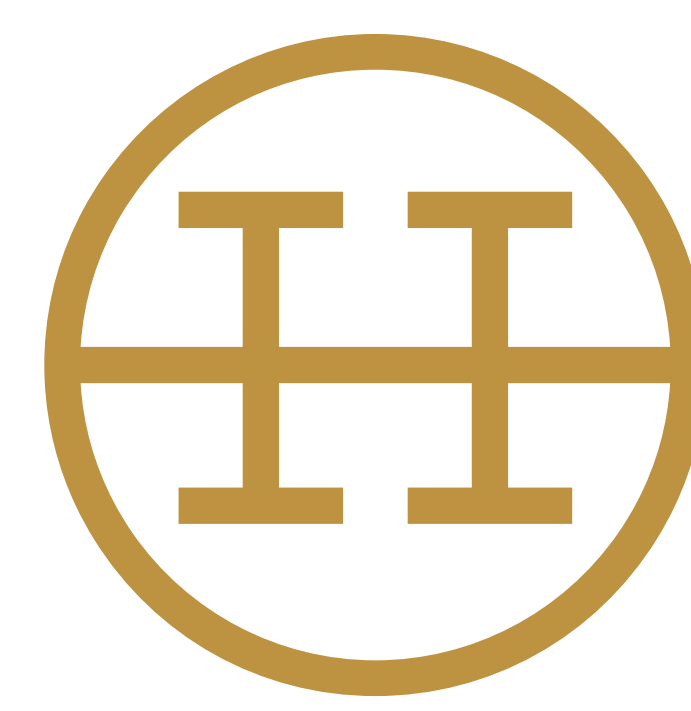
In addition to the care home, the proposals will deliver new family homes. These dwellings will contribute to the overall delivery of housing within the SS1 allocation and help make efficient use of a site already identified for development.

New Forest District Council is currently unable to demonstrate a full five-year supply of deliverable housing land. The proposed homes at Green Lane Farm will contribute towards housing delivery within the SS1 allocation, helping to meet identified housing needs in the district.

By helping meet identified accommodation needs for older people, supporting housing delivery and contributing to the successful delivery of SS1, the development will provide lasting benefits for both existing and future residents of Calmore and Totton.



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BANNER 7

DESIGN

THE PROPOSED DEVELOPMENT INCLUDES THE RETENTION OF THE EXISTING FARMHOUSE (GREEN LANE FARM) WITH AMENDMENTS MADE TO THE GARDEN AND REMOVAL OF ALL OUTBUILDINGS.

