



Statement of Community Involvement Oak Park Health and Wellbeing Campus

Oak Park Health and Well-Being Campus, Havant, P09 2EL

Ashley House Plc

CRM.1112.005



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Oak Park Health and Wellbeing Campus

Project:	Oak Park Health and Wellbeing Campus
For:	Ashley House Plc
Status:	FINAL
Date:	March 2015
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1 Introduction

1.1 Introduction

- 1.1.1 This report details the consultation programme undertaken by Ashley House Plc on plans for an Oak Park 'Health and Wellbeing Campus.' The proposed site 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 site is within the Hampshire County Council (HCC) postal code P09 2EL.
- 1.1.2 The proposal consists of an integrated, affordable housing and care facility for local people as they grow older and their housing and care needs change. The site will consist of three broad types of accommodation: 51 extra care residential units; 48 supported living accommodation units; and 80 nursing home accommodation units. The nursing home and extra care units are grouped around a central 'hub' designed for use of the whole community, to include arts and crafts, a shop, a cinema, a gym, and other communal facilities.
- 1.1.3 The purpose of carrying out consultation is to ensure that the local community is aware of, and informed about the application as it progresses and develops. Engaging with the local community from an early stage allows for sustained and meaningful consultation where the feedback received can help shape the application as it develops. Early engagement also helps to address queries and concerns from the outset, helping to contribute to an informed discussion about the application.
- 1.1.4 This Statement of Community Involvement (SCI) outlines the methods employed for public consultation, the feedback generated, and how this has shaped the application. It is submitted in support of the planning application for the Oak Park 'Health and Wellbeing Campus'.

1.2 Structure of the SCI

- Chapter 1 (this chapter) provides an introduction to the site and a brief summary of how the scheme has developed.
- Chapter 2 outlines National and Local Policy regarding engagement and consultation.
- Chapter 3 explains in further detail the application programme, from how the site became available to a Planning Application being submitted. It also outlines the methodology for community engagement, including who was consulted, how, and when.
- Chapter 4 summarises responses to the consultation and engagement.
- Chapter 5 outlines how the responses have been considered, and how the scheme has been adapted to reflect comments and concerns.
- Chapter 6 provides a conclusion.

1.3 Summary of the scheme-development

- 1.3.1 Further details of how the scheme developed will be described in Section 3.2 However the following section provides a brief summary of the scheme development:
- 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.

2 The Role of Engagement

2.1 Community Consultation

- 2.1.1 Government legislation has made it clear that developers should undertake effective community engagement, and the 2011 Localism Act specifically emphasises the importance of putting greater power in the hands of local people.
- 2.1.2 The proposal for the Oak Park 'Health and Wellbeing Campus' has been informed by the most recent Government legislation on community engagement. The relevant policies are outlined below.

2.2 National Policy

- 2.2.1 The 2011 Localism Act was designed to devolve more decision making powers from central government back into the hands of individuals, communities and councils. The Act emphasises the importance of community involvement in the planning system, and enabling communities to make a significant contribution towards shaping the places where they live.
- 2.2.2 The value of pre-application consultation is reinforced in the 2012 National Planning Policy Framework (NPPF), which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community."
- 2.2.3 Paragraph 189 of the NPPF states that Local Planning Authorities (LPAs) should encourage developers to engage with the local community prior to submitting their application. This allows as many issues as possible to be resolved at the pre-application stage, reducing unnecessary delays and costs.

2.3 Local Policy

Statement of Community Involvement (SCI)

- 2.3.1 The Planning and Compulsory Purchase Act (2004) requires each LPA to prepare a Statement of Community Involvement (SCI), which formally sets out its commitment to ensure the involvement of the public in planning matters
- 2.3.2 Havant Borough Council's SCI was adopted in December 2013, and explains how local people can engage in plan and decision making in the Borough. Section 4 refers to Planning Applications, and outlines what the Council expects from applicants in terms of community involvements. The document identifies that the level of consultation should be proportionate to the scale and significance of the application. The table below sets out the consultation approaches for different types of applications at each stage of the process, and who is responsible for carrying them out.

Figure 1. Community Consultation on Planning Applications

■ Required action ■ Optional action

Stage	Consultation Techniques	Category of Application		
		Significant*	Major**	Minor / Other***
PRE-APPLICATION	Press release	Applicant	-	-
	Leaflets	Applicant	-	-
	Public Exhibitions / Displays	Applicant	-	-
	Planning / Community workshops	Applicant	Applicant	-
	Community Networks/Forums and Residents' Associations	Applicant	Applicant	Applicant
	Development Consultation Forum	Applicant Council	-	-
	Public meeting / presentations	Applicant	Applicant	-
APPLICATION	Community Networks/Forums and Residents' Associations	Applicant	Applicant	Applicant
	Neighbour notification	Council	Council	Council
	Site notice / press advert	Council	Council	Council
	Council website	Council	Council	Council
	Press release	Applicant	Applicant	-
	Leaflets	Applicant	-	-
	Public Exhibitions / Displays	Applicant	-	-
	Public meeting / presentations	Applicant	Applicant	-
	'Serving You'	Council	Council	-
	Design / Architects' Panel	Council	Council	-
POST-APPLICATION	Where a proposal is amended in a 'minor' way without a new planning application being required, and unless the amendments are insignificant, the Council will normally notify neighbours affected before a decision is reached as to whether the changes are acceptable. Significant amendments to proposals would require a new planning application and therefore would be subject to the Council's usual publicity procedures.			

* 'Significant' applications normally involve more than 50 dwellings; 5,000 sq m or more of employment floorspace; 2,500 sq m or more of retail floorspace; or 1,000 sq m or more of leisure floorspace. ** Major applications normally involve residential sites of 10 or more dwellings or 0.5 ha or more and/or commercial sites of 1,000 sq m or more, or more than 1 ha. ***Minor/other applications includes all other applications which do not fall within the 'significant' or 'major' categories, such as proposals for fewer than 10 dwellings; buildings with a floor area of less than 1,000m²; change of use; householder development; advertisements; listed building or conservation area consent; or certificate of lawfulness for existing or proposed use.

2.3.3 Section 2 of the SCI summarises the four groups of people who should be consulted:

- **Specific consultation bodies** under the duty to co-operate (e.g. Local Planning Authorities, Environmental Agency, English Heritage)
- **Other specific and general consultation bodies** (e.g. Parish councils of neighbouring planning authorities, infrastructure providers)
- **The local community** (e.g. general public, local businesses)
- **The extended community** (e.g. landowners, housing bodies)

2.3.4 The document continues by outlining the principles of community involvement:

- **Meeting minimum standards** (i.e. those set out in National and local legislation)

- **Continuous involvement** (occurs throughout various stages of planning; be truly effective; and provide appropriate opportunities for information, participation, consultation and response)
- **General Access to information** (planning information should be accessible to the whole community)
- **'Hard to reach' groups** (increase the scope of consultation and directly engage with groups who do not normally get involved)

3 Programme and Engagement Methodology

3.1 Introduction

- 3.1.1 The Oak Park 'Health and Wellbeing Campus' consultation programme was designed to ensure that stakeholders had every opportunity to provide their views on the proposal. This was designed in line with Havant Borough Council's SCI, as described in Section 2.3.

