



Planning Statement

Havant Health and Wellbeing Campus

Land located at Oak Park, Havant, PO9 2EL

Hampshire Living Space

CRM.1112.005



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Havant Health and Wellbeing Campus

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1 Introduction

1.1 Description of the project

- 1.1.1 The proposal is for the provision of a new Oak Park 'Health and Wellbeing Campus', consisting of an integrated, affordable housing and care facility for local people as they grow older and their housing and care needs change.
- 1.1.2 The site will consist of three broad types of accommodation: 51 extra care residential units; 48 supporting living accommodation units; and 80 nursing home accommodation units.
- 1.1.3 The nursing home and extra care residential accommodation are grouped around a central 'hub', designed for use of the whole community, to include arts and crafts, a shop, a hairdressers, a spa/ treatment room, a kitchen, staff and residents WCs, a gym, a cinema, a refuse area, and a flexible area including a lounge, dance area, day centre, dining area and IT area.
- 1.1.4 The nursing home is positioned to the North and West of the Hub, and the Extra Care residential to the South. The supported living units are positioned to the east of the site. All living elements are grouped around two large landscaped 'courtyards', which will be accessible to residents, visitors and guests. There are also two secure garden courtyards within the Nursing Home, allowing for secure, discrete and private outdoor space. The layout provides a variety of types of garden to suit location and security type. This includes vegetable gardening, an 'outdoor gym' and exercise paths, herb gardens for sensory experiences, social space, a bubble fountain for movement, and shelter.
- 1.1.5 The proposal will be a maximum of three storeys high, and has been designed so that the new buildings fit into the site and its context, and will be a positive contribution to the neighbourhood. The design ensures that the adjoining south-western quadrant which has been reserved for a health centre is enhanced by the development, and will not be limited by the proposal should the needs of the adjoining site change.
- 1.1.6 Access to the site is primarily via River Way to the east of the site, with views straight into the Central Hub. There is vehicular access to the front doors of both the Nursing Home and the Extra Care residential accommodation. Service and emergency vehicles will access the site either via the main entrance, or via Leigh road to the west of the site.
- 1.1.7 The majority of parking will be provided to the north of the site over the sewer, and there will also be some parking provided in the southern half of the site, close to the supported living accommodation.

1.2 Description of the applicants

- 1.2.1 The site is currently owned by Hampshire County Council, and was awarded to Hampshire LivingSpace Consortium to build Hampshire's first purpose-built Health and Wellbeing campus. The Hampshire LivingSpace Consortium is made up of three key partners: Ashley House Plc, Home Group and HC-One
- 1.2.2 Hampshire Living Space is the applicant. Ashley House plc will develop the scheme to completion. They will then handover to the providers of care, housing management and support.
- 1.2.3 Ashley House Plc is a leading social housing and health property planner, who work with providers and commissioners in the public, private and community sector. They have over 20 years' experience of providing innovative approaches in the resourcing, funding design

and development of efficient social and community health, care and supported living environment.

- 1.2.4 One of their key areas of expertise is LivingSpace, which includes an affordable, mixed tenure model with a choice of service packages. This provides housing for vulnerable client groups including older people, and offers better and more cost efficient housing compared to independent living within a home setting.

1.3 Site description and surroundings

- 1.3.1 The site is located in Havant and is approximately 0.8km to the north of Havant Town centre and Havant Station, and 0.4km east of the Havant Public Service Village. The National Grid Reference of the site is SU 72014 07139, and the site is within the Hampshire County Council postal code PO9 2EL.
- 1.3.2 The land is currently derelict (brownfield), and has been so for a number of years. The land was made available by the County Council for development to meet the needs of local people. The site was also allocated for residential, care home and community health by Havant Borough Council in their Adopted Local plan, following consultation with the local community.
- 1.3.3 The site is part of a larger, roughly square 2.63 hectare site. However the south-western quadrant of the larger site has been safeguarded for a health centre development and car parking. This leaves the remaining 1.93 hectares available for development.
- 1.3.4 The site is surrounded by roads on three sides, with Crossland Drive running across the northern edge, Lavant Drive running to the South, and Leigh road running to the west. Lavant stream runs to the east of the site, and there is a swale in the south eastern corner. Mature trees run up the western and eastern edge of the site, and a mature hedgerow borders the northern edge.
- 1.3.5 Across the surrounding roads the site is bordered by residential developments (including a BUPA care home) on the northern and western edges. To the east a swale and area of land including a children's play area separate the application site from the nearest residential dwellings. To the south, across Lavant Drive there is a NHS community clinic. The main vehicular access to the site would be from River Way to the east of the site, and there would be additional emergency and service vehicle access from Leigh road.
- 1.3.6 The land comprises of scattered trees, successional scrub, improved grassland, tall ruderal vegetation, species poor hedgerows and hard standing. The land is relatively level, draining to the stream on the eastern boundary and to the swale in the south eastern corner.

2 Residential Care Context

2.1 Hampshire requirements and brief

- 2.1.1 Oak Park Health and Wellbeing Campus is an initiative between Hampshire County Council and the NHS. They share a common objective to deliver health and social care services on the proposed site. They have specified that the development should include a nursing home, affordable extra-care housing, and supporting ancillary uses such as residential dwellings.
- 2.1.2 The site was safeguarded for health-related uses in the Havant Borough Core Strategy (Policy CS19.8) which was adopted in March 2011. This was carried forward from Policy CS2 of the Havant Borough District-Wide Local Plan 2005.
- 2.1.3 Hampshire County Council have awarded the development site to Hampshire LivingSpace Consortium, to build Hampshire's first purpose-built Health and Wellbeing campus. The County Council have developed a brief which outlines development principles, including acceptable land use. This includes the following:
- C2-nursing home, including a minimum of 20 reablement nursing beds and 10 older persons' mental health continuing health care nursing beds.
 - C2/C3- a minimum of 50 affordable extra-care units.
 - Small scale uses ancillary to the main care elements within a communal 'hub' building.
 - C3- residential dwellings, ancillary to the main healthcare-related uses.
 - Within the NHS land (outside the development site), safeguarding for a health centre and associated parking and landscaping.
- 2.1.4 The brief also sets out layout requirements. This includes a co-ordinated development; buildings looking 'outwards' onto surrounding public streets; principle access from River Way; secondary access for servicing and emergency vehicles from Leigh Road and/ or Lavant Drive; secure communal courtyards for residents; a publicly-accessible riverside walkway; a maximum number of rooms with good solar orientation; and safeguarded access to the future Health Centre from Lavant Drive and/ or Leigh Road.
- 2.1.5 The brief also states that the development should have a 'residential character'; follow Havant Borough Design Guide SPD (2011); and refer to other good practise design guidelines. The proposal must protect specified vegetation, mitigate flood risk, provide landscaped grounds and courtyards, and incorporate the existing swale within the development.

2.2 Relevant National Strategies and Policies

- 2.2.1 The National Planning Policy Framework (NPPF) (2012) is centred on sustainable development, and identifies that the planning system provides key social, economic and environmental roles. The document highlights the need to consider all types of housing requirements, including those of the older population. The National Planning Practice Guidance (NPPG) also highlights the need to provide housing for older people, and consider the size, location and quality of dwellings needed in the future.
- 2.2.2 Paragraph 50 of the NPPF states that in order to '...deliver a wide choice of high quality homes...and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the need of different groups in the community...

- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand...'
- 2.2.3 Paragraph 159 goes onto say that local planning authorities should '...identify the scale and mix of housing and the range of tenures that the local population is likely to need...' and ensure it '...addresses the need for all types of housing...such as, but not limited to, older people, people with disabilities...'
- 2.2.4 The framework explains that delivering sustainable development means (among others):
- Delivering a wide choice of high quality homes
 - Requiring good design
 - Protecting green belt land
 - Promoting healthy communities
 - Conserving and enhancing the natural environment;
- 2.2.5 The 2008 document 'Delivering Lifetime Homes, Lifetime Neighbourhood' provides a national strategy for housing in an ageing society. It states that in order to meet the needs of an ageing population, the government wants to ensure that there is the right range and choice of specialised housing available to those who require support.
- 2.2.6 The 'Specialised Housing' section of the strategy highlights the need for specialised housing for older people which matches their changing lifestyle. This should provide a greater choice of accommodation for a diverse aging population.
- 2.2.7 'Laying the Foundations: A Housing Strategy for England' (2011) sets out the governments housing strategy, and aims to get the housing market moving; lay the foundation for a more responsive, effective and stable housing market in the future; support choice and quality for tenants; and improve environmental standards and design quality.
- 2.2.8 The document identifies that many older people choose to move home to enable them to remain independent, to release equity, and to access appropriate support and care. However it goes on to say that without urgent action to build new homes, older people will not have the choice and support they require. The Government aims to provide a better deal for older people, with greater choice and support to live independently. This requires Local Planning Authorities to make provision for a wide range of housing types across all tenures, including accessible and adapted general-needs retirement housing and specialised housing care options including sheltered and extra care accommodation.
- 2.2.9 The document identifies that allowing older people to remain involved with their friends and communities not only makes financial sense, but also results in a better, more inclusive society. This can release pressure on working families in caring for older relatives, and also reduce costs to the NHS. Furthermore, allowing older people to move to smaller, more accessible and manageable accommodation can free up much-needed local family housing.

