

STATEMENT OF COMMUNITY INVOLVEMENT

Proposed 64-Bed Care Home

at

Land to the South of Bartons Road, Havant



Content	Page
1. Introduction	2.
2. Consultation Methodology	3.
3. Results of consultation	5.
4. Conclusion	9.

Appendices

A. Letter to Ward Members	10.
B. TPO (2105)2020	14.
C. Response from Cllr. Pike	15.
D. Consultation with NHS CCG	15.

1. Introduction

This document covers the community involvement undertaken by Brackley Investments Ltd for the preparation and submission of a planning application for a 64-bed Care Home on the Land to the South of Bartons Road, Havant. The site covers 1.4 acres of land situated South of Bartons Road and between Helmsley House and Brookvale, the new Bellway residential development.

This document should be read in conjunction with the submitted Planning Statement and the Design & Access Statement.

The following information within this Statement of Community Involvement (SCI) outlines our approach and methodology to both inform and engage with the Ward Members and Havant Borough Council planning department. Included are responses and information drawn from the consultations which have both informed and guided our approach to the development of the site.

Our 'modus operandi' to date has been to hold public information days and to invite all relevant stakeholders to attend. This has not been possible since the onset of COVID-19. Where possible Brackley has engaged with stakeholders to an appropriate, and safe, degree.

Through our engagement with the local community we have ensured that as many people as practicable have had the opportunity to comment on and influence the proposed development. This consultation with the community is an ongoing process as we intend to continue engaging with all key stakeholders as the application progresses.

2. Consultation Methodology

Through our consultation process we looked to engage with as many stakeholders as possible to best inform the proposed development. These included the following:

- i. **Havant Borough Council Ward Members;**
Councillors Branson, Guest and Pike of St. Faith Ward, Havant, were written to personally. The letters outlined the proposed development and invited them to a ‘socially distant’ tour of the site.
- ii. **Havant Borough Council Planning Officers;**
Brackley Wrote to Havant Borough Council, the LPA, with a request for pre-application feedback. This was sent on the 18th of march and received on the 28th of May.
- iii. **Havant Borough Council Tree Officers;**
Brackley consulted with Maria Stewart, a Arboricultural Officer for East Hants and Havant District Council with regard to several TPO’d trees on the site.
- iv. **Hampshire County Council Highways;**
Brackley consulted with Holly Dury of Highways Development Planning at Hampshire County Council and sought pre application advice with regard to the access and layout of the site.
- v. **Hampshire County Council in its capacity as LLFA;**
Brackley engaged an engineer to assess and mitigate the flood risk, these plans were sent to HCC in their capacity as the LLFA.
- vi. **Bellway collaboration agreement;**
Brackley consulted with Bellway, and other local landowners, to agree both access and drainage rights.
- vii. **Context plan;**
Brackley was aware of the wider context of local development and other designated sites and as such designed a scheme to be sympathetic to the wider area.
- viii. **Negotiations with the Hampshire and Isle of Wight Wildlife Trust;**
Brackley is currently in negotiations with the HIWT to purchase nitrate credits should the Council’s scheme not yet be serviceable.
- ix. **Consultation with NHS CCG**
Brackley has consulted with the local CCG with regard to financial contributions.

Each stakeholder has had the opportunity to engage with and comment on the development process to form a comprehensive solution that meets the needs of all involved parties.



3. Results of Consultation

i. Consultation with Ward Members

As part of our collaboration with local stakeholders Brackley wrote to the local Ward Members of St. Faith Ward, Havant. These members were;

- Councillor Jackie Branson,
- Councillor David Guest,
- Councillor Tim Pike.

The letter contained a brief overview of the site, including plans and computer-generated images. The intention was to inform them of the location, design and purpose of the scheme, as well as outlining the local need for care home places. The letter also included an indicative timescale for the development. An example of one of the letters can be found at Appendix A. Each letter invited feedback so that Brackley could incorporate it, where practicable, into the design.

The Ward Members were also invited to a ‘socially distant’ tour of the site should they feel it would be helpful.

The letters were sent in July to allow plenty of time for their receipt and considered responses from the Ward Members.