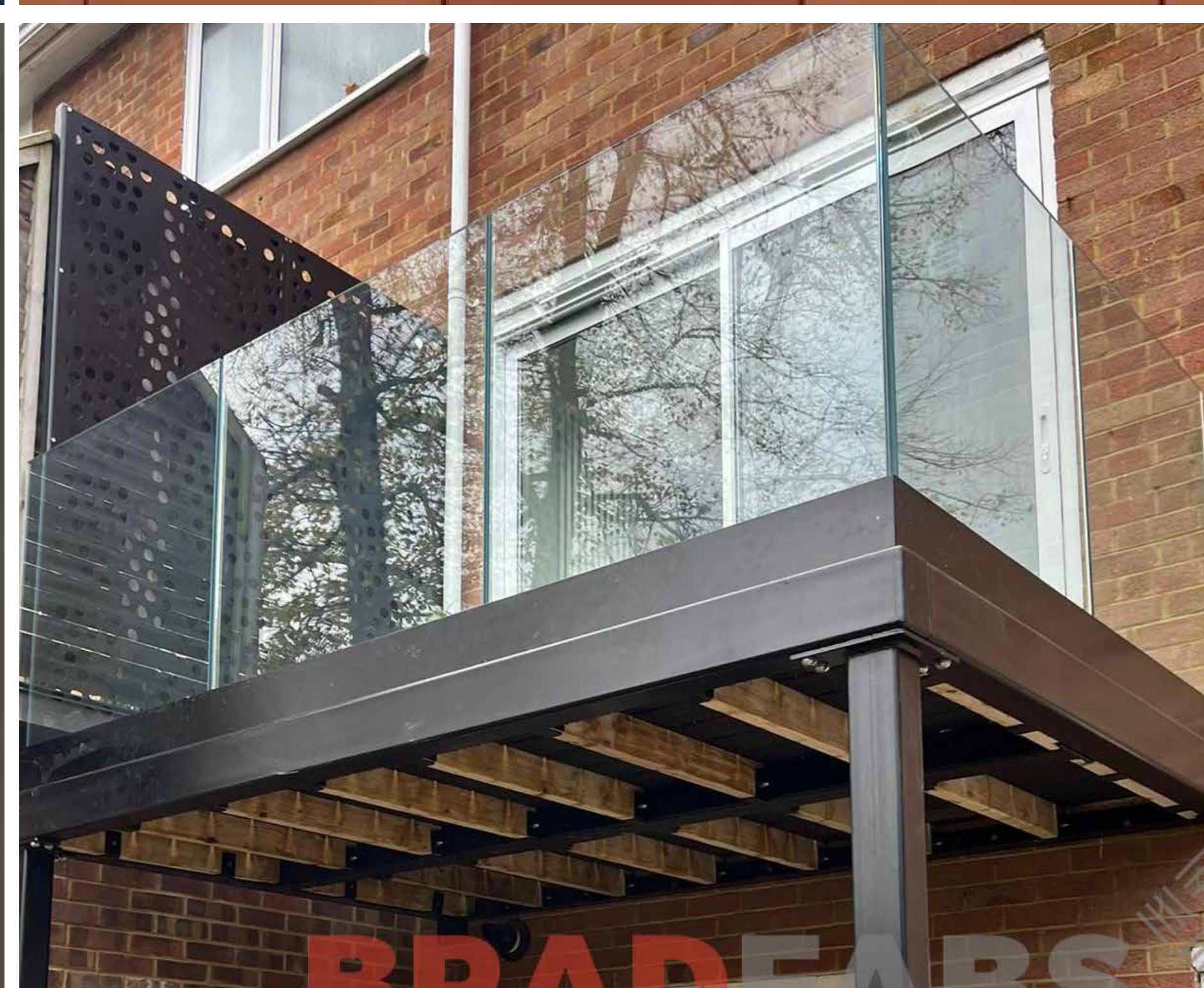
A circa 70-bed care home, laid out in a C-shaped configuration, will enclose a secure walled garden providing resident amenity space. The proposed care home is to be three storeys in height with a varying parapet height designed to break the building down into smaller elements.

The majority of the top floor will be clad in a grey boarding to contrast with the red/brown brickwork below and further reduce the buildings visual scale. The elevations are to be interspersed with feature projections adding a sense of rhythm and visual interest to the building. A secure shared communal balcony on the upper two floors overlooking the garden is also proposed.

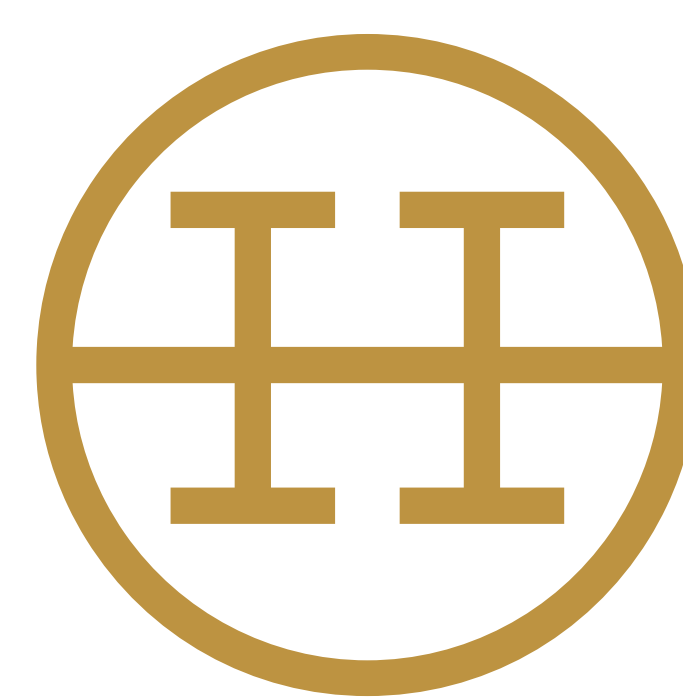


Eight residential dwellings are proposed, ranging in scale from two-bed bungalows to two-storey, three and four-bed houses. Two of the larger 4-bed houses are proposed to the east of the existing farmhouse and these will face out towards the area of open space within the neighbouring Bargate scheme. A surface water basin is proposed in the northeast corner, adjacent to the drainage ditch, and rain gardens will be provided along the length of the spine road. A parcel of public open space will be provided to the north of the site; this could potentially link with the wider open space within the neighbouring site.