2.3 Overarching needs for residential care

- 2.3.1 According to the UK Parliament 10 million people in the UK are over 65 years old. This is expected to increase by 5.5 million people by 2030, and the number is expected to reach around 19 million by 2050. Within these figures, the number of very old people is growing even faster. There are currently three million people aged 80 years or over in the UK, and this is expected to almost double by 2030. By 2050 it is expected that a quarter of the UK population will be aged 65 or over. The growing number of elderly people has significant impacts on the economy, including impacts on the NHS and housing demands.

- 2.3.2 With specific reference to Hampshire, the number of old people has increased each decade between 1981 and 2011, with over 250,000 people aged 65 years or over in 2011. This represents 18.5% of the total population. The number of very old people (85 years or over) has also increased, with almost 35,000 very old people, representing 2.6% of the population (Hampshire County Council).
- 2.3.3 In addition to the national demographic shift, changes in family-related behaviours such as increased divorce rate and having children outside marriage has raised concerns regarding the availability of family support for older people. This is combined with an increase in children moving away from their family due to declines in job security and labour-market restructuring. This further reduces the availability of family support for older people (WRVS).
- 2.3.4 As the number of older people increases in future years and family members are less able to provide care, demand for both long-term and informal care is likely to increase significantly. As a result, there is a growing trend towards integrated housing, which incorporates extra care, supported housing and nursing homes on site. This means that elderly people are not forced by their care needs to leave their homes, neighbours and friends, and move to new areas, which can lead to isolation and negative health impacts.
- 2.3.5 From an economic perspective, such accommodation reduces the demands exerted on health and social services and other care facilities. It also allows doctors and community nurses etc. who visit retirement housing developments and individual properties to attend the needs of several residents in a single visit. Hence, a better use of public resources.

2.4 Ethos behind the proposal

- 2.4.1 This section aims to clarify the principles of the development, specifically the different types of health care provided and how residents would move between these.
- 2.4.2 The proposed development would provide three types of accommodation for the over 55s: Nursing Home beds, Extra Care Units, and Supported Living Units. Table 1 provides further details of the care provided, tenure, affordability and operator for each type of accommodation.

Table 1. Details on accommodation types

	Nursing Home	Extra Care	Supported living
Care provided	Full-time care	Regular care	Care when needed
Number of units	80 beds.	51 units (42 one bed flats and 9 two bed flats)	40 units (30 one bed flats and 18 two bed flats)
Tenure	Affordable rent. 10 beds bought by the HCC, 20 beds bought by The Care Commissioning group. Any bedroom unfilled let on a commercial basis	51 units for affordable rent	12 shared ownership units. 36 units for market sale
Affordability	100% affordable	100% affordable	25% affordable
Operator	Homegroup, who are a private registered social landlord	HC-One, who are a private registered social landlord	HC-One, who are a private registered social landlord

- 2.4.3 The three types of accommodation are a key part of the proposal, and provide a balance in care provision to meet the full spectrum of care needs. This ensures an integrated care journey to the end of life, and allows for a continued inflow of residents into different parts of the scheme as residents care needs change.
- 2.4.4 The supported living units provide accommodation for those who are able to live largely independently, but require some assistance or care on a reasonably regular basis. Residents in this accommodation would benefit from living in an environment where they can live and socialise within the same complex, and can access health care when required. The extra care units provide accommodation for those who can live in their own accommodation but are dependent on assistance or care on a fairly regular basis. The nursing home beds provides accommodation for those who require full time care, and are unable to live independently.
- 2.4.5 Having all three types of accommodation on site allows residents to move between the different accommodation types easily as their care needs change, and without having to leave the area, their friends and neighbours. This type of development can go a long way towards reducing loneliness and isolation in elderly people.
- 2.4.6 HCC will purchase 10 of the nursing home beds and these will be made available based on the nomination and assessment system currently in place. The Care Commissioning group will purchase 20 of the nursing home beds, and again these will be allocated using the current system. These beds will contribute towards replacing the 21 rehabilitation beds for the elderly which were lost when Havant War Memorial Hospital closed in September 2011. The hospital previously planned on this site was supposed to replace these beds, but the development never went ahead, and there has since been a shortage of this type of accommodation in the area.
- 2.4.7 As shown in Table 1 the majority of the accommodation onsite is affordable. All of the nursing home and extra care units are affordable, and 25% of the supported living units are affordable. This equates to a 63.6% affordable housing contribution.
- 2.4.8 The 'Hub' is a key aspect of the accommodation, and will provide a space for on-site residents and members of the surrounding community to integrate. This will provide flexible space for a range of facilities including space for arts and crafts, a cinema, a shop, a hairdressers, a spa/ treatment room, a gym, and a lounge/ dining and day centre flexible space. The Hub will be run by a Community Interest Company with proceeds going back into the development. Whilst the activities taking place in the Hub will be organised around and for the residents of the development, the hub will welcome people from outside in the local community. There will be a particular emphasis on inter-generational interactions. For example local clubs, organisations and school groups will be able to use space within the Hub, and activities will be opened up to onsite-residents. This will ensure both residents and the community benefit from this facility.

3 Planning History and proposed development

3.1 Previous planning applications

- 3.1.1 The site was formally occupied by Oak Park Secondary School. Since then a number of planning applications have been granted for the development of a community hospital. Despite this, the site has lain derelict for a number of years. Planning permission history for the site is set out in Table 2 below.

Table 2. Previous planning applications

Application number	Site Address	Development Description	Status
08/68066/002	Oak Park, Havant	Demolition of existing buildings onsite and erection of a new community hospital, including access from River Way with parking, landscaping and associated works, plus a new electricity sub-station.	Permitted April 2009
04/68066/001	Oak Park, Havant	Development of Phase 1 of a Community Hospital (Children's Service), access to Lavant Drive	Permitted June 2004
03/68066/000	Oak Park, Havant	Outline application for erection of a Community Hospital including means of access from River Way, Lavant Drive and Leigh Road, Havant. Section 106 Agreements were completed in relation to both the outline and full planning applications	Permitted June 2004
02/60916/003	Oak Park, Havant	Erection of a 14 bed adult mental health unit together with associated car parking and landscaping, and new access from Lavant Drive.	Permitted October 2002

- 3.1.2 The site was formally occupied by Oak Park Secondary School which closed in the late 1970s. Until 2012, the south eastern corner was in use as a County Council Education office. In the north western part of the site a health service use was established after 2001, but this has since been removed. As a result of the described developments there is a large amount of hard standing on the site, providing further justification for development of the site.