A response was received from Councillor Pike. He acknowledged the receipt and said that he would be in touch should he have any questions. The response can be found in appendix C.

ii. Consultation with Havant Borough Council Planning Officers

On the March 18th Brackley sought pre application advice from Havant Borough Council. It included a description of the site, an analysis of the need, the proposed development, including plans, and an appraisal of the relevant local planning policy.

A response was received from a Mr Lewis Oliver, Principal Planner, Ref: GEN/20/00227. The response outlined which planning considerations were relevant and which local policies were applicable. There was also helpful feedback, which was incorporated into the design, prior to planning. Examples of which are;

- Improving the pedestrian connectivity,
- Changing the submitted red and grey brick, with black cladding to something more sympathetic to nearby existing structures.
- Breaking up the parking with vegetation.
- Further planting of trees along the Southern and Eastern boundaries.

The principle of development was supported due to the fact the site is allocated for housing in the Pre-Submission Local Plan and it meets a growing need in the area.

iii. Consultation with Havant Borough Council Tree Officers

During the development process the site was subjected to a blanket TPO. Brackley liaised with Maria Stewart, the East Hants/Havant Borough Council Arboricultural officer assigned to the case. On her Advice Brackley had a tree survey undertaken, the results of which were shared with Maria. It transpired that many of the trees were either Ash, which is susceptible to ash dieback, or were of poor quality. Brackley had the entire area surveyed, which was beyond the scope of our application, but it was felt that it gave a more holistic picture and would lead to better decision making. The result of which was that the order was amended to include only 4 trees of value. The trees that are within the application boundary have been incorporated into the scheme and are protected.

That order subsequently lapsed and was not confirmed due to the outbreak of COVID-19. Brackley acted in good faith and did not remove any trees. The order of 4 trees has subsequently been confirmed, after the consultation period. The relevant reference number for the associated TPO is (2105)2020, it refers to 4 oak trees (T1-4) on the plan at appendix C.

iV. Consultation with Hampshire County Council Highways

Separate to the formal pre application advice sought from the LPA Brackley sought advice from Hampshire County Council Highways, in the form of a transport Assessment scoping document. Included in the scoping document was a brief overview of the proposed development. Included was also the proposed road layout, the likely traffic generation and its impact on nearby junctions, as well as proposed parking layout.

The response received helped Brackley evolve the design and layout of the parking as well as the junction. Another welcome point from this collaborative process was that it transpired there was no need for a travel plan, given the scale of the development. There was also other helpful feedback which enabled Brackley to focus on the correct areas for the full transport assessment.

V. Consultation with Hampshire County Council in its capacity as LLFA

Brackley instructed Infrastruct to prepare and compile a flood risk assessment (FRA) and a drainage statement for the proposed development site. This was then submitted in the form of a pre application request for advice to Hampshire County Council, in their capacity as lead local flood authority (LLFA). This proved to be a useful process as it enabled a response prior to the full application.