The design approach builds on the existing character of the site and neighbouring Bargate scheme, employing design features, detailing and materials that reflect the site and surrounding area.



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LANDSCAPING

THE LANDSCAPE STRATEGY HAS BEEN DEVELOPED TO COMPLEMENT THE WIDER MASTERPLAN AND CREATE AN ATTRACTIVE, GREEN SETTING FOR THE PROPOSED HOMES AND CARE HOME.



Precedent image showing raised planters for vegetable growing associated with the care home



Precedent image showing a rain garden / planted swale (SuDS)



Precedent images showing potential plant species for the site



Species-rich grass

Ecotone edge wildflowers

Seeding / wildflowers to SuDS basin

Key

Site boundary

Existing Features

Vegetation to be retained with RPA in black dashed line.

Vegetation to be removed - red dashed line

Existing ditch

Proposed Soft Landscape

Trees to enhance amenity, support biodiversity and provide seasonal and visual interest. Species to reflect local landscape character and complement the planting proposals of the wider masterplan

Native shrub mix to provide structure, strengthen landscape boundaries and enhance biodiversity

Native hedgerow to define the development edge, provide ecological connectivity and support biodiversity

Specimen shrubs to provide structure, create focal points and enhance visual interest and diversity

Mixed ornamental and native planting to create seasonal interest, enhance visual appeal and support biodiversity

Species-rich grass to support wildlife and to enhance biodiversity and soil health

Gravel footpath

Rear gardens to be seeded with hardy grass mix for low-maintenance, durable lawns

Proposed Drainage

Rain gardens / SuDS to be planted with species that tolerate short-term inundation and enhance biodiversity and visual interest

Attenuation basins to be planted with damp grassland species within the basins and shrub planting around the perimeter to manage stormwater runoff, reduce peak flows and enhance biodiversity and visual interest