3.2 Permitted Hospital Scheme

- 3.2.1 The most recent planning permission granted was in April 2009 for the demolition of existing buildings onsite and erection of a new community hospital, including access from River Way, parking, landscaping and associated works, plus a new electricity sub-station. However in 2010 it was decided that the proposal was not feasible, and development never took place.
- 3.2.2 The hospital was intended to bring together a number of services previously spaced across several existing buildings and sites. This included:
- An assessment, treatment and rehabilitation centre
 - A therapy centre
 - An outpatient department
 - A podiatry department including 2 treatment room
 - An endoscopy department
 - An imaging department consisting of 5 rooms
 - An inpatient unit with 25 beds
 - An older people mental health ward with 24 beds.
 - Support facilities for staff, administration areas, and a coffee lounge which would provide food and drink for patients and staff.
- 3.2.3 A 13.4 meter atrium would act as a central hub, and on either side of the hub a two-storey wing would run north-south. To the southern side of the site there would be two-storey wards designed in a rough X- shape. Access would be via River Way, and this would lead to car parking facilities in the north-eastern corner of the site, adjacent to the Lavant Stream. There would also be access onto Leigh Road for emergency access. The site would incorporate a Café Courtyard area, additional gardens adjacent to the wards, and two 'inaccessible gardens'.
- 3.2.4 The planning permission was granted with a number of Conditions. A number of these are summarised below:
- Plans of the layout, depth and capacity of all foul surface water drains and sewers proposed to serve the site must be submitted.
 - Plans of external facing and roofing materials must be submitted.
 - Details of suppression of dust during construction/ demolition of the development must be submitted.
 - If during development contamination is identified, no further development shall be carried out until approval from the LPA is sought.
- 3.2.5 Many of the impacts associated with the hospital development are not applicable to the proposed development. For example the proposed development includes extensive areas of landscaping resulting in an improvement in terms of the visual aspects of the site. The landscaping approach also provides a range of habitats to attract biodiversity.
- 3.2.6 Furthermore the proposed development addresses many of the conditions associated with planning permission of the hospital. This includes:
- Details of existing trees and vegetation to be retained have been provided, and the proposal has been designed to ensure root protection areas are avoided.
 - Details of external facing and roof materials have been provided.
 - Information on noise making equipment has been provided.
 - A surface water drainage scheme has been submitted.
 - A buffer strip has been left alongside Lavant stream.
 - Sufficient car parking spaces have been provided, in accordance with the relevant policies.

- Details on external lighting have been provided.

3.2.7 The permitted hospital development also included construction of a new electricity sub-station. Therefore impacts associated with the sub-station are no longer relevant.

3.2.8 The amount of traffic generated by the proposed development is expected to be substantially less than would be generated if the consented Community Hospital use has been implemented at the site.

3.3 Detailed description of the proposed development

3.3.1 The main vehicular entrance to the site would be from the east via River Way, with views directly into the Hub, and the supported living accommodation adjacent to the entrance on both sides. In response to discussions with Havant Borough Council, the entrance has been design to be open and welcoming. The buildings either side are well-spaced to prevent crowding, and the views into the Hub would create a welcoming residential feel.

3.4 The Hub

3.4.1 During consultation it was agreed that the Hub should be the focal point of the development, and act as a key landscape feature. This has been achieved by placing it in the centre of the site, and ensuring it is not dominated by the surrounding residential accommodation. Although the Hub is 1.5 storeys, and therefore lower than the adjacent accommodation, the design approach- including stepping it forward relative to the nursing home accommodation- ensures it remains the focal point.

3.4.2 Internally, the Hub has been designed to have a bright, airy feel, making use of light timber and glass panels to increase natural light. The internal space is flexible, and suits a range of facilities such as a hairdressers, a gym, a small shop and recreational space, with particular emphasis on providing opportunities for inter-generational activities.

3.4.3 Externally, the overhanging stepped roof provides space for residents to be dropped off under cover, whilst creating a range of shapes and shadows to add interest to the site. Drop off spaces is provided outside of the Hub, to allow easy access for those less able to walk.

3.5 Nursing home accommodation

3.5.1 To the North West of the Hub the 80 bed nursing home accommodation is positioned in a rectangular shape, around two enclosed courtyard gardens. The nursing home accommodation is two storeys high, and includes rooms facing internally overlooking the courtyards, and externally overlooking the surrounding landscaped site.

3.5.2 The nursing home accommodation has been designed in keeping with the high-quality residential feel, by including balconies, windows and blocks of colour within all facades. Not only does this prevent the site having blank facades, it also increases natural surveillance throughout the site, and ensures residents can benefit from the attractive landscaping from within their accommodation.

3.5.3 The internal courtyards have been designed to provide safe, secure and private outdoor space for residents who may be less able to leave the nursing home accommodation. The courtyards will have a strong design with abundant planting, and will be appreciated by residents from both inside of the accommodation and within the courtyards themselves.

- 3.5.4 To the north-west of the nursing home accommodation, a garden will provide further space for residents. This garden will be safe and secure, and designed in accordance with Stirling's 'Design for Dementia' guidelines, with bold, attractive and legible space to explore, sensory stimulation, and areas to sit and rest.

3.6 Extra care accommodation

- 3.6.1 The extra care accommodation is positioned in a roughly L-shape, to the south of the Hub. The accommodation will be three storeys high and provide 51 units. The positioning of the extra care accommodation means it will be visible to some extent from Lavant Drive and Leigh Road. Therefore it will benefit the wider area by providing natural surveillance of both the site itself and of the surrounding area.
- 3.6.2 In keeping with the high quality residential feel, the external facades incorporate balconies and windows, and are stepped to create interest within the site. Blocks of colour will further contribute to the attractiveness of the buildings.
- 3.6.3 To the south-east of the accommodation, the swale has been incorporated as a key feature of the sites design, and planting including wetland vegetation, a meadow and native trees will be used to attract a range of wildlife throughout the year. Decked areas will provide the opportunity for people to sit and enjoy the wildlife attracted to this nature garden.
- 3.6.4 The extra care garden is positioned to the east of the accommodation. This offers a restful retreat framed by mixed ornamental planting, set around a square lawn. The focus of the space will be a water feature framed by an entrance pergola and footpaths running from the centre of the development.

3.7 Supported living accommodation

- 3.7.1 The supported living accommodation is positioned parallel the eastern boundary of the site, with one section to the north of the entrance, and one section to the south of the entrance. The northern section will form an upside down L-shape, with one edge running parallel to the northern boundary.
- 3.7.2 The positioning of the supported living accommodation means it is partially visible from Crossland Drive and Old Copse Lane, therefore providing natural surveillance of this area. In keeping with the rest of the accommodation on-site, the supported living accommodation has been designed with a high-quality residential feel, and balconies, windows, blocks of colour and steps within the building have been incorporated into the design to add interest and ensure there are no blank facades.
- 3.7.3 To the north of the supported living accommodation, in the north-eastern corner of the site, a community growing area will provide the opportunity for residents to develop and maintain a plot personally or collectively. Features within this area will include raised planters, a greenhouse, composting and an informal seating area.
- 3.7.4 It is expected that residents in the supported living accommodation will be more independent than in the other accommodation. Therefore a number of car parking spaces have been provided close to the supported living accommodation towards the south of the site.

3.8 The site as a whole

- 3.8.1 As described above, the site consists of three broad types of accommodation and a number of garden spaces offering distinct characters and a range of experiences. However the wider site has also been designed as an attractive and legible environment. Footpaths around the site will ensure residents and visitors can manoeuvre around easily, and subtle differences between the accommodation designs will also help ensure residents and guests can find their way around the site.
- 3.8.2 Natural surveillance across the site will contribute to creating a safe feel, and lighting will be provided where necessary to ensure all areas are appropriately lit up.

3.9 Northern boundary

- 3.9.1 Due to the positioning of the sewer close to the northern boundary of the site, this section has been designed to accommodate the majority of on-site car parking. 65 car parking spaces are provided within this area, and 'hammer-heads' will ensure that there is sufficient space to turn around. The boundary treatment, including the mature hedge and trees will ensure that the area of car parking is not particularly visible from outside of the site, and instead the most visible part of the site from Crossland drive will be the supported living and nursing home accommodation. As previously described, the high-quality residential design will ensure this section of the site provides attractive views from Crossland drive.

3.10 Entrance points

- 3.10.1 As described, the main vehicle entrance into the site is to the east via River Way, and this has been designed to be an attractive and welcoming entrance. However for the benefit of residents who are more able to leave the site on a regular basis, a number of pedestrian access points have been included. In keeping with the comments raised by the Constabulary, the access points are secure, and will be accessible using a fob or code system.
- 3.10.2 A pedestrian access point has been incorporated into the northern boundary to provide quick and easy access to the bus stop on Crossland drive, which provides direct buses in to Havant Town Centre. A second pedestrian access has also been designed into the southern boundary towards Leigh Road. This would provide the most direct access for residents who are able to walk into the town centre, or walk to Havant Train Station.
- 3.10.3 A secondary vehicle access point has also been incorporated into the design on the west of the site, off Leigh Road. This access would be for service vehicles and emergency vehicles only, and again would be secure in keeping with the Constabulary's comments.