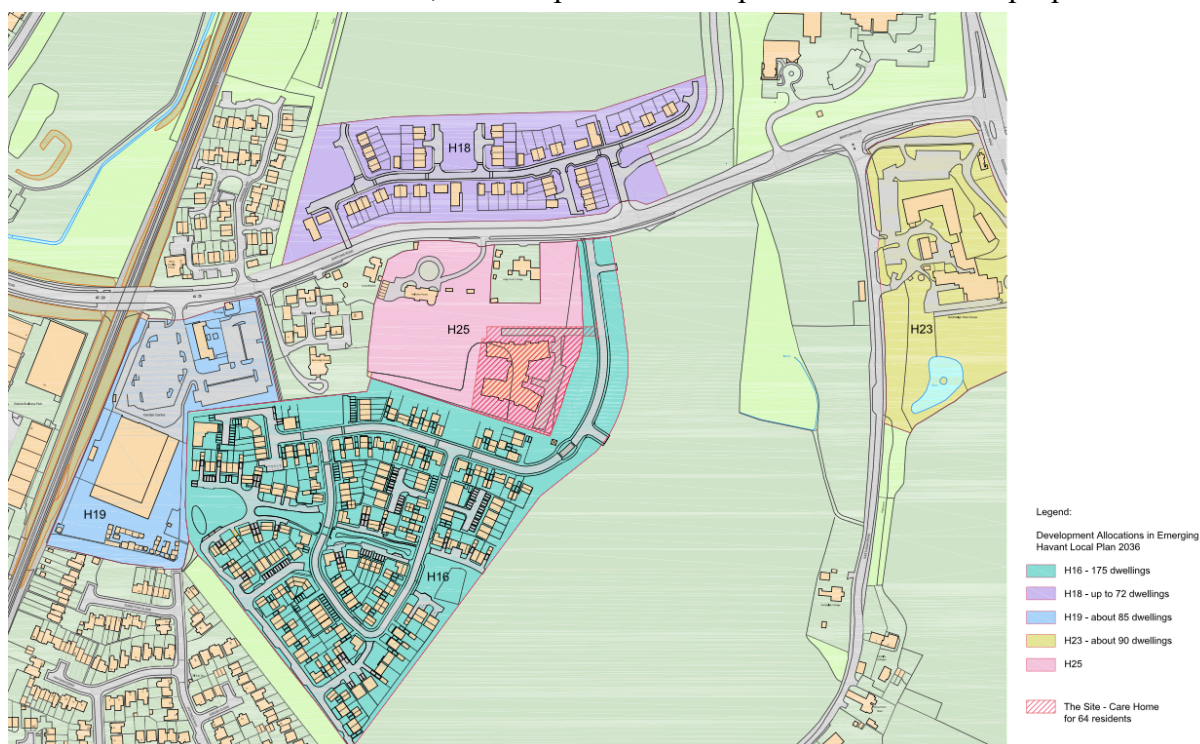
It became evident that certain information would need to be submitted, such as the collaboration agreement that contained the discharge rates between sites, the fact that above ground SUDS elements had not been incorporated and the calculations had not taken into account the 10% ‘urban creep’.

Vi. Collaboration with Bellway, the adjacent landowner

Brackley entered into a collaboration agreement with Bellway and several other adjacent landowners to enable the discharge of surface water at 2.5L/s for the care site as the infiltration rate on the site was not sufficient. This figure was reached after lengthy negotiations and has been approved by all relevant parties.

Vii. The scheme in the wider context of local development

The below context map shows the proposed scheme in the context of other local development. The site can be seen in the centre, hatched pink. It forms part of H25 which is proposed for 15



houses in the emerging Havant local plan. The wider context shows that there will be close to 340 dwellings built around the proposed scheme. The care home will reduce the number of houses built and help to offset the additional care home places that will be required with that level of new housing.

Viii. Negotiations with the Hampshire and Isle of Wight Wildlife Trust

A critical path for this proposed care home was overcoming the issue of nitrates. Brackley undertook an analysis to find the level of nitrates that would be produced by the scheme. According to the analysis the site would generate 36.87 kg/TN/yr. This needs to be offset in order to reach nitrate neutrality and prevent the further nitrification of the Solent.

Brackley has been in discussions with HIWT to purchase the necessary nitrate credits. They have purchased tracts of land on the Isle of Wight that will be left fallow to offset the development of land elsewhere in the region. Brackley has submitted an expression of interest and received a responses.

Brackley has been notified that the Council's own scheme is now operational and we are currently in negotiations with them. This would negate the need for the HIWT scheme.

iX Consultation with NHS CCG

Brackley consulted with the local NHS CCG. This was to discuss whether a commuted sum should be paid for a care home development, as it would for a residential development. Care homes hold private contracts with GPs and would expect residents to come from within a five mile catchment. This means that residents would likely already be registered with a local GP.

After consultation the NHS will seek contributions to mitigate any impact of the new development. This will be secured via either a unilateral undertaking or a s.106 agreement.

Conclusion

As mentioned previously, the outbreak of COVID-19 has made stakeholder engagement harder. Historically Brackley would have held a public information day, unfortunately that has not been possible. Following consultation with the relevant key stakeholders, and Havant Borough Council, there has been support for the proposed 64-bed care centre.

We have taken on board all points raised through both our consultation process and the pre-application response to inform and progress the proposal to planning application stage. Where possible these recommendations have been incorporated into the scheme.

As noted within the previous section, the Council's pre-app response was positive in nature with some areas requiring further work. This has been addressed through several design iterations. Further pre-application enquiries with the Planning Department have not been necessary.