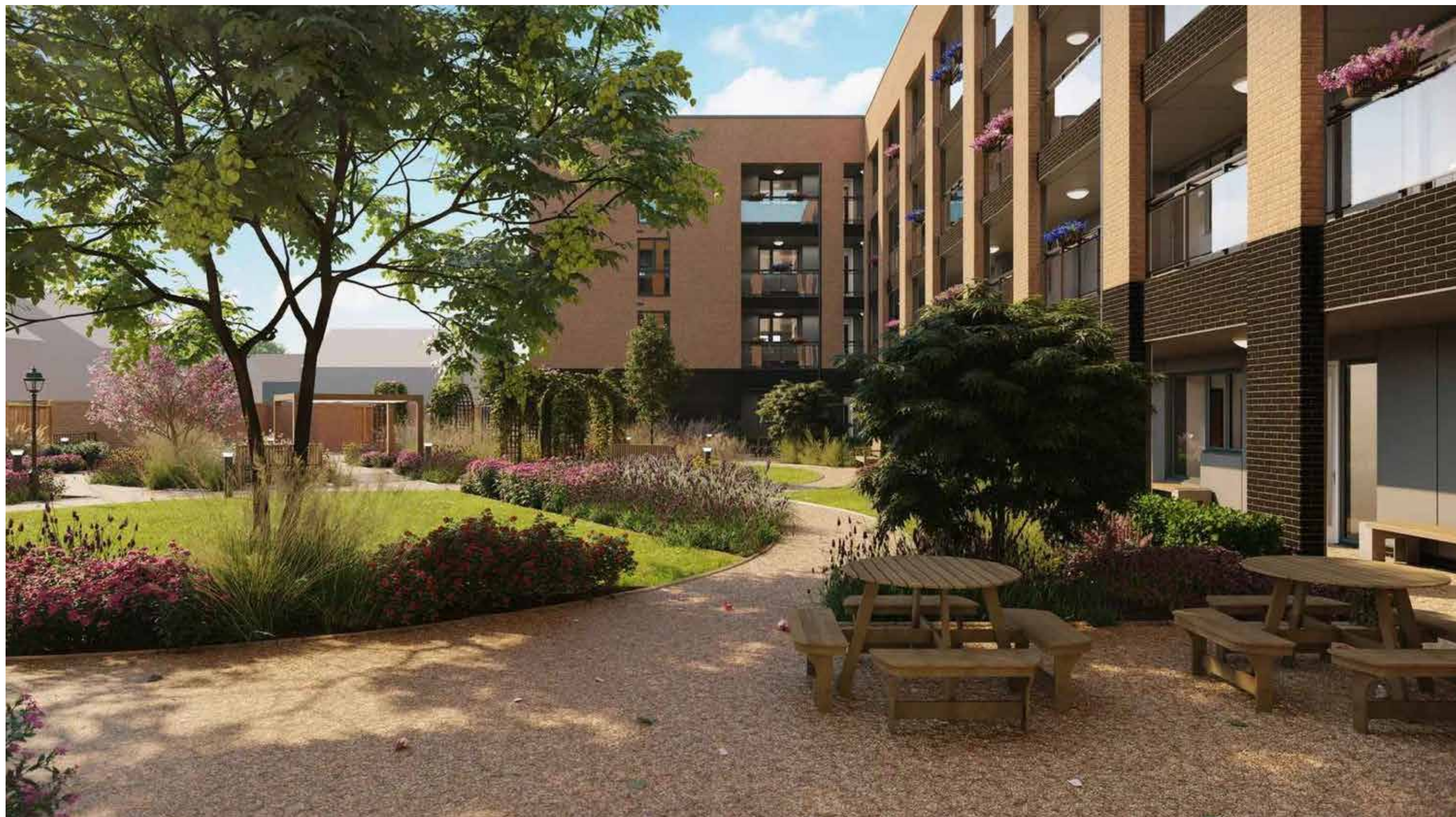
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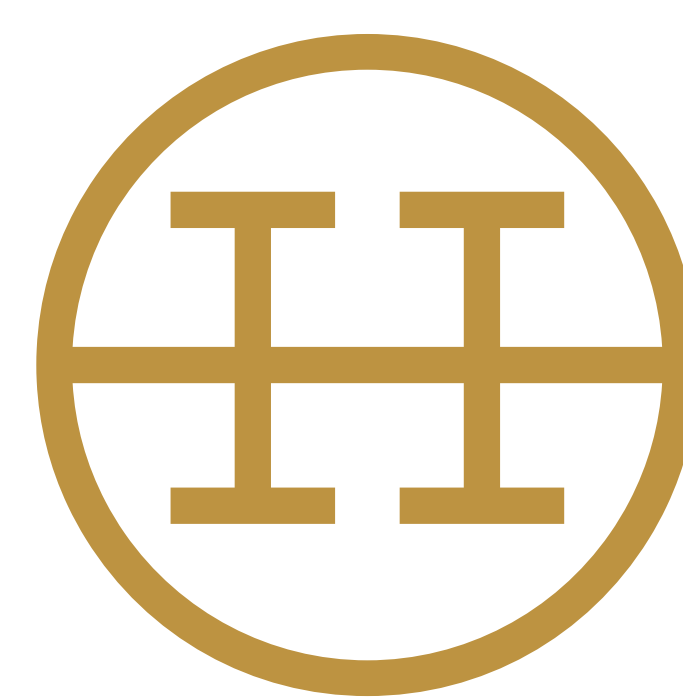
Existing trees and boundary vegetation will be retained wherever practicable, with new tree, native shrub and hedgerow planting strengthening the landscape framework, supporting biodiversity and helping integrate the development with its surroundings.

Species-rich grassland and native planting will provide additional habitat, including an ecotone along parts of the site boundary to create a gradual transition between the development and existing trees and vegetation. Sustainable drainage features will be integrated into the landscape, with planted rain gardens and attenuation areas providing both drainage and biodiversity benefits.

The care home will include a landscaped communal garden designed to provide an attractive and accessible outdoor space for residents. At this stage, the proposals remain subject to ongoing design development; however, the scheme is expected to incorporate a range of high-quality landscape and community features, including seating and picnic areas, pergolas or gazebos, raised planters for community growing with ornamental planting and trees that provide seasonal interest and shade.



Examples of a landscaped communal garden



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TRANSPORT AND ACCESSIBILITY

THE DEVELOPMENT IS WELL LOCATED AMONGST SURROUNDING ADJACENT DEVELOPMENT WITH FUTURE DEVELOPMENT TO COME FORWARD AS PART OF THE WIDER ALLOCATION (LAND NORTH OF TOTTON).

The location of the development will encourage residents to travel sustainably to local services and facilities nearby, with public transport options also available for residents and staff and visitors of the care home.