3.2 Programme

- 3.2.1 This section provides details of the application programme, from how the site was initially identified, through to a Planning Application being submitted. Further details of the engagement aspects of the programme are provided in Section 3.3 below.
- 3.2.2 The site was safeguarded for health-related uses in the Havant Borough Core Strategy (Policy CS19.8) which was adopted in March 2011. The site was carried forward from Policy CS2 of the Havant Borough Council District-Wide Local Plan 2005. The Core Strategy underwent three major public consultations-Issues and Options consultation in 2006, the Preferred Options consultation in 2008 and consultation on the Draft Core Strategy in 2009. The Submitted Core Strategy was then subject to a Public Examination in September 2010.
- 3.2.3 In July 2013 Hampshire County Council, the landowner, ran a tender for development of the site. This included a brief which outlined the development principle, including acceptable land use (see Appendix 1 of the Design and Access Statement). The development principles stated the an acceptable development would include a nursing home, affordable extra-care housing, and supporting ancillary use, for example residential dwellings.
- 3.2.4 HCC awarded the site to 'Hampshire LivingSpace Consortium', to build Hampshire's first purpose-built Health and Well-being campus. The consortium is made up of three key partners: Ashley House Plc, Home Group and HC-One. The consortium is led by Ashley House Plc who will manage the construction programme until completion of the buildings. They will then handover to the providers of care, housing management and support.
- 3.2.5 In September 2014 an informal pre-application meeting was held between HBC planning officers and key partners involved in the proposal.
- 3.2.6 In November 2014 a formal pre-application meeting was held, again between HBC and key partners involved in the proposal. Pre-application advice was sought from a number of statutory and non-statutory consultees.
- 3.2.7 In November 2014 and January 2015 two public drop-in sessions were held where anybody interested could drop-in, read about the proposal and speak to those involved.
- 3.2.8 In February 2015 the proposal was presented at a development control forum. This allowed the applicant and key partners to present the proposal to planning officers and councillors prior to the application being submitted.
- 3.2.9 A further pre-application meeting was held in February to discuss any remaining issues and points raised at the development control forum.

3.3 Engagement

- 3.3.1 Section 3.2 above outlines the application programme, from the site becoming available to a Planning Application being submitted. As considered good practise in both national and local legislation, consultation has been carried out throughout the application programme.
- 3.3.2 This section provides further details on the consultation aspects of the programme. Details of the comments raised during this engagement are provided in Chapter 4, and Chapter 5 provides details of how these comments have been taken into account.
- 3.3.3 **Pre-application meeting.** A pre-application meeting was held on the 24th September 2014 at the HBC offices. This was attended by HBC planning officers, and representatives from the applicant (Ashley House plc), the architects (Penoyre and Prasad) and the planners (Enzygo). This informal discussion allowed the applicants to receive advice before carrying out technical assessments and preparing the application. It also allowed the planning officers to discuss potential issues or concerns to ensure the developer addressed these when preparing the planning applications.
- 3.3.4 **Requests for pre-application advice.** Pre-application advice was sought from both statutory and non-statutory consultees, including:
- Natural England
 - The Environmental Agency
 - Hampshire Constabulary
 - Southern Water
 - Havant Borough Council technical officers
- 3.3.5 **Formal pre-application meeting.** A formal pre-application meeting was held on the 7th November 2014 at the HBC offices. This was attended by a senior planning officer and team leader from HBC, and representatives from the applicant, the architects, the planners and the transport planner. This provided the opportunity to discuss updates to the proposed development, technical assessments, stakeholder engagement, and the timetable for preparing submission of the planning application.
- 3.3.6 **Leaflet and poster distribution.** In November 2014, 1000 leaflets and a number of posters were distributed to homes and public buildings around the proposed development site. These were used to promote the first public consultation event (see following sections). Leaflets were distributed to houses on the following streets: Braishfield Road, Adhurst Road, St. Albans Road, Farringdon Road, Wilverley Avenue, Abbostone Avenue, Littlegreen Avenue, St. Albans Road, Crossland Drive, Copse Road, Fern Drive, Russel Road, Elm Park Road, Elmleigh Road, Mavid Crescent. 16 public buildings were visited and leaflets dropped, and in some cases posters displayed. The buildings attended include: Tesco Extra on Solent Road, local churches, local nurseries, a medical centre, a public house, Havant train station, a number of local schools, Havant College, Havant job centre, Havant leisure centre and Havant civic centre.
- 3.3.7 **Further promotion.** In order to further promote the public consultation event a number of approaches were used. A contact at HBC sent information regarding the public consultation event to all of their media contacts as well as all HBC Councillors. Information was also put into the 'Staff Team Talk' and Councillors Newsletter. A contact at HCC sent information to the Portsmouth News and also posted a tweet. Emails were sent to contacts at HBC, Havant Civic Society, Leigh Park Community Forum and St. Alban's Church Parish Office.
- 3.3.8 **First public consultation event.** The first public consultation event was held on the 17th November 2014 between 3pm and 8pm. The event was held at Havant Meeting Place, Elm Lane, Havant. This venue is less than 1 mile from the application site and is easily accessible

by rail, bus and road. A number of boards including text and images explaining the proposal were displayed. Anyone was able to drop-in, look at the boards and discuss the proposal with representatives from the applicant, planners, architects, transport planners and health care providers. Feedback forms were available for attendees to complete. Over fifty people attended the event and 36 left written feedback.

3.3.9 Second leaflet drop. A second leaflet drop was carried out to promote the second public consultation event. 2000 leaflets were circulated in the Havant edition of the Portsmouth News. The main streets which received leaflets were Little Green Avenue, Crossland Drive, St Albans Road, Old Copse Road, Lavant Drive and Leigh Road. Smaller streets off these streets also received leaflets. Posters and leaflets were also delivered to a number of public buildings around the area.

3.3.10 Second public consultation event. This was carried out on the 14th January 2015 between 3pm and 7pm at the same venue as the initial event. Like the first event this was in the form of a drop-in session. The purpose of this session was to share the updated plans based on feedback from the previous consultation event, and share work which had progressed since the first event. Information was provided on a number of boards, and attendees could discuss these with a range of people involved in the development including the architects, the planners, County Council representatives, transport planners and the applicants. Comment forms were available for attendees to leave written feedback. Approximately 35 people attended the event, some of whom attended the first public consultation event. 16 people left written feedback.

3.3.11 Development Control Forum (DCF). This was attended on the 12th February at Havant Borough Council offices, and provided an opportunity for the applicant and key parties to present the proposal to Councillor, officers and members of the public. The key aims of the forum were to:

- Allow Councillors to ask questions
- Inform offers pre application discussions with the developer
- Identify any issues that may be considered in any formal application
- Enable the developer to shape an application to address community issues

The forum allowed issues and concerns to be raised so that these could be addressed prior to submission of the planning application. Councillors, officers and members of the public were able to ask questions directly to the applicant and key parties.

3.3.12 Final pre-application meeting. This meeting was held on the 17th February at Havant Borough Council offices. This provided the opportunity to go over any final issues or concerns, particularly those raised at the DCF, so that resolutions could be discussed and feedback given. The meeting also provided an opportunity for the architects to present their final design and receive any final feedback.

4 Responses

4.1 Introduction

- 4.1.1 This section of the report details the findings from the engagement detailed in section 3.3. Section 5 will consider how the scheme has been adapted to reflect the comments made.

4.2 Informal pre-application advice (September 2014)

- 4.2.1 This meeting was held between key members of the development team and planning officers from HBC. A number of key points arose from the discussion:

- Design should be finalised by the end of October 2014 so that technical assessments can begin
- An EIA screening opinion will be submitted
- A pre-application meeting will be arranged
- Consultation with agencies beyond the council would be welcome
- The proposal will be presented at a Development Control Forum, possibly in December
- A public exhibition will be held near to the site, possibly in November

- 4.2.2 A broad discussion was held about the emerging development, and a number of points were raised:

- The nature of the development and the residents who will occupy it need to be phrased at an early stage.
- Clarifications about the intentions of the NHS would be useful.
- A clear understanding of the contributions that will be made to meet local social housing and care needs must be set out.
- It is important to ensure that traffic impacts are fully assessed and mitigated as appropriate.
- Access options for internal circulation, parking and turning of commercial vehicles need to be carefully considered.
- The relationship between the application site in Flood Zone 1 and adjacent areas in Flood Zone 2 and 3 will be important, as will Surface Water Drainage arrangements.
- There is an Environment Agency easement along the Lavant Stream which should not be developed without permission.
- The proposed development should avoid intrusion into root protection areas.
- Opportunities to adopt a secure by design approach should be considered.
- Pedestrian access from the site to the bus stop north of the site should be considered.
- The role of the Community Hub should be clearly considered.
- Visibility into the site must be considered. The main entrance should not be 'crowded'.
- Car parking must be considered for 'mobile' residents. This must not spill-over to on-street locations.