4 Planning Policy Review

4.1 Review of Relevant National and Local Planning Policies

- 4.1.1 The National Planning Policy Framework (NPPF) (2012) is the current national planning policy document in England, and introduces significant changes to the planning system.
- 4.1.2 The policy is centred on sustainable development, and states that the planning system plays a key social, economic and environmental role in sustainable development.
- 4.1.3 The document highlights the need to consider all types of housing requirements, including those of the older population. Paragraph 50 states that in order to ‘...deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the need of different groups in the community...
 - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand...’
- 4.1.4 The proposed development will contribute towards the national shortage of accommodation for older people, and by providing a range of accommodation for a variety of needs, will ensure an inclusive and mixed community.
- 4.1.5 Section 4 refers to promoting sustainable travel, and states that ‘Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.’
- 4.1.6 By ensuring the needs of residents can be met on site, the proposed development would reduce the need for residents to travel. Furthermore, the proposal would allow health care workers and other staff to attend to numerous residents without having to leave the site. As a result the proposal would contribute to a reduction in congestion and greenhouse gas emissions.
- 4.1.7 Section 7 refers to requiring good design. Paragraph 63 states that ‘in determining applications, great weight should be given to outstanding or innovative design which help raise the standards of design more generally in the area.’ This is supported in paragraph 004 of the NPPG.
- 4.1.8 Paragraph 001 of the Design chapter in the NPPG reinforces that ‘good quality design is an integral part of sustainable development’, and achieving a good design is about creating places, buildings or spaces that work well for everyone, look good, will last, and adapt for the needs of future generations.
- 4.1.9 Paragraph 002 states that good design should enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
- 4.1.10 The proposal has been designed to fit in with both the needs and the character of the surrounding area, and ensures that the adjoining south-western quadrant allocated for the health centre is enhanced, and will not be limited by the proposal should the needs of the site change.
- 4.1.11 The proposal will bring back into use a derelict site; improve safety and security of key walking routes; improve opportunities for wildlife; and provide high quality buildings which respect their surroundings.

- 4.1.12 The site has been designed around a central 'Hub' to create a community feel, and both the buildings and surrounding gardens have been designed to meet the needs of a wide range of requirements. The design insures the site has a 'residential feel' as opposed to an 'institutionalised feel'.
- 4.1.13 The Hub has been designed as a flexible area which can serve a wide range of purposes, and allow residents from across the site to interact. Based on experience of similar schemes, these spaces are highly popular places for residents, and are acknowledged nationally as best practise.
- 4.1.14 Section 10 refers to meeting the challenges of climate change, flooding and costal change. This includes taking into account land form, layout and building orientation. The proposal has been designed to fit within Flood Zone 1, and the swale to the east of the site has been incorporated into the site as a landscape feature. There are no buildings proposed within or adjacent to the Flood Zone 3.
- 4.1.15 The Health and Wellbeing section of the NPPG states that LPAs should ensure that health and wellbeing is considered in planning decision making. The proposed scheme is centred on the health and wellbeing of older people, and focusses on creating a healthy living environment adaptable to the needs of the increasingly ageing population. The proposal creates a safe and secure environment for people to live together, and allows people to spend more time in their own homes rather than in hospitals or local care facilities. The proposal allows residents to remain in the same complex as their care needs change, allowing them to remain near their friends and neighbours, reducing isolation.

4.2 Review of Local Planning Policy

- 4.2.1 The Havant Borough Core Strategy was adopted in March 2011, and sets out the spatial strategy for the Borough until 2026. The proposed site is safeguarded for health-related development in Policy CS19.8, and this was carried forward from Policy CS2 of the Havant Borough District-Wide Local Plan 2005.
- 4.2.2 Relevant policies within the Havant Borough Core Strategy are summarised below:
- Policy CS1 places emphasis on health and wellbeing, including protection and provision of open space and community facilities. The proposed development is in line with this policy, and focusses on the health and wellbeing of older people by creating a healthy living environment adapted to their needs. The design includes the provision of secure and appropriate outdoor space, and a community 'hub' for social interactions. The Design and Access Statement explains the design philosophy underpinning the campus style design, which develops a strong relationship with external landscaped spaces to create areas of different character, amenity and use within the development.
 - Policy CS7 supports developments that provide for older people and vulnerable groups, including extra-care housing.
 - Policy CS9 establishes a target of 6,300 additional dwellings between 2006 and 2026, 30-40% affordable housing and 450 extra-care dwellings. The policy supports the creation of mixed communities, provision of '...accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care', and prioritisation of previously developed land to reduce pressure on Greenfield sites. The proposed development contributes towards the targets for both affordable housing and extra-care dwellings. The site is a previously developed site, therefore reducing pressure on

Greenfield sites. This planning statement and separate affordable housing statement set out the provision for different types of affordable accommodation within the different components of the development.

- Policy CS16 focuses on high quality design, and states that the design should respect the local context. This includes responding positively to local character; integrating with the existing landscape features; connecting with the local area; and not causing unacceptable harm to the amenity of neighbours. The layout should also reduce opportunities for crime, and be easy to orientate oneself through. Much thought has been put in to ensure that the proposal is of a high quality design, and considers the local surroundings and visual impacts. The proposed design has responded carefully to the brief set by Hampshire County Council and the development constraints identified by Havant Borough Council. The Design and Access Statement explains these reference points as they have influenced design evolution.
- The development will be secure by design. Opportunities to improve security both on site and on surrounding roads have been fully considered and reflected in the design of the scheme. Crime-reduction has been considered throughout design development including through liaison with the Hampshire Constabulary. The design challenge has been to produce a development which is secure for residents, but at the same time welcoming and not hidden away, whilst also ensuring that the development is logical, easy to move through and provides sustainable access to local amenities for pedestrians.
- Policy CS19 supports development that enables provision of infrastructure, including community infrastructure. The policy makes specific reference to Oak Park as a site secured for a health facility.
- Policy DM3 supports the protection of existing employment sites, and states that land last used for B class employment purposes should be retained as B use class employment land, unless the site is no longer fit for this purpose or would be unviable. The development site was previously used for B use class employment, and the proposal would provide significant B use class employment in the nursing home. Therefore the proposed development supports this policy.
- Policy DM7 is a criteria-based policy for elderly and specialist housing provision, which requires applicants to demonstrate that:
 1. Appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents – As explained above, a detailed landscape masterplan has been prepared which is explained in full in the Design and Access Statement. The plan provides for different types of amenity include gardening, walking, socialising, and other outdoor leisure activities.
 2. A setting for the building is provided which is in keeping with the surrounding area – The Design and Access Statement explains how the design process has taken the surrounding development context as a starting point for the design evolution of the proposed scheme.
 3. Sufficient space for servicing is provided – A dedicated servicing area and access has been provided at the western side of the site. There will be no through access to other parts of the development from this access. The benefits are that traffic will be limited to a small number of servicing and delivery vehicles daily and they will not need to share space with pedestrian or other cars who will rely on the main entrance from River Way.

4. Services that may generate noise and disturbance are located and designed to avoid undue disturbances to the amenities of neighbouring properties – The development is unlikely to contain any equipment which will generate significant noise impacts beyond the site boundary. Ventilation and Extraction details are still being developed, but those available have been set out in separate statement accompanying this planning application. The noise assessment accompanying this application has proposed maximum noise limits from the development.
5. The development would not result in a concentration of such uses – The Health and Well-Being Campus is designed to provide an integrated care solution for elderly residents as their care needs develop and progress. The advantage of the integration of different types of care accommodation on a single site is in the minimisation of disruption it causes to residents as it affords them the opportunity to move into fit for purpose accommodation without moving from the site and so friendships/relationships can continue unbroken. There is also advantage from minimising the transport required to deliver care to residents when the bulk of care provision is on site already, making the nursing home function whilst supporting care needs to residents of extra care and supported living flats.

4.2.3 In July 2014 Havant Borough Council adopted their Local Plan (Allocations). This document includes strategic policies and allocations, individual site allocations and additional development management policies to complement those set out in the Core Strategy. Policy HB3 identifies mixed use allocations across the Borough, and reference H69 outlines the former Oak Park School site as proposed for housing, care home and community health.

4.2.4 The 2010 Havant Borough Residential Parking and Cycle Provision SPD provides requirements for residential car parking and cycle parking. The standards vary depending on the site accessibility and the type of accommodation provided. The proposed development will conform to the standards set out in this document.

4.2.5 The 2011 HBC Design Guide Supplementary Planning Document sets out the Council's design requirements for new development in the Borough. The document is intended to be referred to throughout the design process, and considers key design principles such as ease of movement, good legibility, good quality public realm and adaptability and sustainability. This document has been referred to throughout the design process, and has resulted in a high quality design, as set out in the Design and Access Statement.