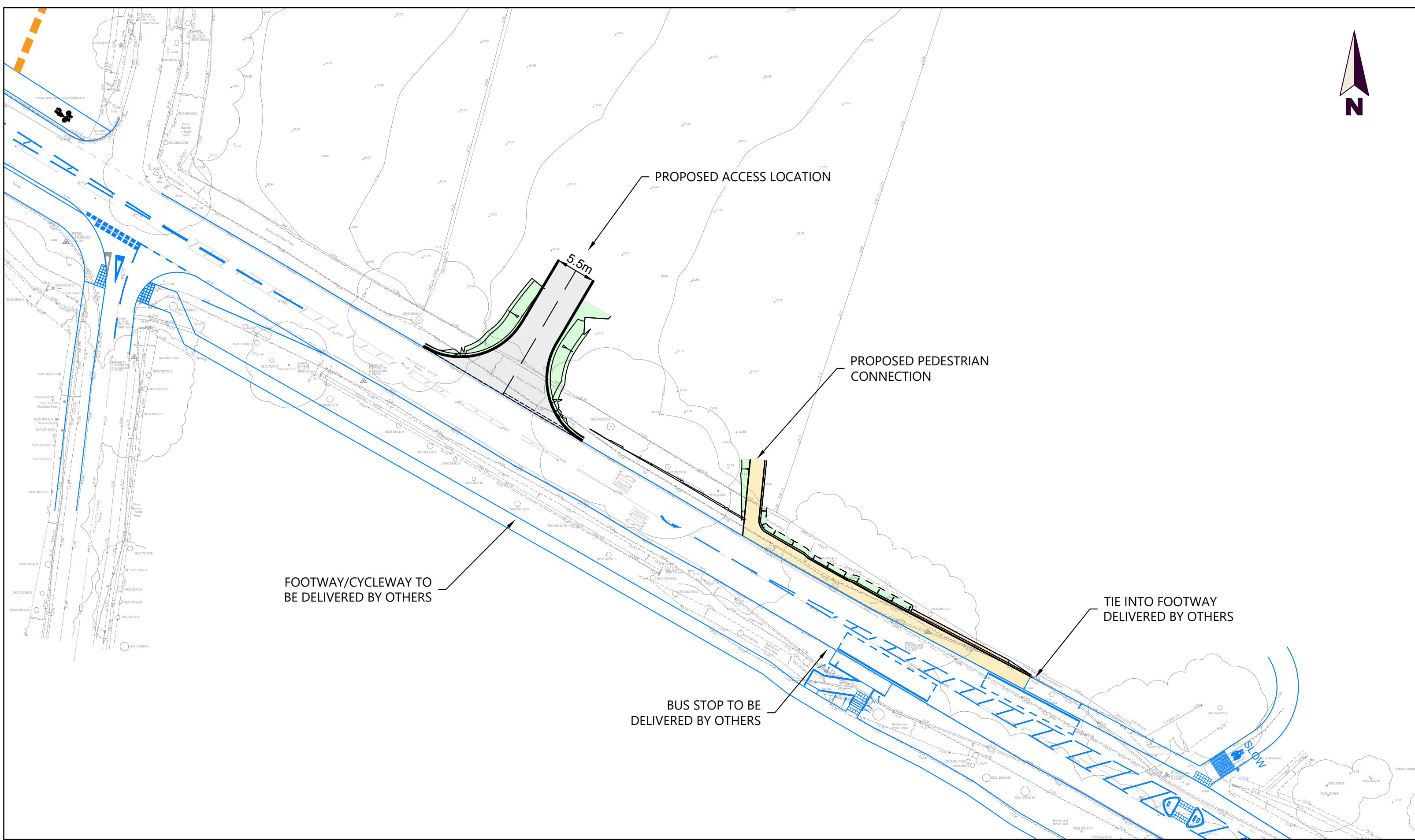
The development will provide vehicular access via Salisbury Road, to the west of the Bargate Homes development. This will be in the form of a T-junction, with a separate pedestrian access in the south eastern corner off Salisbury Road. In addition, access to the bridleway will also be available to the north west, off Green Lane. A Road Safety Audit will be undertaken to ensure all access points and the layout are deemed safe and suitable.

Parking for the residential properties will be allocated and in line with the New Forest Parking Standards, with electric vehicle (EV) charging available for all houses. Visitor parking is also provided across the site.

A total of 25 parking spaces will be provided for the care home in a separate car park, which will include disabled parking.