4.3 Formal Pre-Application Advise and Requests For Pre-Application Advice

4.3.1 Both statutory and non-statutory consultees were contacted to request pre-application advice. Responses are summarised in Table 1.

Table 1. Consultee pre-application advice

Consultee	Summary of response
Natural England	• The development is not likely to have significant effects on Nature 2000 sites. A financial contribution in accordance with the provisions of the Solent Disturbance Mitigation Project is likely to be required to mitigate impacts on protected areas. • Standing Advice should be followed to assess impacts on protected species.
Environmental Agency	• Part of the site is located in Flood Zone 3a/b. A sequential approach should be adopted. • Opportunities to incorporate biodiversity in and around the development will be encouraged. • Watercourses should be designed as a site feature. A buffer zone on each side of the channel is to be left untouched. The western bank lies within the application area. • Pollution prevention measures to protect ground and surface water should be considered.
Hampshire Constabulary	• The site has a high level of connectivity and permeability which increases the vulnerability of the development to crime and anti-social behaviour. • Pedestrian access from Lavant Drive could be removed to reduce opportunities for crime and anti-social behaviour. • The site should be enclosed with a robust boundary treatment especially along the northern, southern and eastern boundary. • Emergency entrances should be gated to prevent pedestrian access. • Boundary treatment should prevent casual access to the ground floor dwellings. • Steps should be taken to prevent people climbing up the balconies. • Lighting should be provided through the development.
HBC Housing Enabling Officer	• Clarification on what 'supported living' will consist of is required. • An average of 30-40% affordable provision for all the self-contain 1 & 2 bed apartments would be expected. • Further clarification on the percentage of affordable housing units is required.
HBC Landscape Architect	• Detailed plans showing the landscape are required, including trees on or near the boundary and possible impacts. • Details of the entrance points and any extra boundary features will be required. • Details regarding the proposed surfacing to ensure full accessibility and details of the raised beds and features for the residents will be required.
HBC Environmental Health	• Typical conditions for this type of proposal: • Typical working hours for demolition/ construction must be followed. • Programme for dust suppression during construction/ demolition must be in place.

	• The instillation of noise making equipment must be agreed with the Local Planning Authority (LPA). • Deliveries must only take place during certain hours. • Floodlighting/ external lighting must be agreed with the LPA. • A waste management policy must be approved with the LPA. • Any smell suppression equipment must be agreed with the LPA.
HBC Planning Policy	• The principle of development is supported by numerous policies. • The blank elevations present some concern, as do enclosed communal spaces which are unlikely to benefit from sunlight for much of the year. Further specialist design advice should be considered.
HCC transport Manager	• A full Transport Assessment will be required
Southern Water	• New developments will not be permitted over or within 3.5 metres of the existing foul and surface water sewer. • A capacity assessment will be required to determine if the existing foul water and surface water system can accommodate the proposed development flows. • A formal application will be required for a connection to the public foul and surface water sewer.

4.4 Early design-based discussions with HBC

4.4.1 Early telephone discussions were held with HBC planning officers to ensure they were updated on how the proposal was progressing and any areas of concern were highlighted at an early stage. During early discussions the following comments were raised:

- The scheme needs to be inviting to residents and visitors. There is concern over the narrow gap between buildings at the entrance, and the blank flank walls which are not attractive and do not offer surveillance.
- The Hub should not be dominated by adjoining buildings. It should have a 'landmark' design, and act as a focus point.
- The Hub faces northeast and incorporates large amounts of glazing. The thermal efficiency of the building needs to be carefully considered.
- A drop off and turning area needs to be provided close to the Hub.
- There is concern over the legibility of the site as a result of the relatively uniform height, mass and bulk of the various elements and their design. There would be an opportunity to express the differing uses in different areas of the site more clearly.
- Site users should be able to find their way through the site by being able to visually differential between the various buildings and their functions.
- There is some concern over the pedestrian access points to the site and routes within the site. Access to the North East corner is not overlooked. The secondary extra care entrance may be difficult to supervise. A path to the north of the supported living serves no purpose.
- Design of the balconies needs to ensure they have an attractive modern appearance.
- Some concern over the appearance of the 'corridor' treatment to the rear of the supported living units.

4.5 Public Drop-in Sessions

- 4.5.1 Everyone who attended the drop-in sessions was offered a feedback form (Appendix 1) which allowed them the opportunity to give specific feedback as well as general comments.
- 4.5.2 This information represents 'informed opinion' as attendees were given feedback forms once they had had the opportunity to view the exhibition and discuss any concerns with members of the project team.
- 4.5.3 Data collected at both drop-in sessions was logged and analysed following the public information days (Appendix 2).

Responses

- 4.5.4 Attendees were asked if they supported the proposed development. Figure 1 sets out the responses from the two drop-in sessions.

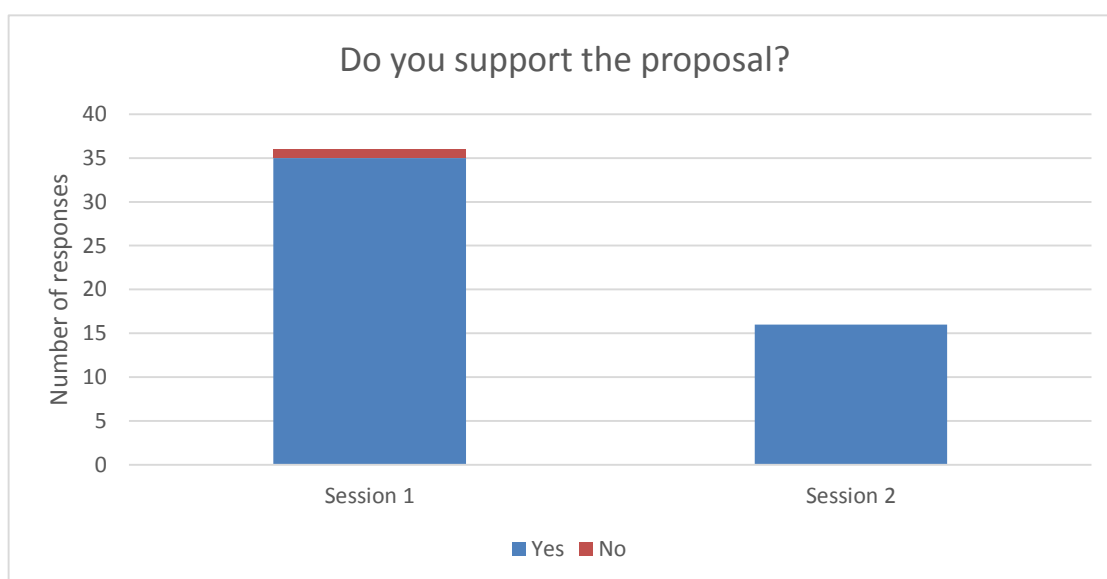


Figure 2. Do you support the proposal?