4.3 EIA screening opinion

4.3.1 The Town & Country Planning (Environmental Impact Assessment) Regulations 2011 set out in Schedule 1 those developments for which an Environmental Impact Assessment (EIA) is mandatory and, in Schedule 2, those where an EIA may be required.

4.3.2 The proposal does not fall within any category of Schedule 1 of the EIA regulations. Therefore an EIA is not a mandatory requirement.

4.3.3 The development falls within the description at Paragraph 10 of Schedule 2 by virtue of the site exceeding 0.5 hectares in size. When considering whether a proposal in Schedule 2 requires an EIA, Local Planning Authorities should consider whether the proposal is likely to have significant effects on the environment, and whether the proposal is in a sensitive area. Schedule 3 of the Regulations provides further guidance on whether an EIA is required, and identifies three aspects which must be considered:

- Characteristics of development

- Location of development
- Characteristics of the potential impacts

- 4.3.4 **Characteristics of development.** The site areas has been identified by Hampshire County Council as an appropriate site to deliver health and social care in central Havant, and was also allocated as a site for health care facilities by Havant Borough Council in their Adopted Local Plan (2011). The site has lain derelict for a number of years, and in April 2009 planning permission was granted for the erection of a community hospital, including access, landscaping and an electricity sub-station (reference 08/68066/002). The planning permission granted did not require an EIA to be carried out.
- 4.3.5 The proposed development would provide a high quality campus consisting of housing and care facilities that have been integrated alongside communal space. The proposals fit within the site area, and ensure that the adjoining south-western quadrant allocated for the health centre is enhanced by the development, and will not be limited by the proposal should the needs of the adjoining site change.
- 4.3.6 The proposal would fit in with both the needs and the character of the surrounding area, and provide wider benefits by delivering much needed community health facilities; affordable accommodation; bring back into use a derelict site; improve safety and security of key walking routes; improve opportunities for wildlife; provide high quality buildings which respect their surroundings; and contribute to local community life through activities on the site.
- 4.3.7 **Location of development.** The land is currently derelict, and was made available by the County Council for a development to meet the needs of local people. The site is opposite a NHS community clinic, and the south-western quadrant has been reserved for a health centre. There is lapsed full planning permission to develop a community hospital on the site (Ref 08/68066/002), however in 2010 this was no longer considered feasible.
- 4.3.8 The site is located approximately 0.8 km to the north of Havant Town centre and Havant Station, and 0.4km east of the Havant Public Service Village. The site is in an urban environment, and bordered by roads to the northern, southern and western edge, and a stream runs along the eastern edge.
- 4.3.9 A detailed flood map provided by the Environmental Agency shows that the site is within flood zone 1 (representing an annual probability of less than 0.1% of a flood occurring in any one year). On the eastern border there is a flood zone 3 (representing an annual probability of greater than 1% of a flood occurring in any one year). The proposals indicate that no development will take place in proximity to this area.
- 4.3.10 A Preliminary Ecological Appraisal of the site was conducted in the optimum survey window (mid-March to mid-October) in 2014, as a 'refresher' to previous Phase 1 Habitat Surveys. This confirmed that the site comprises of scattered trees, successional scrub, improved grassland, tall ruderal vegetation, species poor hedgerows and hard standings. Chichester and Langston Harbours RAMSAR sites are located approximately 1.8 km from the site boundary, and there are four statutory designated sites for nature conservation within 2km of the site. These include two Sites of Special Scientific Interest (SSSI), one Special Area of Conservation (SAC), and one Special Protection Area (SPA).
- 4.3.11 In terms of protected species, the site is likely to support some low quality bat foraging, but there are no suitable trees or buildings that could support bat roosts. There is no evidence of badger activity; habitats suitable for breed birds are limited; there is no evidence of Schedule 1 birds on the site; there is a lack of suitable habitats for amphibians or notable invertebrates; and it is unlikely that there are notable riparian species supported by the

stream. In terms of reptiles, further surveying is required to determine the likelihood of reptile species being on the site, and this will be carried out in April 2015.

4.3.12 A heritage assessment has been carried out, and demonstrates that there are no listed buildings or heritage landscape or townscape features within 0.5km of the site. Evaluation excavations undertaken within the wider area, as well as within the boundary of the development site demonstrate that there is some archaeological interest attached to the site. A mitigation strategy including a programme of additional evaluation trenching has been suggested, and this could inform any subsequent work required.

4.3.13 **Characteristics of the potential impact.** The extent of the potential impacts is considered to be local and not significant. A preliminary ecological assessment and heritage assessment has demonstrated that impacts are localised and can be mitigated. The planning statement accompanying the planning application will provide details of environmental controls in place at the site to minimise potential impacts. Technical information (including transport, noise and landscape assessments) will also be provided in support of the application within the Environmental Considerations of the Planning Application.

4.3.14 It is the applicants' opinion that an Environmental Impact Assessment is not required. A Screening Opinion has been requested from Havant Borough Council.

4.4 Statement of Community Involvement

4.4.1 Government legislation has made it clear that developers should undertake effective community engagement. The proposal for the Oak Park 'Health and Wellbeing Campus' has been informed by the most recent Government legislation on community engagement, specifically the 2011 Localism Act, the 2012 National Planning Policy, and HBC's Statement of Community Involvement.

4.4.2 An extensive community involvement programme has been carried out, and full details are provided in the 'Statement of Community Involvement' document, summarised below:

- The site was allocated for a health-related uses in the Havant Borough Local Plan (Core Strategy) (Adopted 2011).
- Hampshire County Council (HCC) ran a tender inviting bids for the development of a health-related proposal.
- Ashley House Plc (under the name of Hampshire Living Space) was awarded the opportunity to build Hampshire's first purpose-built Health and Well-being campus.
- A consortium of partners was established including Ashley House Plc, Home Group and HC-One.
- An informal pre-application meeting was held between key partners and Havant Borough Council (HBC).
- A formal pre-application meeting was held between key partners and HBC.
- Two public drop in sessions were held where members of the public could speak to key partners, discuss the proposal and leave comments.
- A Development Control form was held. This allowed key partners to present the proposal to councillors and planning officers prior to submitting the application. Councillors and planning officers then had the opportunity to ask questions and raise any concerns.
- A final pre-application meeting was held to discuss any further changes to the proposal and to raise any remaining issues and concerns.

- 4.4.3 Community involvement has therefore included pre-application meetings, requests for pre-application advice, public consultation drop-in sessions, and a development control forum. Pre-application consultation has been carried out with both statutory and non-statutory consultees.
- 4.4.4 A wide range of comments were made during consultation, these are detailed within Section 4 of the Statement of Community Involvement. Section 5 of the Statement of Community Involvement details how the comments raised during consultation have been taken into account, and in many cases incorporated into the proposal.
- 4.4.5 In general responses were overwhelmingly in support of the proposal, and by the end of the second drop-in sessions all members of the public who completed the feedback form were in support of the proposal.

4.5 Design and Access statement

- 4.5.1 A Design and Access Statement has been produced to explain how the proposal fits within the site and its settings, and to demonstrate that the development can be adequately accessed by prospective users.
- 4.5.2 A range of factors were considered when assessing site suitability. These include sustainable transport links, visual impacts, current land use, and land use policies for the site. The Design and Access Statement considers how the requirements set out by a range of stakeholders can be contained given the site constraints, particularly its shape and size.
- 4.5.3 The Design and Access Statement goes on to consider the design approach employed, the architectural design, how sustainability has been considered, the landscaping approach, and access to the site. Overall the site is considered to be appropriate for the proposed development, and the design has been well considered and is appropriate to its context.
- 4.5.4

5 Assessment of Impacts

5.1 Housing/ Affordable Housing

- 5.1.1 The proposed development provides three types of accommodation: A Nursing Home, Extra Care Flats and Supported Living Flats. Table 1 (reproduced below) provides details of the number of units provided for each accommodation type.
- 5.1.2 The three types of accommodation provide a balance in care provision to meet the full spectrum of care needs and ensure an integrated care journey to the end of life. Having all three types of accommodation on site allows residents to move between the accommodation types as their care needs change without having to leave the area, their friends and their neighbours.
- 5.1.3 An Affordable Housing Statement has been submitted as part of the planning application. It describes the affordable elements of the scheme and their location within the development. It is currently envisaged that the shared ownership flats within the supported living blocks will be evenly distributed.
- 5.1.4 As shown in Table 1 all of the nursing home and extra care units are affordable, and 25% of the supported living units are affordable. This equates to a total of 63.6% affordable housing contributions.