The Transport Assessment will present the impact of the development in terms of vehicles. A total of 15 vehicular trips across both the residential element and care home are to be generated in the peak hours (0800–0900 and 1700–1800).

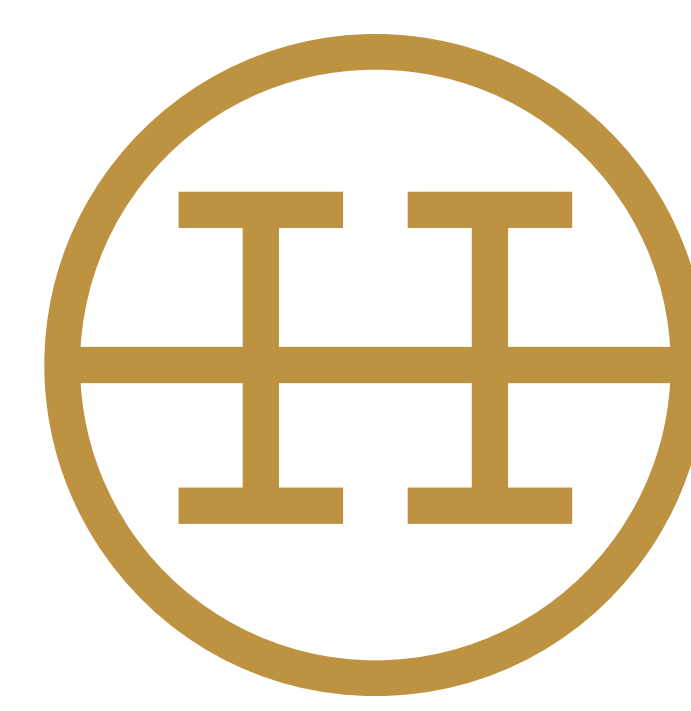
This level of development will not have any significant impact on the operation of the local highway network.



Proposed Access Plan



Connectivity Plan



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BANNER 10

SUSTAINABILITY

THE SCHEME COMBINES SUSTAINABLE TRANSPORT MEASURES, BIODIVERSITY ENHANCEMENTS AND SUSTAINABLE DRAINAGE SYSTEMS TO MANAGE SURFACE WATER AND FLOOD RISK. TOGETHER, THESE MEASURES WILL DELIVER A CARE HOME AND NEW HOMES THAT CONTRIBUTE POSITIVELY TO THE COMMUNITY AND LOCAL AREA.

The proposed care home at Green Lane Farm is targeting a BREEAM 'Excellent' rating.

BREEAM (Building Research Establishment Environmental Assessment Method) is a well-established assessment and certification system. It assesses the overall sustainable performance of a building, focusing on key areas including energy, water use, health and wellbeing, material use and ecology.

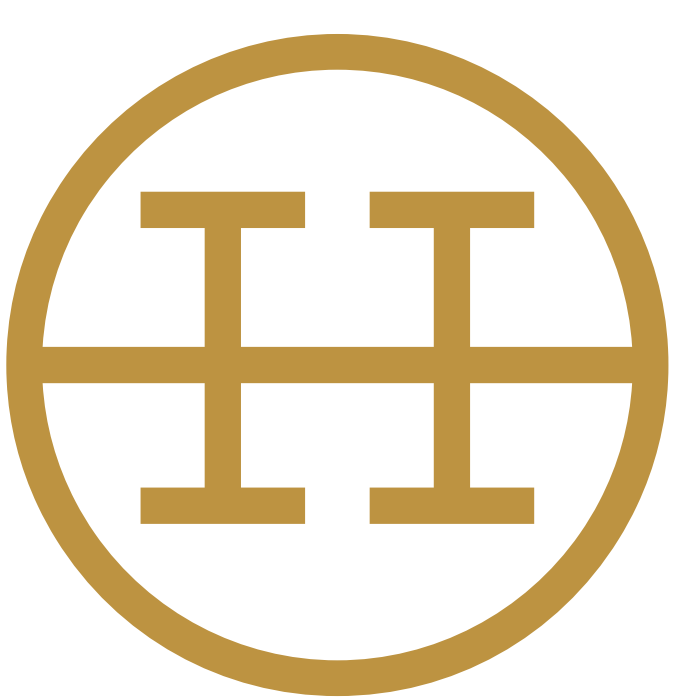


A BREEAM rating reflects a strong commitment to high quality, sustainable design and environmental performance, through measures such as:

- **Energy efficiency** – a high-performance building design, combined with passive design principles and renewable technologies will reduce energy use and carbon emissions.
- **Resident wellbeing** – well-lit, accessible spaces and rooms will support the health, comfort and wellbeing of residents.
- **Water efficiency** – the care home will specify water-saving fixtures and fittings, reducing water consumption and the demand on mains water supplies.