- 4.5.5 At the first session 35 respondents stated that they did support the proposed development and one respondent didn't. Further analysis of the response from the person who answered 'no' demonstrates that they were concerned about inadequate car parking and transport impacts on Leigh Road. They stated that Leigh Road should be closed off to vehicular access to ensure all access was via Crossland Drive.
- 4.5.6 At the second session all 16 attendees who completed the form supported the proposed development. Further analysis shows that the person who did not support the proposal at the first session did support it by the second session, although they were still concerned about transport impacts and inadequate parking.
- 4.5.7 Based on this, by the end of the second public drop-in session all attendees who completed a feedback form supported the proposal.
- 4.5.8 The feedback forms asked attendees what their main concerns were. Figure 2 shows concerns that were raised by three or more residents. The key concerns were: increased traffic; concerns regarding lack of parking; concern over the pedestrian links to town i.e. due to the poor quality of pavement; and the lack of plans for cyclists. A number of remedies were proposed. For example a number of residents suggested traffic calming measures to slow traffic down. Improving the pavement was suggested to make it easier for residents to

walk into town. A number of attendees felt more should be done for cyclists such as including cycle parking, charging points for bikes, and incorporating a cycle path through the site.

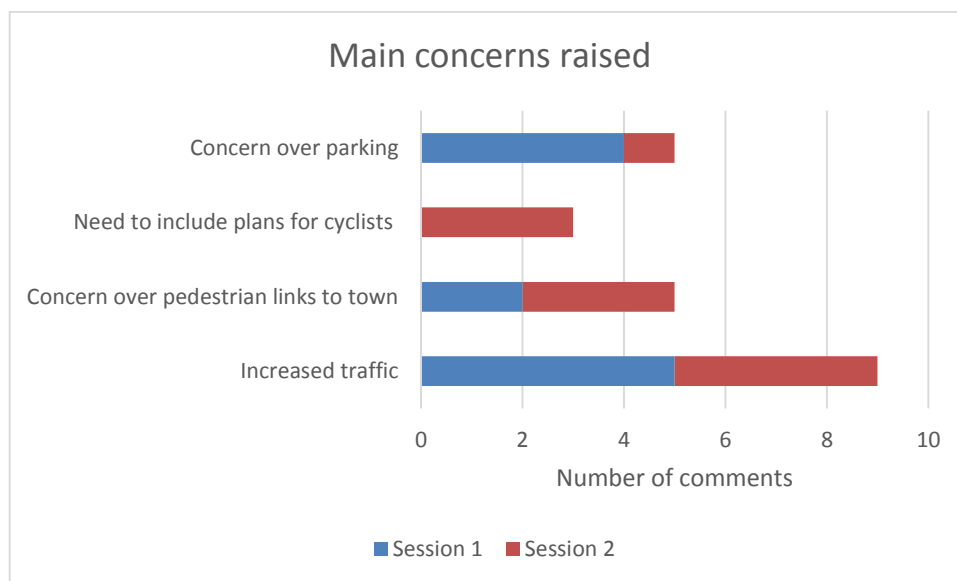


Figure 3. The main concerns raised

4.5.9 A number of other comments were raised by one or two attendees. These included:

- Need to train/ provide jobs to local residents
- Need to include local business in the plans (i.e.to provide supplies)
- Need space on site for a laundry, storage and space for supply lorries
- The Hub should reflect the age of residents
- Concern visual impacts and the size and management of the Hub
- Need to work with the RSPB and ensure wildlife is encouraged
- The shop should be available for local residents to use
- Concern over the availability of private apartments

4.5.10 Respondents were also asked which aspects of the proposal they welcomed. Figure 3 shows the comments. Most comments related to respondents liking the design of the proposal put forward, and the fact that this type of proposal is needed in the area. Respondents also commented that the proposal was a good use of land and in the right location. A small number of respondents felt that the proposal was a good opportunity for employment opportunities for the community, and the proposal is environmentally aware.

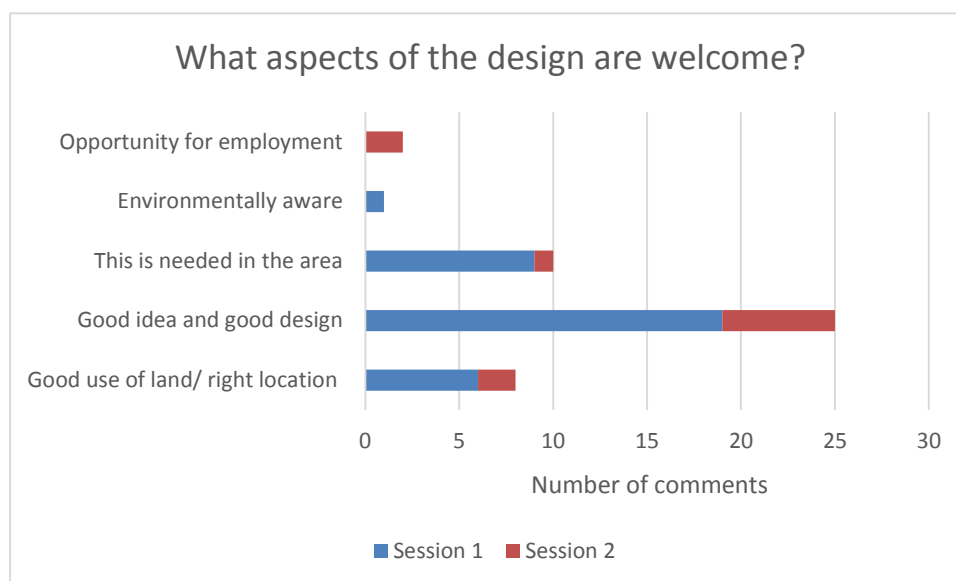


Figure 4. What aspects of the design are welcome?

4.5.11 Finally respondents were asked to add any other comments. Five respondents felt that the developer should contribute towards improving the war memorial in the town. These comments were all received at the same time, so it is highly likely that respondents discussed this idea together. One respondent felt that the developer should improve the park adjacent to the site. One question was raised asking how affordable the site would be.

4.6 Development Control Forum (DCF)

4.6.1 The DCF began with an introduction to the site and a review of the relevant planning history, policies and planning issues. The comments received from statutory and non-statutory consultees (table 1) were reviewed, mainly for the benefits of attendees, many of whom had been less involved up until this stage.

4.6.2 Key parties involved in the development presented a Powerpoint of the proposal, and attendees were then able to ask questions regarding this. Table 2 summarises the questions asked and how these were answered.

Table 2. Questions and Answers at DCF

Question/ comment	Response
Are there any guidelines regarding the cost of the flats?	Yes. The nursing home will provide 80 beds. Hampshire County Council has an option to purchase 10 of these for occupation by local people on the basis of local assessment and allocation procedures. The NHS has an options to purchase 20 beds for step-up/step-down care for local health service users. The Extra care units will be made available for affordable rent, for local people, again in accordance with local assessment and allocation procedures. The supported living units will be a mixture of market sale (36 units) and shared equity (12 units). The allocation of shared