	Nursing Home	Extra Care	Supported living
Care provided	Full-time care	Regular care	Care when needed
Number of units	80 beds	51 units (42 one bed flats, 9 two bed flats)	40 units (30 one bed flats, 18 two bed flats)
Tenure	Affordable rent. 10 beds bought by the HCC, 20 beds bought by The Care Commissioning group. Any bedroom unfilled let on a commercial basis	51 units for affordable rent	12 shared ownership units. 36 units for market sale
Affordability	100% affordable	100% affordable	25% affordable
Operator	Homegroup, who are a private registered social landlord	HC-One, who are a private registered social landlord	HC-One, who are a private registered social landlord

Table 1 (reproduced from Section 2)

5.2 Employment and Skills Plan

- 5.2.1 An Employment and Skills Plan has been prepared in line with the guidance provided by HBC and submitted with the planning application. This demonstrates that compared to Hampshire and Great Britain, Havant experiences high unemployment; a high proportion of people out of work who want a job; a low job density; and a low residential skills base.
- 5.2.2 The proposed development would create 150 full time equivalent jobs during construction and up to 80 full-time equivalent jobs during operation. The operational jobs would be direct jobs in a range of occupations including health care, catering and maintenance. There would

also be indirect jobs created both during construction (e.g. transportation of labour and materials) and during operation (e.g. outsourced landscape maintenance).

- 5.2.3 The jobs created would require a variety of skill levels including low levels skills and qualifications. This reflects the baseline situation in Havant which has a relatively high number of residents with no qualifications. Initiatives such as onsite training would allow local residents to gain employment and acquire skills whilst working.
- 5.2.4 The development would promote employment and skills generation in the local area using a variety of approaches. Jobs will be advertised using local employment vehicles such as the Havant Jobcentre, and opportunities for apprenticeships, vocational training and work-experience will be considered. Opportunities to work alongside colleges will also be explored to provide students with real-life work experience.
- 5.2.5 Overall the proposed development would provide a variety of employment opportunities in a range of sectors, including opportunities for those with no/ low level qualifications. Furthermore, the development would provide on-site training opportunities for employees to gain further skills, putting them in a better position to gain higher-level jobs in the future.

5.3 Transport Assessment

- 5.3.1 A Transport Assessment has been produced to set out transport issues relating to the proposed development, and identify what measures will be taken to ensure impacts are reduced to an acceptable level. The assessment identifies that there are comprehensive walking and cycling opportunities around the site, providing good access to both the Town Centre and the railway station. Public transport facilities around the site are also good, with bus stops on surrounding roads leading to the town centre. The railway station is approximately 600 metres from the centre of the site, and provides direct access to Portsmouth, London, Bedhampton, Cosham and Chichester.
- 5.3.2 Onsite, 79 parking spaces will be distributed throughout the development as agreed with the LPA, and substantial cycle parking spaces and storage areas for mobility scooter parking and charging facilities are also planned.
- 5.3.3 In terms of trip generation, the development is anticipated to generate 26 two-way vehicle movements in each of the A.M. and P.M. peak hours. Furthermore, the shift patterns which operate at such facilities will result in less pronounced peaks compared to other employment land uses, which should further reduce this worst-case figure. The trip generation of the proposed development will be significantly less than that of the consented Community Hospital scheme, had it been built.
- 5.3.4 Local junctions have been assessed to consider the impact of the trips generated on them. This demonstrates that the development proposal would not have any detrimental impact on the operation of surrounding junctions, and the junctions would continue to operate well within capacity once the development is operational.
- 5.3.5 A Travel Plan framework has also been produced. This is a management tool that brings together a co-ordinated strategy and package of initiatives to minimise the number and length of car trips generated by the development, whilst supporting more sustainable forms of travel and reducing the need to travel. The document is live, and will be regularly updated and tailored to take account of ongoing changes in travel patterns.
- 5.3.6 The Travel Plan identifies that a number of facilities including local shops, a Post Office, bus stops and the railway station are within 10 minutes' walk and less than 5 minutes cycle from the development site. The facilities provided within the Hub will also reduce the need for residents and staff to travel by car.

5.3.7 Measures and initiatives are proposed as part of the travel plan, to influence the travel behaviour of employees and residents to minimise the number of trips generated. Measures and initiatives proposed include:

- Travel Notice Boards with information on public transport, walking and cycling routes, information on car share, and links to other relevant travel websites.
- Resident and staff welcome packs with maps and public transport information, contact details for public transport providers, and details of relevant websites.
- Community events to promote the travel plan and provide further information on travel options around the site.

5.3.8 An Action Plan presents a timetable for implementing the Travel Plan's administrative actions and activities. This demonstrates that by first occupation marketing material and Welcome Packs should be prepared; by 18 months after first occupation vehicle counts should be conducted as well as residential and staff surveys; and there should be ongoing monitoring across the site including two yearly traffic counts and revisions to the Travel Plan if required.

5.3.9 Specific measures will be considered to ensure that employees, residents, visitors and deliveries accessing the site by car and van, do so via Crossland Drive and Old Copse Road, rather than Leigh Road. Such measures could include information on preferred routes in the travel plan information pack, routing advice on the campus website and agreed routes in service agreements with suppliers.

5.4 Flood Risk Assessment

5.4.1 A Flood Risk Assessment (FRA) has been undertaken to assess the flood risk at the site and consider how this could be managed and mitigated to allow the site to be developed. The FRA identifies that potential sources of flooding include fluvial flooding, groundwater flooding, overland flow flooding and flooding due to artificial drainage systems.

5.4.2 The report identifies that the site is largely within Flood Zone 1, although there are negligible areas of Flood Zone 2 and 3 associated with Lavant Stream. During pre-application consultation it was suggested that the site is developed sequentially, such that development is limited to Flood Zone 1. This approach has been deployed during the design stage and no built development is proposed in Flood Zone 2/3. The proposed layout also respects an 8m exclusion zones from the Lavant Stream.

5.4.3 Secondary sources of flooding (groundwater flooding and overland flow flooding) are considered to be mitigatable through the adoption of a surface water management strategy and by adherence to finished floor levels which are +150mm above external ground levels.

5.4.4 Overall, the FRA demonstrates that based on the proposed development with the suggested mitigation measures, the flood risk is considered to be negligible, and the development would not increase flood risk elsewhere. Therefore the development should not be precluded on the grounds of flood risk.

5.4.5 The FRA also considers the impact of the development on surface/ foul water drainage and natural surface water patterns, particularly downstream flooding. It assess the surface water run off rate in order to determine the surface water options and attenuation requirements for the site. The report is based on the assumption that volumes and peak flow rates of surface water leaving the development site should be no greater than the rates prior to development.

- 5.4.6 A surface water management strategy has been suggested in order to manage and reduce the flood risk posed by the surface water runoff from the site. It is proposed that the existing surface water drainage arrangement is maintained, whereby surface water is directed to the existing attenuation basin, which then infiltrates/ discharges to watercourses.
- 5.4.7 A foul water management strategy has also been proposed which involves re-establishing the existing connection to the foul sewer network.
- 5.4.8 The report demonstrates that the appropriate surface/ foul water drainage utilities can be incorporated into the development, which will mitigate impacts on changes in surface water patterns.

5.5 Surface and Foul Drainage Arrangements

- 5.5.1 A Drainage Strategy has been prepared to support the application. This has included a drainage assessment which has been undertaken in order to assess existing surface and foul water drainage infrastructure and to assess potential disposal options in relation to the development. The assessment has been informed by an investigative CCTV survey and consultation with Southern Water Services Ltd.
- 5.5.2 The assessment identifies Southern Water Services Ltd as the local authority water and sewerage undertaker and provides a local asset plan. It identifies local surface water drainage and foul drainage assets on-site.
- 5.5.3 Foul and Surface Water Strategies are proposed. The Foul Drainage Strategy is based on a conventional piped sewerage system connecting into existing assets on Lavant Drive and Leigh Road.
- 5.5.4 The Surface Water Strategy proposed is based on the adoption of SUDS measures on site and use of the attenuation basin in the south of the site.
- 5.5.5 The drainage strategy makes clear that the proposed development is capable of being implemented in drainage terms and presents an option as to how this could be achieved.