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SUMMARY OF BENEFITS

OUR PROPOSALS FOR GREEN LANE FARM HAVE BEEN CAREFULLY DESIGNED TO DELIVER A RANGE OF LASTING BENEFITS FOR EXISTING AND FUTURE RESIDENTS, WHILE HELPING TO REALISE THE WIDER VISION FOR LAND NORTH OF TOTTON.

The key benefits include:

- Circa 70-bed specialist care home to help meet growing demand for accommodation and care for older people.
- Eight new family homes, contributing towards local housing delivery.
- Creation of local jobs across a range of skills and experience levels both during construction and post.
- Investment and increased spending on local goods, services and contractors.
- Support for the wider healthcare system, reducing pressure on NHS beds, facilitating hospital discharge, supporting integrated health and social care objectives.
- Enhanced landscaping and public open space, including new tree and hedgerow planting.
- Biodiversity and sustainability improvements, including habitat creation, sustainable drainage and a care home targeting a BREEAM ‘Excellent’ rating.
- Sustainable location with access to walking, cycling and public transport connections.
- Contribution to the delivery of SS1, helping create a well-connected and integrated new community.



Overall, the proposals represent a high-quality, sustainable development that will provide much-needed care accommodation, new homes and environmental enhancements for the benefit of current and future generations.

BENEFITS OF DEVELOPMENT

 **8 NEW FAMILY HOMES**

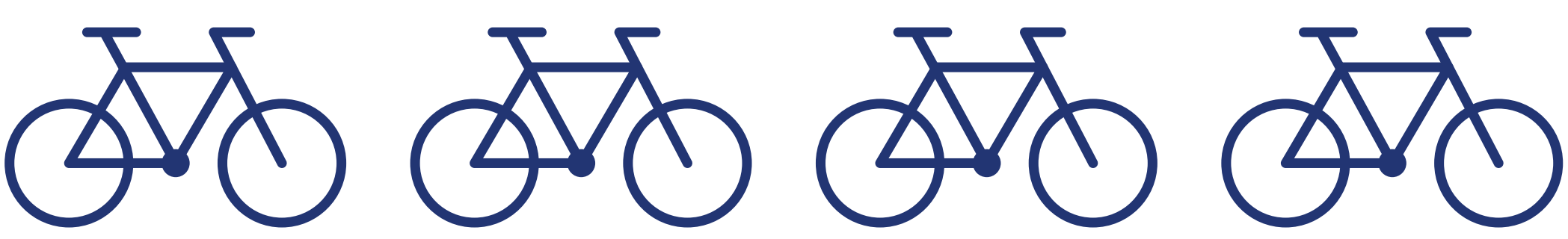
 **70 BED CARE HOME**

 **Creation of local jobs, during construction & post**

Enhanced public open space including new tree & hedgerow planting



Support to the wider healthcare system reducing pressure on NHS beds facilitating hospital discharge



Access to walking cycling and public transport connections

Providing high-quality much-needed care accommodation & new homes

Care home targeting a BREEAM ‘Excellent’ rating

 **Helping create a well-connected & integrated new community**

BIODIVERSITY AND SUSTAINABILITY IMPROVEMENTS



HABITAT CREATION & SUSTAINABLE DRAINAGE



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BANNER 12

THANK YOU & NEXT STEPS

THANK YOU FOR PARTICIPATING IN OUR CONSULTATION.
WE WELCOME ANY FEEDBACK OR COMMENTS YOU MAY
HAVE ON OUR PROPOSALS.

Please let us know your views online, by email or post.

- 🌐 **Online:** www.highwoodgroup.co.uk/green-lane-farm-calmore
- @ **By email:** planning@highwoodgroup.co.uk
- ✉ **By post:** Highwood Group, The Hay Barn, Upper Ashfield Farm, Hoe Lane, Romsey, Hampshire SO51 9NJ

PLEASE PROVIDE ANY COMMENTS OR FEEDBACK BY 26 OCTOBER 2026.

NEXT STEPS



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