Appendix A – Letter to Ward Members



DIRECTORS:
M. J. ROBERTS, MRICS
J. D. MOORE, MRICS
A. MARSHALL, MRTPI
D. BRILL, MCIOB, IoD Dip
P. G. WAKEFORD, MRICS
M. WAKEFORD, MA, CEng, FICE

6 LOWER FARM BARN
BAINTON ROAD
BUCKNELL
BICESTER
OXON OX27 7LT

Telephone: 01869 244848
Fax: 01869 249955

E-mail: mail@brackley-investments.co.uk
Web Site: www.brackley-investments.co.uk

Your ref:

Our ref: 8734

Date:

Proposed 64 bed Care Home, South of Bartons Road

Dear XXXX

I am writing to you, in your capacity as a Ward Member, with regard to planning application that is due to be submitted shortly. I wanted to make you aware of its existence and the nature of the scheme. It concerns the land to the South of Bartons Road, adjacent to the new Bellway housing scheme.

In times unaffected by COVID-19 we would have a public information day, however, as you can imagine that is not currently possible. We would like to invite you to a 'socially distant' tour of the site where we can show you plans etc, should you be interested.

I would appreciate your support for this application. Please see below for further information.

Need

There is a substantial need for increased choice and quality of older persons care to meet the needs of the increasingly ageing population across the district.

As the population ages so older people live longer with multiple acute health conditions and the most significant trend is now the fast-growing prevalence of dementia in all its forms. We have therefore commissioned independent research to analyse need for care provision within the district.

Brackley Investments Limited Trading as Brackley

Also at: LAWFORD ROAD, RUGBY, WARWICKSHIRE CV21 2UU
TEL: 01788 574511; FAX: 01788 541364
REG NO: 3119358; VAT NO: 669946166

This has shown there to be a shortfall, or deficit, of care home accommodation within the Havant area specifically for those with a dementia diagnosis. Whilst this care home will not be specifically for dementia care the intended occupier does operate specialist dementia homes elsewhere and the design of this scheme enables it to offer dementia specific wings.

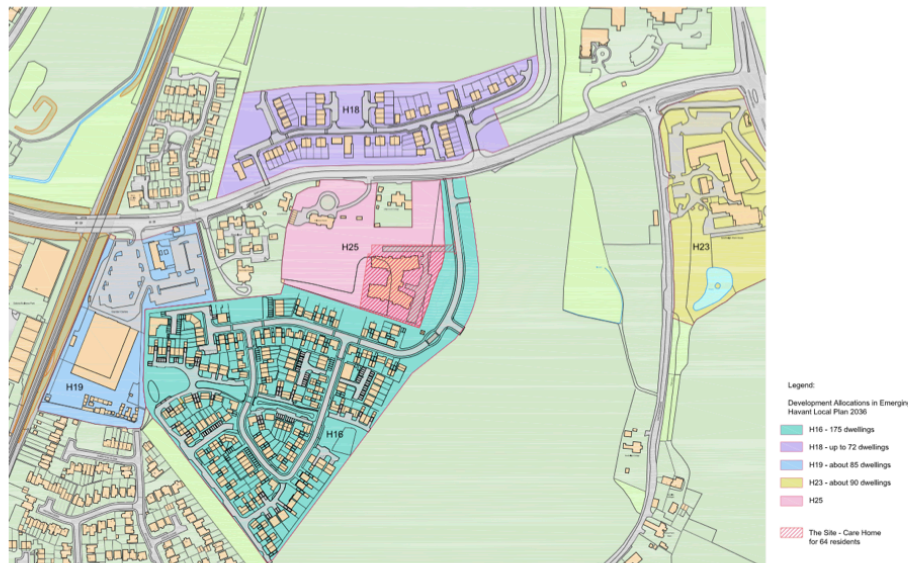
Site search

As specialist developers of care facilities our site search criteria are well established:

- Of sufficient size (minimum 1.25 acres required);
- Accessible for staff and visitors by private car and public transport;
- Suitable ground conditions (free draining, no contamination, topography);
- Suitable environment with regard to neighbouring development; and
- Immediately available, viable and legally developable.