Question/ comment	Response
	equity units will be discussed with the Housing Officer at Havant BC.
Will there be any storage for mobility scooters?	Yes, storage space has been incorporated into the design of the nursing home and extra care units.
Will the units have balconies?	Yes, balconies have been incorporated into the design.
Would laundry areas be provided?	Yes, there laundry facilities have been incorporated into the design of the nursing home and there would be individual facilities for the residential units.
Would guest accommodation be provided?	Yes there would be some limited guest accommodation provided. In addition ** Extra Care units and 18 Supported Living units have two bedrooms which would enable guests to be able to stay.
As hairdressing facilities are being provided there would be a good opportunity to engage with local schools and colleges who are offering hairdressing training. Would they be encouraged to be involved with the development as it would provide mutual benefits?	This approach is endorsed and the developer would look to forge links to the local area and the opportunities that it offers. Further information is provided in the Employment and Skills Plan.
Are the development team aware that there is a Drop in Centre called the Hub a mile away?	The final name of the Hub would be considered in due course and will take into account existing local facilities.
Design changes should be put in now and not left to be negotiated during the planning application.	Design work will continue to evolve leading up to the application being submitted.
Will parking for the Clinic become an issue in the future?	This is a matter outside the scope of the current scheme and would need to be addressed separately.
Concern over access to the site and the route traffic would take. The Leigh Road crossroads with Elm Park Road has difficult visibility	A Transport Assessment will be submitted with the application. The main route to and from the site would be expected to be via Crossland Drive to River Way.
Would Ground Source Heating Pumps be provided?	Consideration is being given to this and other sustainable energy sources
Would the Nursing Home be supported by the NHS?	HCC have an option to purchase 10 beds in the Nursing Home, South East Hampshire Clinical Commissioning Group would have 20 beds. 50 flats would be for affordable rent and others in shared ownership.
What is the anticipated duration of the development from start to completion?	18-20 months is the estimated timescale
Will it be a phased development?	No, the development would be completed in one go.
The Hub shared service seems ambitious. Will it be accessible to the outside community?	The service would be primarily for residents on site. It is intended that flexible space would be provided around the Hub. The Hub would not be a community centre but it would provide the public front of the scheme so the intention is that the public would feel welcome. The facilities would be for residents and outsiders who are involved in some way with the site.
What are the SUDS proposals?	The Flood Risk Assessment considers the impact of the development on surface water drainage and natural surface water patterns. The report proposes that the existing surface water drainage arrangement is maintained, whereby surface

Question/ comment	Response
	water is directed to the existing attenuation basin. Further details are within the FRA. A drainage strategy has been prepared which is based on the principles of SUDS.
There is a functional design proposed with flat roofs etc. Has consideration been given to splitting the blocks to give individual living space- the current design is somewhat mundane.	There is a strong design philosophy underpinning the proposed development, based on a campus approach to demonstrate the integrated nature of the accommodation and activities on site. The relationship between the built development on the site and the outdoor spaces created through a carefully expressed landscape masterplan will be strong and will help to distinguish the role and function of different parts of the development. The final designs will show and describe this fully.
The original scheme for the site was for a Hospital, what will the split of bed types be in the new development?	There will be 51 extra care flats, 48 supported living flats and a nursing home with 80 beds.
What will the boundary treatment to the site be?	Treatment will be a mix of fencing and hedges
The Nursing Home title has negative connotations; why is the term being used.	Because it will be a Nursing home with nursing beds. There is a Legal agreement which states that the facility must offer a minimum of 20 South East Hampshire Clinical Commissioning Group beds. The accommodation is for people with a nursing need who cannot live independently. The facility would avoid the need for hospital beds to be used. Regulated nursing will be provided.
Question over different types of accommodation and who can access them.	There will be different solutions to different areas of the development. Care will be available for all residents. People would be able to stay in their own flats/ complex as their needs increase.
Do you have to have health needs to move into the development?	With regard to the shared equity supported living flats, there is a HCC draft policy relating to allocation- whereby some account is taken of people's care needs. There will be a service charge associated with the care provided by the development so people would not move onto the units unless the need to live there arose.
Are there plans for specialist Dementia Care?	Specialist dementia care would be available. It would be possible to stay in existing accommodation in early stages of dementia. Residents could move into the Nursing care accommodation if/when the person's care requirements increase. The Nursing home would be able to care for dementia related specialist needs.
Will there be car parking charges?	There are no proposals at the moment to charge for parking.
When would development commence?	Hopefully in Autumn 2015.

4.7 Final pre-application advice

4.7.1 The final pre-application meeting before submission took place on the 17th February at Havant Borough Council offices. The meeting was attended by a senior planning officer and team leader from HBC, and representatives from the applicant, the architects and the planners.

4.7.2 The updated design was discussed in detail, particularly the comments raised at the Development Control Forum (DCF), and how the design has progressed over time. The approach to affordable housing and other contributions was discussed, and an update on the technical assessments was provided.

4.7.3 Key comments raised were:

- The application should describe the nature, role and operation of the different types of accommodation to be provided in the development
- Updated plans and elevations were presented to officers who responded positively to the evolution of the campus-style design and recognised the importance of a strong landscape plan to provide different character to different parts of the development.
- Officers advised further consideration about the location of parking in the central courtyard, seeking to reduce its dominance here by increased provision elsewhere.
- Whilst acknowledging that the northern car park area and northern façade of the supported living accommodation is regarded as a secondary frontage which will, from ground level, be only visible in a limited way officers advised that further attention should be paid to the landscape design and building treatment in this area to ensure it is attractive.
- An update was given on measures taken to provide a secure perimeter and secure development. A secure by Design approach would be adopted and a meeting was to be held with Hampshire Constabulary on 23rd February.
- Officers asked that the application and design approach considers wider access by cyclists, public transport users and pedestrians to the development, in terms of the legibility, quality and safety of routes to the site's entrances.
- Updated plans were presented to demonstrate how earlier comments made by officers, regarding concern over the blank façade at the site entrance, had been addressed.
- The application should describe the role of the Hub and how it relates to the adjoining nursing home and extra care accommodation both physically and in terms of activities going on there.
- The landscape plan needs provide good quality internal footpaths, ideally to create the ability for pleasant walking circuits within the development.
- Careful attention needs to be paid to the design of balconies.
- The landscape and building designs need to provide occupants with a sense of defensible space.

5 Outcomes

5.1 Introduction

5.1.1 The application for the proposed Oak Park Health and Wellbeing Centre has progressed and evolved throughout the period of pre-application consultation. Responses to the main points raised during the consultation period will be detailed below.

5.2 How the scheme has adapted following engagement

5.2.1 Following discussions and consultation with a range of stakeholders, as described in Section 4, the scheme has been adapted to reflect the comments and concerns raised. Table 3 outlines the main comments raised, and how these have been addressed.

Table 3. Adaptions following consultation

Comment made by consultee	How the scheme addresses this
Havant Borough Council	
Consultation with agencies beyond the council would be welcome	Consultation has been carried out with a range of statutory and non-statutory consultation. Ongoing discussions have taken place with HBC, and two public drop in sessions were carried out. Further details are set out in Section 4 of these documents. This table shows how the comments made have been addressed.
The nature of the development and residents who occupy it need to be made clear at an early stage	This has been clarified, and the nature of the development was made clear at the drop-in sessions. Further details are provided within the 'Ethos behind the proposal' section (2.4) of the Planning Statement.
Clarification about the intentions of the NHS are required (regarding the south-west quadrant of the larger site).	It is expected that this site will be developed for health purposes in the future.
Contributions that will be made must be clarified	This has been discussed initially with HBC and an agreement will be reached regarding S106 contributions as required.
Traffic impacts must be fully assessed and acceptable in planning terms.	A Transport Assessment has been prepared and this demonstrates that the traffic generation is acceptable and substantially below that which would have been generated by consented Hospital scheme.
Access option, internal circulation, parking and turning of commercial vehicles needs to be considered	This has been considered, and further details are set out in the Transport Assessment and the Design and Access Statement
The Flood Zones and Surface Water Drainage must be considered	The proposals have been designed so that buildings are within Flood Zone 1 only. The swale has been incorporated into the design, and the open space has been designed so it remains permeable and will not increase flood risk. A Flood Risk Assessment demonstrates that the development should not be precluded on the grounds of flood risk.
Buildings should be set back from the stream and tree routes must be protected	The proposal has been designed to ensure that that buildings are set back from the stream in accordance with advice from the EA. The proposed development avoids building within the Root Protection Areas of major trees.