5.6 Landscape and Visual Impacts

- 5.6.1 The Design and Access Statement considers the landscape and visual impacts of the proposed development, and explains how the design has been developed to ensure the development has a positive impact on the landscape.
- 5.6.2 A Landscape and Visual Impact Assessment was undertaken to identify the existing landscape/ townscape character and visual amenity resource; identify the likely effects of the proposal on the baseline situation, and determine the residual impacts of the proposals on landscape character and visual amenity of the proposed development.
- 5.6.3 The study considered a 2.5km radius from the centre of the site, focussing on a number of viewpoints provided by HBC. In terms of timescale, the assessment considers impacts during construction, one year after opening, and 15 years after opening.
- 5.6.4 The site is within the Character Area 126: South Coastal Plain, characterised by '...a high rate of change to urban, with most of the larger settlements showing evidence of extension of urban and fringe into peri-urban...'. In terms of The Havant Borough Landscape Character Assessment, the area is within Landscape Character Area 17- West Leigh. Key characteristics of this area include relatively flat land in areas; multiple phases of residential development which have retained little of the former historic landscape character; built urban environment; a lack of trees within the built environment; and under-utilised open space.

- 5.6.5 During construction, it is considered that wider awareness of construction activity is likely to be limited to the visibility of construction equipment, and due to the townscape of the site and immediate surround area, the landscape impacts during construction are considered to be neutral. In terms of visual impacts, the flat, built up urban nature of the site means the visual envelop is relatively small, and the number of receptors limited. Visual impacts during construction are considered to be slight adverse.
- 5.6.6 During year 1 it is considered that the proposal would introduce new, well-designed built development into the site, supported with substantial landscape proposals designed to both soften the built form and provide a framework for the site use. The increase in building cover would therefore have a slight adverse impact in year 1. The landscape mitigation as well as the enhancement of the existing boundary treatment would result in a slight beneficial significant effect. In terms of landform, the elevation associated with the proposal would result in a moderate adverse impact. Furthermore, impacts on the townscape character of the site are considered to be slightly adverse.
- 5.6.7 In terms of views from secondary receptors, views are generally screened by vegetation on the site. Therefore impacts are considered to be no more than slight adverse.
- 5.6.8 Mitigation measures have been proposed to alleviate any possible landscape and visual impacts. These include careful selection of materials and colour palette; careful siting and massing of new buildings; provision of useable outdoor areas; and introduction of site and boundary planting.
- 5.6.9 Based on the above, residual effects fifteen years after opening have been considered. The increased building cover is considered to result in only slight adverse impacts. However the boundary treatment and landscape features would contribute to a slight beneficial effect.
- 5.6.10 The landform impacts will continue to be moderately adverse, and the townscape character impacts will be slightly adverse. Overall, it is considered that in terms of landscape and visual impacts, the development will not result in any significant landscape/ townscape or visual adverse effects.

5.7 Landscaping And Amenity Space

- 5.7.1 The provision of high quality outdoor amenity space within the proposed health and well-being campus is a key feature of the proposal, and much thought has gone in to ensuring it is well designed and creates a safe, stimulating and attractive environment for residents, staff and visitors.
- 5.7.2 A Landscape Masterplan has been prepared to support the planning application and this is explained in detail in the Design and Access Statement.
- 5.7.3 The proposal creates a range of spaces offering distinctive characteristics and a range of experiences. This includes areas for residents to engage with the environment, and ecologically rich areas incorporating planting and habitats.
- 5.7.4 The central space provides an attractive setting and routes to the hub, including features such as a focal water feature and ornamental planting. A community growing area allows residents to develop and maintain a plot personally or collectively, and there are areas of raised planters, a greenhouse, and informal seating areas.
- 5.7.5 Within the nursing home a safe, secure, 'courtyard' garden is designed according to Stirling's 'Design for Dementia' guidelines. This includes bold, attractive and legible space to explore, with a strong design and abundant planting. The courtyard is easy to navigate, and offers sensory stimulation and the opportunity to sit and rest.

- 5.7.6 The Landscape Masterplan also takes account of requires to provide access suitable for cars, cyclists and pedestrians in a home-zone environment within the site. It takes account of mitigations recommended within other documents prepared to support this planning application, including the Lavant Stream exclusion buffer, minimised or no development within Flood Risk Zone 2/3, minimised or no development within Root Protection Areas, no-dig approaches within Root Protection Zones where some surfacing is required, the provision of SUDS features, accessible car parking, ecological enhancements, safe fire exits, acceptable pathway and external surface gradients, and internal roadways which are in accordance with relevant British Standards.
- 5.7.7 The Landscape Masterplan also successful addresses the potentially conflicting demands of providing a welcoming development which forms part of the local built environment context, accessible for residents and visitors, whilst also providing a secure residential environment with robust boundaries, which can also contribute to wider community safety through increased natural surveillance. It does this through appropriately designed high quality fences and boundary planting and retained planting where this is in place.
- 5.7.8 Overall, the landscape masterplan has been designed to provide a wide range of open spaces and gardens to create a safe, stimulating and attractive environment.

5.8 Lighting

- 5.8.1 An External Lighting Scoping Statement has been prepared to support the planning application. The Statement sets out and confirms the design parameters that will be adopted to prepare a detailed design for the proposed Health and Well-Being Campus. If required, an assessment to confirm the acceptability of the proposed design will be prepared following receipt of planning permission and submitted to Havant Borough Council for approval.
- 5.8.2 External lighting will be designed to ensure that it is concentrated in the appropriate areas and that upwards light is minimised, reducing light pollution, energy and nuisance to neighbouring properties. External lighting will be provided in areas including pedestrian and fire access routes, circulation routes, car parking, main entrances, building façade and external illuminated signs.
- 5.8.3 The lighting will comply with recommendations within the CIBSE Lighting Guide, the IEE Wiring Regulations, and the ILE Guidance note for the reduction of obtrusive light, 2005.
- 5.8.4 In order to reduce light pollution precise light control from luminaires will be used, which have no upward light component. Any up-lighting used to enhance the buildings architectural features will be carefully selected and positioned.
- 5.8.5 Control of external lighting will be via time clock and photocells with manual override facilities. With the exception of security lighting, all external lighting will be automatically switched off between 2300hrs and 0700hrs. Security lighting will comply with the lower levels of lighting recommended.

5.9 Tree protection

- 5.9.1 An Arboricultural Impact Assessment has been prepared to assess the impacts of the proposed development on trees and other woody plants on and around the site. The development site has a number of trees on its eastern and western border, a tree group surrounding the swale, and a mature hedgerow to the north of the site.
- 5.9.2 There is a Tree Preservation Order (TPO) affecting a line of mature chestnut trees on Leigh Road, and a number of trees around the site are considered to be 'Category A', meaning they

are of high quality with an estimated remaining life expectancy of at least 40 years. The design principles set out by HCC state that Category A/ B trees as a minimum, and the hedgerow on the northern boundary should be retained and protected. Root protection areas must also be protected.

- 5.9.3 The report concludes that the development can be carried out as proposed whilst retaining the majority of trees, particularly those of better quality. The AIA recommends careful long term management and protection of existing trees within the site. It recommends that an Arboricultural Method Statement and a Tree Protection Plan should be prepared as a condition of planning permission.

5.10 Ecology (ref to reptile survey)

- 5.10.1 A Preliminary Ecological Appraisal (PEA) has been carried out as a follow up to previous Phase 1 Habitat Surveys carried out in 2012. The PEA consisted of a full Phase 1 Habitat Assessment and an ecological walkover survey of the site.
- 5.10.2 The results demonstrate that the site is made up of a range of habitats including semi-improved grassland, bare ground, scrub, scattered trees, tall ruderal, intact species-poor hedge and buildings.
- 5.10.3 The site is within 2km of the Chichester and Langston Harbour which is a RAMSAR site. There are four statutory designated sites for nature conservation within 2km of the site: two SSSIs, one SAC and one SPA.
- 5.10.4 A desk study covering a 2km area around the site demonstrates that a range of species have been found within 10 years, including two reptile species, 108 birds of conservation concern, 58 species of invertebrates, 7 records of bat species, badgers and European water vole. In terms of the birds recorded, the majority of surveying was focused within the SPA rather than around the site itself.
- 5.10.5 Overall, the site is considered to be mainly of low ecological value, although further surveying is required to understand the presence and density of reptile populations on site. This will be carried out prior to planning permission being determined commencing at the start of April 2015. It is recommended that vegetation clearance should be conducted outside of the breeding bird season, and if this is not possible, it should be carried out under the supervision of a suitably qualified ecologist.
- 5.10.6 The landscape masterplan has been designed to promote biodiversity and provide a range of habitats. The swale has been incorporated into the design, and a variety of planting has been proposed to attract wildlife throughout the year.

