

1 Notes from a meeting on November 30, 2021, 13:30, at the Bosmere Medical Practice

1.1 Attendees

Helen Pinder	Bosmere Medical Centre	Practice Manager
Dr. Ben Bracegirdle	Bosmere Medical Centre	GP Partner
Bob Comlay	Bosmere Medical Centre	PPG Representative
Imogen Payter	Havant Borough Council	St Faith's Ward Councillor
Chris Hardyman	Portsmouth Water	Company Secretary
Tamara Breach	Portsmouth Water	Assistant Company Secretary
Natalie Fellows	Fellows Planning	Planning consultant
Dr. Chris Lyons	Tetra Tech (WYG)	Lead planning agent
Carmelle Textor	Chancerygate	Development Planning Manager

The meeting had been initiated following an email from Natalie Fellows to Anita Arnold at the Bosmere Medical Practice on October 25, 2021, to discuss planning application APP/21/00601.

Chris Hardyman and Tamara Breach represented Portsmouth Water with their planning agent, Chris Lyons, representing Tetra Tech / WYG and Carmelle Textor representing commercial development and asset management partner, Chancerygate.

Havant Borough Council was represented by St Faith's Ward Councillor, Imogen Payter.

The Bosmere Medical Practice was represented by the Practice Manager, Helen Pinder, with Dr Ben Bracegirdle representing the clinical staff and Bob Comlay representing the Patient Participation Group.

It was noted that Boots pharmacy, a separate business on the same site, had not been invited to the meeting.

1.2 Introduction

NF explained that she had recently been engaged by the Portsmouth Water / Chancerygate partnership to address a public relations concern highlighted by the high number of public objections to the planning application.

NF gave a high-level overview of the development proposal to set the scene. This was at a level equivalent to the presentation given by Portsmouth Water and Chancerygate to those present at the HBC Development Consultation Forum on October 22, 2019.

NF told the meeting that Portsmouth Water/Chancerygate understood that the practice had some concerns over the proximity of the development and the access arrangements proposed. It had previously been stated in the email invitation that *"Whilst it is likely that we can't go as far as you would like, we do think we can make some changes to improve the current proposals."*



1.3 Chancerygate presentation

Chancerygate explained the solution that they had adopted and the options that had been considered. These related to various options for road markings to suggest a level of priority for traffic accessing the medical practice and the pharmacy.

HP/BB both expressed concern that the solution still assumed shared use of the site road, which was the fundamental concern which had been raised by practice staff, patients and many members of the public.

Given the fact that the surgery peak hours coincided with the start-of-day and end-of-day Solent Road traffic peaks, HP asked what number of cars would be needing access to the Portsmouth Water offices. CH explained that there would be 'about 100' cars arriving in the morning and leaving in the evening, but that flexible working hours would distribute that load over 90 minute periods at the start and end of each day.

HP reinforced the concern that 100 office cars coinciding with peak surgery traffic reinforced the original position that the shared use of the site access road was unacceptable to the surgery.

CL commented that since PW owned the land the road was on, 'the surgery should have realised that this would happen one day'.

BC asked Chancerygate for examples of the type of business that would be occupying the commercial units, in order to understand the type and volume of traffic that these would generate. Chancerygate replied that there were no businesses currently identified but that market surveys indicated that there was an unspecified demand.

BC asked Chancerygate what the elapsed time for development would be. Chancerygate responded that the following a planning decision early in 2022, development would take place over a twelve month period.

HP and BB asked whether construction traffic would be using a separate access to the site but were told by Chancerygate that construction traffic would use the existing access, but 'would be controlled by a banksman'.

HP and BB expressed further concern over this suggestion. The need for unhindered access to the premises at all times, for ambulances as well as other patient transport, must be taken into account.

BB explained that NHS / Practice rules state that if a patient does not arrive within ten minutes of their booked time, the appointment may be cancelled.

1.4 Bosmere MP/PPG presentation



BC thanked NF for setting up the meeting, explaining that since the Development Consultation Forum on October 22, 2019, there had been no consultation between any of the parties, or indeed Havant Borough Council, with the Bosmere Medical Practice, despite the obvious business and safety impact of the access design on the surgery and pharmacy operations.

The slides prepared by Havant Civic Society on behalf of the Bosmere Medical Practice for the Development Consultation Forum on October 22 2019 were shown. These slides highlighted the concerns over the access proposals, concerns which were clearly documented in the text of the deputation given at the DCF. The slides and deputation had been made available to the DCF attendees after the meeting.

HP and BB confirmed that when planning application APP/21/00601 was made public in July 21, the medical practice had been extremely disappointed to find that their concerns raised at the DCF appeared to have been ignored. The Havant Civic Society request that medical practices should be included on the HBC list of 'interested community groups' for public consultations had also remained unanswered.

BC asked why this was the case, reinforcing the concern that there had been no attempt to engage with the concerns of the medical practice, either by Portsmouth Water and their partners, or by Havant Borough Council. No response was given.

Action: Cllr. Payter took an action to raise this point with Julia Mansi, HBC Planning Development Manager, for response.

1.5 Discussion

BC asked why the newly approved (APP/20/01109) access from Brockhampton Road could not be used for office site access since it lies immediately to the west of the new HQ location.

CH confirmed that the new Brockhampton access was to enable the site to be cleared and reconfigured to provide a distribution facility for pipe and pump components for the major engineering works supporting the newly approved Havant Thicket Reservoir. New high rack shelving units will be installed at the Brockhampton Road service yard for this purpose.

BC asked whether that had been public knowledge and CL confirmed it had been explained in a response to the HBC Case Officer.

CL stated that the Brockhampton Road access could not be used for the planned office development because in his opinion, 'that would disturb the underlying springs'.

1.6 Next steps

The position of the Bosmere Medical Practice was restated:



The Bosmere Medical Practice is the largest medical practice in the town and will be severely impacted if this development goes ahead without a radical, site-wide rethink. There has been ample time to do this since the concerns were originally raised two years ago, but it seems that no notice has been taken and none of the parties involved have made any serious attempt to engage with the medical practice.

The same concern may well be raised by the Boots pharmacy, which is a separate business.

The current position is unacceptable and the overdue engagement between the Bosmere Medical Practice, Portsmouth Water and their partners and Havant Borough Council Planning Services must be scheduled before the application proceeds to the next stage. It would be advisable for the management of Boots to be involved in these discussions.

Action: NF

Meeting closed at 14:30