Comment made by consultee	How the scheme addresses this
Opportunities to increase community safety must be considered	Consultation have been carried out with the Hampshire Constabulary and their comments have been noted (see below)
Pedestrian access from the site to nearby bus stops should be considered	Secure pedestrian access to the north of the site has been incorporated into the design. This allows residents direct access to the bus stop, without jeopardising the safety of the development. A similar access has been provided to the south of the site in order to improve pedestrian links to Havant Rail Station and Havant Town Centre.
The role of the shared Hub must be considered	Much consideration has been put into this facility, and it plays a clear and important role to both onsite residents and the wider community. Further details are provided within the 'Ethos behind the proposal' section (2.4) of the Planning Statement. Numerous attendees at the drop-in session stated that they particularly liked the design and role of the Hub.
The entrance must be welcoming and not crowded by the buildings either side of it.	The design has been revised to ensure that the entrance is welcoming and not crowded. The buildings either side of the entrance have been positioned further apart to reduce 'crowding' of the entrance.
Car parking must be considered to ensure there is no spill-over	The proposal includes sufficient car parking to comply with Hampshire's Parking Strategy Standards (2002) and Havant Borough Councils adopted Residential Parking and Cycle Provision Supplementary Planning Document (March 2010). The parking provision has been agreed with HBC during pre-application meetings.
Natural England	
Standing advise should be followed to assess impacts on protected species	A preliminary ecology appraisal has been carried out to update previous ecological surveys carried out. The results show that the site has few constraints, and the proposal would have the potential to enhance biodiversity. A reptile study has been recommended. This has been programmed to commence at the end of March to co-inside with the appropriate surveying window.
Environmental Agency	
A sequential approach should be adopted given that part of the site is on Flood Zone 3a/b	A sequential approach has been adopted to ensure that buildings are within Flood Zone 1 only. The design ensures that flood risk is not increased. Further details are provided within the Flood Risk Assessment.
The site should encourage increased biodiversity	The proposal includes planting to attract birds and a range of wildlife throughout the year. The swale will be retained and incorporated into the design. The vast majority of trees around the site have been retained.
Watercourses should be designed as site features	The swale to the south-east of the site has been designed as a feature of the garden with planting to attract birds and a range of wildlife. Bio-diversity enhancements will be incorporated as part of the Landscape Plan and boundary treatments along the Lavant Stream.
Buffer zones should be left around channels	An appropriate buffer zone has been left alongside Lavant Stream.

Comment made by consultee	How the scheme addresses this
Pollution prevention measures should be considered	Pollution prevention measures are addressed in the Drainage Statement and the Energy Statement.
Hampshire Constabulary	
Pedestrian access from Lavant Drive should be removed	The design has evolved to reflect the need to provide security whilst improving natural surveillance of pedestrian routes. A balance has been struck between the consultation comments and the role that the development will play, particularly the Hub. Pedestrian access from Lavant Drive will remain in place to ensure members of the community can access the Hub, and onsite residents can access the Town Centre using the most direct route. There are increasingly secure 'zones' towards the centre of the development to ensure no unauthorised access into residential areas.
The site should be enclosed with a robust boundary, this should prevent pedestrian access	The campus has been designed deliberately to be inviting. This ensures it has a 'residential character' rather than an 'institutional character', as specified in the design principles. Based on the comments made, a more robust boundary treatment has been incorporated into the North, South and Western boundary. The eastern boundary incorporates fences, but also utilise planting the Lavant Stream to provide an effective and attractive boundary which is important in view of its location next to open space and a playground.
Emergency access entrances should be gated	The emergency access from Leigh Road has been designed to be secure and will not allow pedestrian or unauthorised access.
People should not be able to climb up from the balconies to other storeys	Balconies have been designed so that people cannot climb up them.
Lighting should be provided throughout the development	A lighting statement of principles has been produced to consider the approach to lighting throughout the development. This demonstrates that external lighting is provided where needed (e.g. pedestrian routes, turning areas), but this will be designed to minimise light pollution and energy use.
HBC Housing Enabling Officer	
Clarification on the terminology of the residential accommodation is required.	Clarification has been provided, and the details of the different types of accommodation are provided in the Planning Statement (Section 2.4).
HBC Landscape Architect	
Detailed plans including impacts on trees are required	An Arboricultural Impact Appraisal has been prepared, and this shows the impacts of the proposed development on trees throughout the site. The proposed development has been amended to ensure the site does not intrude into root protection areas.
Details of entrance points and extra boundary features are required	Vehicle entrance points will be off River Way and Leigh Road (emergency access). Additional Pedestrian access points will be to Crossland Drive and Lavant Drive. Further details of the entrance points and extra boundary features are contained within the Landscape Plan.
Details of surfacing and raised beds are required	This has been addressed and is considered within the Landscape Plan

Comment made by consultee	How the scheme addresses this
HBC Environmental Health	
Typical working hours will be put into place	The contractors will ensure any controls regarding working hours are complied with.
A programme for dust suppression will be required	A Construction and Environment Management Plan will be prepared following grant of planning permission. This will include details such as dust suppression.
The instillation of noise making equipment must be agreed with the LPA	Outline details of the ventilation and extraction equipment associated with the development are provided in the Noise Assessment. Maximum noise levels have been proposed, and measures will be put into place to ensure these are not exceeded. Once further details are available, these will be provided to the LPA
Deliveries must only take place during certain hours	Any controls regarding the timing of deliveries will be complied with.
External lighting must be agreed with the LPA	A lighting statement has been produced to consider the approach to lighting throughout the development. External lighting will be provided in the necessary locations (pedestrian routes, turning points), and this will be controlled via time clock and photocells (with the exception of security and safety lighting).
A waste management policy must be approved with the LPA	Advice has been sought from Havant Borough Council on bin requirements within the development. This is reflected in the provision of bin storage areas for the nursing home, extra care flats and supported living accommodation. Further details are set out in a waste management statement included with the application.
Any smell suppression equipment must be agreed with the LPA	Such equipment is not currently planned
HBC Planning Policy	
The blank elevations present some concern	The design has been progressed to ensure there are no blank elevations. Windows and balconies have been incorporated into the design, along with blocks of colours, inverted sections, and staggered buildings.
Enclosed communal space presents some concern, in terms of shadow effects.	The central part of the nursing home will be only one storey high, so shadow effects should not impact on the amenity of the space. The enclosed communal space is provided only for the nursing home accommodation. This will provide safe, secure and private outdoor space for residents in this accommodation who may not be able to/safe to leave the facility and so could provide an important outdoor amenity for nursing homes residents.
HCC transport Manager	
A full Transport Assessment will be required	A full Transport Assessment has been carried out and has been submitted as part of the application.
Southern Water	
New developments will not be permitted within 3.5 metres of the existing sewer	The proposal has been designed so that car parking is over the sewer rather than buildings. This ensures that the sewer could be accessed quickly and easily without causing damage to the buildings.
A capacity assessment will be required to assess whether the sewer can accommodate the proposed development flows	A capacity assessment has been carried out. This demonstrates that the existing sewer can accommodate the proposed flows.