5.11 SPA mitigation

- 5.11.1 Policy DM24 of the Havant Borough Local Plan (Allocations) requires financial contributions (or alternative mitigation) from all new residential developments within the Borough. This is intended to mitigate the increased residential activities associated with new developments, which can have an impact on bird populations in protected sites.
- 5.11.2 During pre-application consultation, Natural England stated that providing the development complies with the SPD or policy relating to mitigating impacts on the SPA, they have no objection to this aspect of the application.
- 5.11.3 The nursing home accommodation will cater for 80 residents in single bedrooms. It is highly unlikely that residents of the nursing home will leave the site regularly, and if they do this

will be very occasionally, for short lengths of time. It is highly unlikely they will have any impacts on the SPA in the ways identified by the Solent Disturbance Mitigation Project research, and therefore financial contributions should not be required for this accommodation.

- 5.11.4 A similar case is made for the 66% of the extra care accommodation which is to be occupied by people with high and medium care needs. As above, it is highly unlikely that residents in this accommodation will visit the SPA on a regular basis, owing to the full spectrum of care needs, including mobility and dementia, which they are likely to exhibit. Therefore it is considered that financial contributions should be payable for the remaining 33% of Extra Care accommodation which provide for low care needs (17 flats).
- 5.11.5 All 48 of the supported living units should make a financial contribution to offset impacts on the SPA in line with the policy. Based on this, it is proposed that financial contributions would be made on 65 of the 99 flats and none of the 80 nursing home beds.

5.12 Noise

- 5.12.1 A noise assessment was carried out to consider the suitability of the site for the proposed Oak Park 'Health and Wellbeing Campus.' During surveying it was noted that the noise climate during the daytime period was governed primarily by road traffic from the surrounding road network, primarily Petersfield Road and Crossland Drive. Natural noise such as birdsong was also noticeable. During overnight surveying the noise climate was dominated by road traffic.
- 5.12.2 The assessment considers that ground borne vibration generated during construction would not be significant or discernible outside of the site boundary. Noise generated by increased traffic associated with the delivery/ export of material and construction staff is expected to result in a temporary increase in traffic noise. Construction noise has been modelled on the worst case scenario, and demonstrates that the worst affected receptors for construction noise would be residential dwellings off Crossland Drive, Havant Farm Close and Gaultier Close, and the health care facility off Lavant Drive.
- 5.12.3 Based on the above it is recommended that construction noise and vibration aspects should form part of the Construction Environmental Management Plan (CEMP), and that 'Best Practicable Means' recommended within the CEMP are employed. A number of additional mitigation and control measures have been proposed relating to the plant and equipment, methods of working, and management of work programme. The noise assessment has taken account of the details provided in the Ventilation and Extraction Scoping Statement submitted as part of the application. Further information on, and assessment of detailed proposals for ventilation and extraction equipment will be provided, if required, as a condition of planning permission.
- 5.12.4 The noise assessment also considers the suitability of the site for the proposed development. The assessment concludes that specific acoustic mitigation measures would be required to achieve an appropriate noise climate, and this could be achieved by the provision of appropriately positioned and specified acoustic fencing. Consideration of internal noise concludes that double glazing would be sufficient across the site, although certain facades would require alternative forms of ventilation to prevent the need to open windows for the purpose.
- 5.12.5 Overall it is considered that there are no significant issues relating to noise that could not be controlled by the implementation of appropriate acoustic mitigation strategies, as detailed within the noise assessment.

5.13 Heritage and Archaeology

- 5.13.1 A Heritage Statement and Archaeological Assessment has been prepared to determine the heritage potential of the Oak Park site. A baseline review identifies that there are no listed buildings, designated sites or designated landscapes within 0.5 km of the site. It concludes there are impacts no heritage landscape or listed buildings arising from the application.
- 5.13.2 Archaeological excavations undertaken within the wider area of the former Oak Park School, as well as within the boundary of the proposed development, demonstrate that there is some archaeological interest attached to the site.
- 5.13.3 Mitigation measures have been suggested to allow development of the site. A phase two archaeological mitigation strategy is suggested following receipt of planning consent. Additional evaluation trenching should seek to confirm the nature and extent of archaeological features, and any features revealed should be excavated and sampled, whilst any finds should be subject to specialist assessment. This evidence would then inform any subsequent programme of work.
- 5.13.4 This approach has been agreed with the Hampshire County Council archaeologist.

5.14 Contaminated Land and Ground Conditions

- 5.14.1 A Geo-Environmental study has been carried out to assess the implications of any potential environmental risks, liabilities and development constraints associated with the site. This involved a desk study, monitoring and preliminary soil infiltration testing.
- 5.14.2 The study identified that the ground conditions comprised Made Ground over superficial deposits and London Clay. In terms of contamination, no evidence of contamination was identified other than ash in Made Ground within the area of infilled gravel pit. Probability of exposure to different contaminants was considered either low or negligible. It is recommended that 300mm of clean Topsoil is placed within communal open space areas, and a geotextile separator is placed at the base of the cover soils.
- 5.14.3 A geotechnical assessment has also been carried out, and as a result of findings a number of recommendations have been made. It is recommended that piled foundations and suspended floor slabs are used, and a design CBR of 5% is used. It is also recommended that the locations of proposed pile caps are pre-dug to grub out any old foundations.
- 5.14.4 Overall no risks were identified that would make development of the site unfeasible, and therefore it is considered that providing the proposed mitigation is put in place, there are no geo-environmental reasons for development not to go ahead.

5.15 Energy and Sustainability

- 5.15.1 A number of reports have been submitted as part of the planning application include a BREEAM pre-assessment report. This has been carried out to detail the performance of the proposed development against the BREEAM 2014 New Construction Multi-residential Design Stage criteria. The study aims to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.
- 5.15.2 The document considers management, health and well-being, energy, transport, water, materials, waste, land use and ecology, pollution and innovation. The proposed development scores particularly highly in terms of its management, land use and ecology,

materials and waste. The proposal achieves a score of 70.86% which translates to a BREEAM rating of excellent.

- 5.15.3 A Code for Sustainable Homes Pre-Assessment Report has been prepared to demonstrate progress towards achievement of Code Level 4. An overall score of 71.09% has been achieved, equating to a Code Level 4. A number of actions required have been put forward, and as the development progresses this information will be provided, and further assessments carried out.

6 Summary and Conclusion

- 6.1.1 This Statement supports the planning application to develop the Oak Park 'Health and Wellbeing Campus', consisting of an integrated, affordable housing and care facility for local people as they grow older and their housing and care needs change.
- 6.1.2 The proposed site is located within Havant, approximately 0.8km from Havant Town centre. The site is currently derelict (brownfield), and has been so for a number of years. The land has been allocated for residential, care home and community health by HBC in their Adopted local plan.
- 6.1.3 The land was made available by HCC to Hampshire LivingSpace Consortium, to build Hampshire's first-purpose built Health and Wellbeing Campus. A brief was set out identifying acceptable land uses and requirements of the site.
- 6.1.4 This Planning Statement confirms that the proposed development is consistent with planning policy at national and local levels. The site is recognised within local planning policy as being suitable for a health care and residential development.
- 6.1.5 An EIA screening opinion has been carried out. This conforms that the development falls within Schedule 2 by virtue of the site exceeding 0.5 hectares in size. Based on the characteristics of the development, the location of the development, and the characteristics of the potential impacts, it is not considered that an EIA is not required.
- 6.1.6 Extensive pre-consultation community involvement has been carried out including pre-application meetings, requests for pre-application advice, public drop-in sessions and a development control forum. This has ensured complete transparency throughout the pre-application process, and has allowed issues to be resolved prior to submitting the application.
- 6.1.7 A Design and Access Statement explains how the proposal fits within the site and its setting, and demonstrates that the site can be adequately accessed by prospective users. The statement identifies that the site is appropriate for the proposed development, and the design has been well considered and is appropriate to its context.
- 6.1.8 A number of potential impacts have been assessed including employment and skills generation; transport impacts; flood risk; arboricultural impacts; ecology impacts; and heritage impacts. Where potential impacts have been identified, mitigation measures have been put forward to ensure these are reduced to acceptable levels.
- 6.1.9 Overall no impacts have been identified that cannot be mitigated to an acceptable level. Therefore the proposed development is considered to be appropriate for the site, and would represent a significant improvement in the site which is currently demolished.



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