The Site

This site has been identified for development in the in the Havant Borough Draft Local Plan, site H25. Instead of the proposed 15 or so dwellings we are proposing to develop a 64 bed Care home for a charitable operator. This we generate significantly less traffic than a residential scheme and will supply a substantial need for care home beds in the area. It will also free up 35 houses in the area, according to the government's own housing metric. The context plan below shows the site in the wider area and all of the development that is occurring and will occur around it.



Brackley Investments Limited Trading as Brackley

Also at: LAWFORD ROAD, RUGBY, WARWICKSHIRE CV21 2UU

TEL: 01788 574511; FAX: 01788 541364

REG NO: 3119358; VAT NO: 669946166



The Design

Formed using a 2-storey household concept with 4 household wings comprising 64 beds of specialist care (all en-suite) with associated living spaces, and a communal / service area which accommodates the communal facilities, circulation core, and back of house facilities.

This is a design that we know works for both residents and operators. It works on a principle of progressive privacy, from the main entrance, through to the residents' rooms. The household model of 4 16-bedroom wings allows each wing to be tailored to the needs of that group of residents. It also allows the creation of 'hot-wings' that can be controlled should there be an outbreak of COVID-19 or something similar. This wing can then be quarantined using a combination of PPE and controlled airflow.



Access & Parking

The site will be accessed from the existing access for the Bellway housing scheme. This means less disruption on Bartons Road.

There are 29 parking bays, including disabled parking and dedicated, covered, bicycle storage. This number will be ample for all the staff and visitors. The residents will not have private cars.

Brackley Investments Limited Trading as Brackley

Also at: LAWFORD ROAD, RUGBY, WARWICKSHIRE CV21 2UU

TEL: 01788 574511; FAX: 01788 541364

REG NO: 3119358; VAT NO: 669946166





Intended operator

As of the date of writing we are in negotiations with HMT, Healthcare Management Trust, who are a registered charity and operate both care homes and hospitals. They are specialists in dementia care and operate at the highest standards.



Timeline

We hope to submit a full application in early August, having already submitted a positive pre-app. This should enable us to have the facility open within two years.

I hope this brief overview allows you to support the scheme. Should you have any questions or suggestions at all please feel free to contact us and we will be happy to help.