Comment made by consultee	How the scheme addresses this
A formal application will be required for connection to the sewer	This has been noted and a formal application will be submitted when required.
Members of the public (drop-in sessions)	
Concern of increased traffic	A Transport Assessment has been carried out and further details regarding impacts are provided within this document. The Transport Assessment demonstrates that the proposal will not result in significant traffic impacts and should result in fewer movements than the consented hospital scheme.
Concern over pedestrian links to town	Opportunities have been taken to improve access to the town centre, for example pedestrian access has been provided to the bus stop to the north of the site. A pedestrian entrance has also been provided at the south of the site for residents to access the town.
Concern over parking	The proposal includes sufficient car parking to comply with Hampshire's Parking Strategy Standards (2002) and Havant Borough Councils adopted Residential Parking and Cycle Provision Supplementary Planning Document (March 2010). In addition, appropriate traffic management and parking control measures are in place on surrounding road to prevent spill-over parking.
Need to include plans for cyclists	Extensive provision for cycle parking has been made throughout the site in accordance with standards agreed with HBC and HCC. Further details are provided within the Transport Assessment and Travel Plan. Existing cycle routes exist on the eastern, northern and western boundaries of the site and access into the site will take account of this.
Need to train/ provide jobs to local residents	Details of jobs and training are included within the skills and employment statement. It is considered that the range of jobs available is in keeping with the skill level of the local residents. Onsite training will be available, and efforts will be made to advertise jobs locally and work with local schools and colleges.
Need to include local businesses in the proposal	Efforts will be made to work with local business providing they can provide a cost-efficient and quality service. Further details are provided within the skills and employment statement.
Need space onsite for a laundry and supply lorries	The proposed layout shows the location of laundry facilities and of a dedicated service and emergency vehicle access from Leigh Road.
The Hub should reflect the age of residents	The Hub has been designed to be flexible and suit a range of activities including social interactions, leisure/ gym and health and well-being activities. This should support healthy and active lifestyles as envisaged by Hampshire's 'Ageing Well' strategy.
Concern over visual impacts of the site	The visual impacts from outside of the house have been considered, and the architects have worked alongside HBC and other key partners to ensure to design is as high quality and attractive as possible. The design has progressed significantly based on feedback from consultation, and it is now considered that the development has a positive visual impact compared to the current derelict site.
Need to ensure wildlife is encouraged	The swales has been designed as a feature of the development with planting which will attract birds and a range of wildlife at different types of the year. Trees have been retained as much as possible around the site.
Community Hub should be available for local residents	The Hub will provide a flexible space and will be open to the community for numerous activities.

Comment made by consultee	How the scheme addresses this
Concern over the availability of private apartments	36 of the 48 apartments will be private and available on the private market. The remaining 12 will be shared ownership.
<i>On-going discussions with HBC Planning Officers</i>	
A drop off and turning point needs to be provided close to the Hub	This has been incorporated into the design, and there are now a number of drop off points outside of the Hub. The Hub has an overhanging roof to ensure residents can get from vehicles into the Hub without being exposed to rain.
Concern raised over the relatively uniform height, mass and bulk of the various elements and their design. There would be an opportunity to express the differing uses in different areas of the site.	The design approach is a campus style design, with significant variety expressed between different building through the use of materials, colours, brickwork details and landscaping. The Design and Access Statements explains the approach in detail.
Site users should be able to find their way through the site by being able to differentiate between the various buildings and their functions	As explained above, there are subtle design differences between buildings within the site. The site has been designed so it is easy to move around, and unnecessary footpaths that don't lead anywhere have been removed.
Concern over natural surveillance around the site.	The development has been designed to provide as much natural surveillance both within the site and outside of the site as possible, consistent with the other aims of providing a robust boundary, defensible space and good pedestrian circulation and access.
Concern regarding the appearance of the 'corridor' treatment to the rear of the supported living units.	The landscape plan has proposed several features which will create a high quality amenity space to the east of the supported living blocks. These are based on a walkway, protection of existing trees and biodiversity and planting enhancements on the eastern boundary. The walkway will connect to the gardening area at the northern end of the site and the enhanced swale/pond at the southern end. The path will be linked to others within the site and this should serve to create good quality pedestrian circular routes within the site, giving significant amenity to residents.
Clarification needed over the principle of the development	The principle of the development has been clarified, specifically the types of care provided and who this will be for. Details are set out within Section 2.4 of the Planning Statement.
Concern raised at the DCF over the design being 'blocky'	The campus styles design is fully explained in the Design and Access Statement. Significant variation has been incorporated into the facades by incorporating windows and balconies to break up blank walls. Some of the windows have been inset to further break up blank walls and provide variation. Sections of buildings have been shifted to provide 'steps' in the facades, to avoid stretches of straight buildings. A grid of coloured brickwork has been added to provide insets of colour and add to differentiation. Planters and pot plants have also been incorporated into the design to add colour and richness. The whole has been integrated with a detailed landscape masterplan which helps to create different character areas within the proposed development.
Concern raised over the amount of parking in front of the Hub. This was previously an attractive green space	This parking was provided to ensure compliance with the car parking standards and to ensure good disabled access to the Hub. To meet officer concerns, parking has now been reduced in this area and increased on the northern area.

Comment made by consultee	How the scheme addresses this
Concern over the northern part of the site where the car parking is provided. How will this northern section be designed to look attractive from outside of the site?	The design of the scheme and the landscape plan have now evolved to address these issues, which are fully addressed in the Design and Access Statement.
Earlier design proposal for the Hub were positive, however there was some concern over the large amount of glass. What is the most recent design approach?	The Hub has been designed using a soft approach, with a timber frame and a high ceiling to create a light, bright feeling. The amount of glass has been reduced, and some subtle coloured panels have been incorporated into the design. There is an overhanging roof to provide covered drop-off space. This is stepped to provide a variety of shapes and shadows. The Hub has a green roof as this will be overlooked by nursing home accommodation. Glass oculos have been incorporated into the roof of the Hub to provide further natural light.
Concerns were raised by the Constabulary regarding the site being too porous.	A hard barrier has been provided along the north of the site, and this will be softened over time with the hedge. A hard barrier will also be provided along the southern side of the site. Pedestrian routes will be provided to access the bus stop to the north of the site and to access town to the south of the site. However both entrances will be secure. The western vehicular access will also be a secure entrance. The eastern boundary has been designed to meet multiple aims, including a robust boundary, defensible space for ground floor occupants of the supported living block, an area protected from development in o.
Need to consider quality of routes from the nearest bus stop/ train station.	Pedestrian access points to the north and south of the site are being provided to provide more direct routes into the development. Further details about the access strategy for the development are set out in the Transport Assessment and Design and Access Strategy.
Concern over the blank façade at the site entrance and the narrow site entrance.	The entrance has been widened by moving the buildings either side further apart. Windows and balconies have also been incorporated into the façade to break up blank walls. The hub design has evolved and now provides a focal point for the entrance to and views into the development.
Concern over how the Hub fits in with the adjoining nursing home and extra care accommodation.	The Hub is 1.5 storeys high at the apex. The nursing home is two storeys, and therefore there is not a significant height difference between the Hub and the nursing home. The extra care accommodation is three storeys high, however this is set back relative to the Hub. Therefore the Hub is not overshadowed by the extra care accommodation.
How have the balconies been design to ensure they fit in with the 'high quality residential' design?	The balconies have been incorporated into all flats within the development. They will provide an important amenity for residents. Planters have been incorporated into the design to add variation and richness.
Defensible space	The Landscape Plan provides defensible space for ground floor residents. Strong boundary treatments will provide defensible

Comment made by consultee	How the scheme addresses this
	space for residents enjoying outdoor spaces within the development.

6 Conclusion and Next Steps

6.1 Conclusion

- 6.1.1 The pre-application consultation detailed in this report demonstrates that Ashley House Plc has taken a comprehensive and thorough approach to community engagement on its proposal to develop an Oak Park 'Health and Wellbeing Campus' in Havant, Hampshire.
- 6.1.2 The report demonstrates that a wide range of both statutory and non-statutory consultees were consulted using a range of approaches. Information was made widely available and a pro-active approach was developed to ensure as much information as possible was made available.
- 6.1.3 Chapter 5 demonstrates that Ashley House Plc genuinely listened to the concerns raised, and in many cases adapted the proposal to address the comments raised. Ashley House Plc was encouraged by the strong support for the proposal in the local community, and in particular hearing what aspects of the design local residents liked. The consultation has demonstrated that this proposal will be well received in the community.
- 6.1.4 As the Planning Application progresses, Ashley House Plc will continue to work with stakeholders to ensure all views are considered.