Kind regards,

Andy Marshall

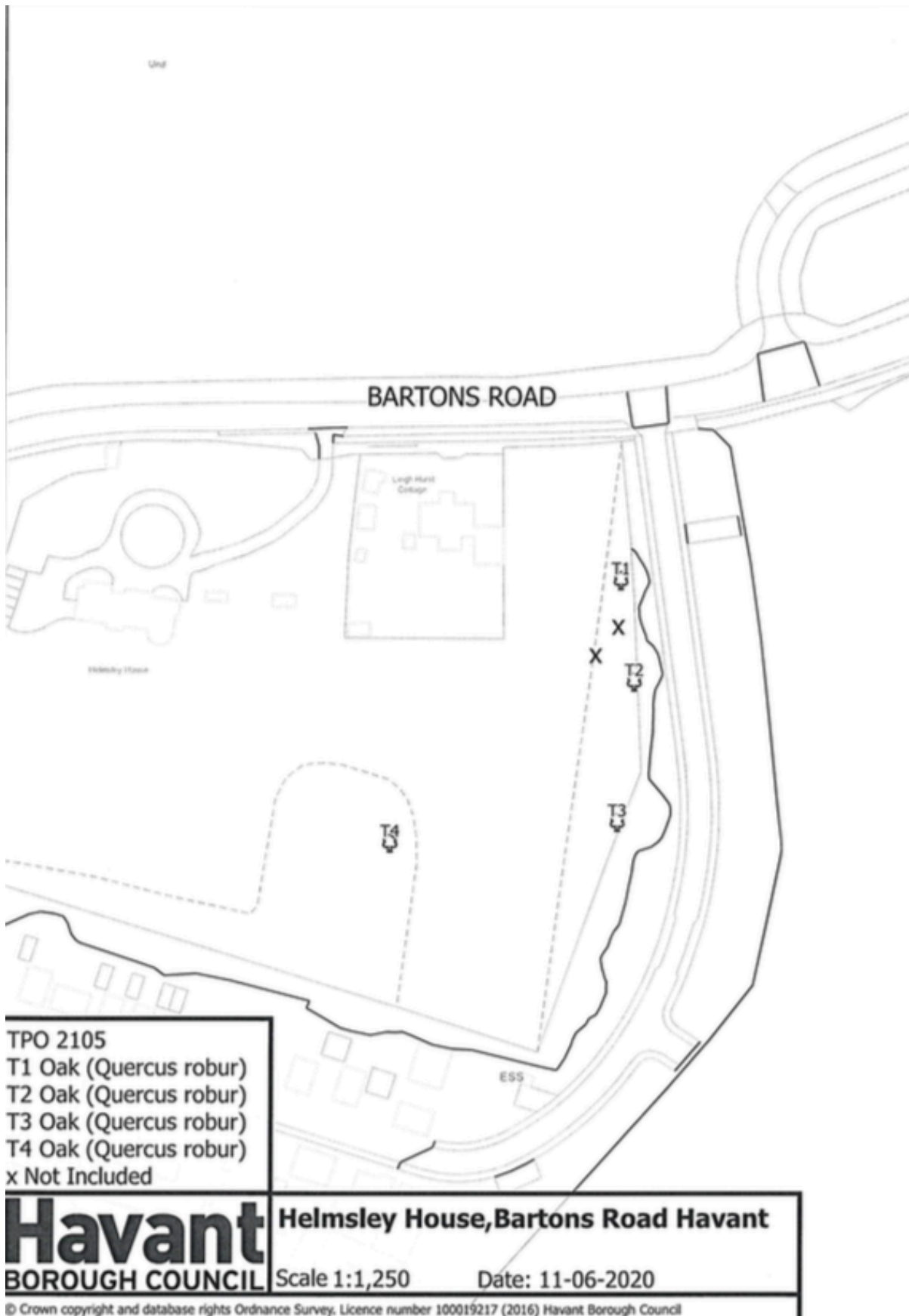
Planning Director

Brackley Investments Limited Trading as Brackley

Also at: LAWFORD ROAD, RUGBY, WARWICKSHIRE CV21 2UU
TEL: 01788 574511; FAX: 01788 541364
REG NO: 3119358; VAT NO: 669946166



Appendix B - TPO



Appendix C – Cllr. Pike’s response

Re: Proposed new Care Home for Havant



Pike, Tim <tim.pike@havant.gov.uk>
To: Andy Marshall

Wednesday, 29 July 2020 at 14:39

Thank you for taking the time to email me Andy.

I will read the application when it is validated by our planning officers, and I'll be in touch if it raises any questions or concerns with me.

Kind regards

Tim

Cllr Tim Pike
Councillor - St. Faith's Ward
Havant Borough Council

Appendix D – Consultation with NHS CCG

Dear Andy,

My apologies for the delay in my response to you, as a health system we are still operating in a level 4 international incident, and therefore most non-essential business has been on hold.

I have now had time to consult with our Locality Director and Head of Primary Care, and it is our view that we would seek a contribution to mitigate some of the health impacts of a new development. We would of course be happy to discuss this further with yourselves, and the local authority, when you submit the planning application for the site.

I hope this clarifies our position.

Best Regards
Lisa Medway

From: Andy Marshall <andy.marshall@brackley-investments.co.uk>
Sent: 09 July 2020 18:36
To: ENQUIRIES (NHS SOUTH EASTERN HAMPSHIRE CCG) <>
Subject: FAO Lisa Medway: Proposed s.106 contribution for Care Home in Havant

Hi Lisa

I left a voicemail a little while back concerning the above – we've been directed to you by Havant BC's planning dept to discuss whether a commuted sum should be paid in respect of a Care Home development – as, unlike retirement housing or even Extra Care accommodation, our Care Home operators would hold a private contract with GP providers, and in addition the majority of residents would be expected to move into the Home from the surrounding 5 mile catchment – therefore many would already be patients of existing local practices.

Whilst we are only at pre-application stage (Havant BC ref GEN/20/00227) it would be useful to know at an early stage as to whether a contribution would be required in these circumstances, especially since the prospective operator of the facility is a Charity.

Look forward to hearing from you, and should you require any further information please don't hesitate to contact me.

Andy