Appendix 1 – Public drop-in session feedback form

The Oak Park Health and Well-Being Campus

Thank you for visiting this public exhibition of emerging proposals for a health and well-being campus at Oak Park, Havant. We are working closely with Hampshire County Council and Havant Borough Council to understand how we should develop our proposals. We are keen to hear what you think of our ideas.

Please take a moment to fill out the following form. Your feedback will help us to improve our plans and better address the needs of the local community through our proposed development.

Today's date: 17, November, 2014 (and re-issued for 14 January)

Name:

Contact information:

YOUR VIEWS AND FEEDBACK

Are you broadly supportive of our proposals for the health and well-being campus?

☐ No ☐ Yes Explain:

Are there any aspects of the scheme you particularly welcome?

☐ No ☐ Yes Explain:

Are there any elements of the scheme you have concerns about?

☐ No ☐ Yes Explain:

Please provide any other comments here.

Appendix 2- Comments from the public drop-in sessions

Summary of public consultation event and actions underway to address them

Our first consultation day was held at the Havant Meeting Place on 17th November 2014. Over fifty people attended the event and 36 left written comments. We were pleased by the overwhelming approval given to the plans overall, with 35 of the 36 comments expressing support for the proposals. The second consultation day was held on 14th January 2015. About 30 people attended and 16 left written comments.

Over the course of the two events, local people have welcomed the proposals as fulfilling an urgent local need for residential care accommodation. Many welcomed the innovative integrated provision on one site. Some have approved of the scheme layout and design approach. Others have welcomed the potential for the development of this derelict site into community use.

Through their comments, local people have indicated what they would like to see addressed through the development. On the site itself, people hope that local businesses will have the opportunity to supply services into the facilities, generating local employment benefits. We will prepare and submit an employment and skills plan as part of the planning application. This will set out how the construction and on-going operation of the development could generate local economic opportunities through specific jobs and services initiatives.

People also want the development to demonstrate environmental excellence through the efficient organisation of services (such as laundry facilities) and energy/water use. Both Hampshire County Council and Havant Borough Council have set out challenging environmental standards which we will demonstrate the development achieves through an appropriate BREEAM certification. Opportunities will also be explored to improve conditions on the site for wildlife.

Some attendees to the events indicated a need for improvements to wider town infrastructure. This included pedestrian routes into Havant town centre and the railway station, to accommodate elderly people on mobility scooters and parents with pushchairs. This also included improvements to the Havant War Memorial. Others have raised concern over the wider management of traffic on local roads.

We continue to work with Havant Borough Council and Hampshire County Council to understand and satisfy their requirements to ensure the traffic and transport needs generated by our development can be accommodated on site through parking and circulation arrangements. We will set out how we will minimise disruption to surrounding roads during construction through a construction method statement to be agreed by Havant Council. We hope our work with the local councils will ensure that we address fully the concerns expressed by local residents over the impacts traffic may have on them.

Schedule of comments

Respondent	Support (Y/N)	Welcome	Concerns
1	Y	Mr GlenYes - In favour of derelict land, good cause etc.	Yes - Increased traffic through Old Copse Road/Lavant Drive.
2	Y	Yes - All on one site, not split over several sites	None
3	Y	Yes – Moving from different levels of dependency	None
4	Y	Yes – Impressed. Brilliant	-
5	Y	Yes – This sounds excellent, just what we need in Havant. Welcome the general proposal for all aspects – everyone to be taken care of.	None
6	Y	Yes – Very Much so. I welcome the 3 basic types of accommodation supported living, extra care and nursing home on the one site and these being close to the Oak Park Clinic and medical centre.	None
7	Y	Yes – Good use of space. Good mix of accommodation	Yes – [need] good links to town centre via Leigh Road for pedestrians and buggies [scooters?] Need a jobs plan to upskill local residents. Need opportunities for local businesses to provide services.
8	Y	Yes – Badly needed in Havant. Extra care and support as you get older	Help with historic war memorial tablets South Street and West Street, Havant Wall, will need some help.
9	Y	Yes – was on the original Oak Park Steering Group. Need more of this forward thinking.	Yes – How affordable is affordable? From the development fund, would like some money spent on the Havant War Memorial with plaque on bottom naming sponsors.
10	Y	Yes – Havant needs this. The whole concept is wonderful.	Money from the development could be spent on upgrading the war memorial in Havant with a plaque with the sponsors name
11	Y	Yes – Havant really needs this	No.

Respondent	Support (Y/N)	Welcome	Concerns
			Money from the development could be used to upgrade the war memorial in Havant with a plaque with the sponsors name.
12	Y	Yes	No. Use money to repair the war memorial, which is a disgrace (my paraphrase – writing difficult to read)
13	Y	Yes. Integrated Care	No. Common Laundry and storage facilities on site. LPPG (South Butser) ?
14	Y	Yes. Appears to be well thought out, especially the hub. It still allows independent living.	Yes. Hope the health facility is not too far in the future.
15	Y	I think all these services in one area is excellent – plus the added choice of being own your own if wanted. This is long awaited for amenity. Thank you, hope it won't be too long before it is up and running.	
16	Y	Yes. Good use of space and addressing an increasing need. Something pleasing to look at, rather than waste ground. Sustainability.	No. Parking during construction.
17	Y	Yes. Provision of health services in an appropriate setting near health services and local town.	No. Possibly construction traffic/parking in vicinity of Oak Park Community Clinic.
18	Y	-	-
19	Y	-	-
20	N.	Yes. The building proposals are fine	Yes. Inadequate car parking provision for staff, visitors and maintenance crews. We have not received any notification of this meeting through circulars or public notices.

Respondent	Support (Y/N)	Welcome	Concerns
			Cannot support without closing off vehicular access from Leigh Road and making all access from Crossland Drive.
21	Y	Yes. Much needed for the area. All seems very workable.	Yes. Hub area [should] reflect the age of the residents.
22	Y	Yes. Needed in Borough. Close community, close to transport hub	No.
23	Y	Yes. Matches high density of 70+ residents. Mixed occupancy scheme for local residents.	Yes. Service access for supply lorries needs planning.
24	Y	Yes. Need some help	No
25	Y	Yes. Long overdue, very interested. Welcome supported living	No
26	Y	-	-
27	Y	-	No
28	Y	-	Yes. My main concern is the state of Leigh Road, from the development to the station. With possible increased numbers of mobility scooters, wheelchairs and elderly pedestrians, could improvements to the road and pavements be made to make allowance for this?
29	Y	Yes. Think it is a very good idea.	No.
30	Y	Yes, Think it is all good	No.
31	Y	Yes. Very supportive. Integrated early and late care offerings.	Yes. Actual size and management of the hub, for consultations
32	Y	Yes. Environmental awareness.	Yes. Traffic access from Leigh Road. There was a proposal to make this pedestrian only some years ago, it is dangerous now. Must be a vision for real environmental excellence – nature corridors, wild gardens, encouragement of eg swifts, bats, water voles etc. Ask the RSPB and Hants Wildlife Trust.
33	Y	Yes. Good for locals and fills need.	Yes – Access. But, looks okay if from proposed road.

Respondent	Support (Y/N)	Welcome	Concerns
		All facilities in one area.	
34	Y	Yes. I hope this more community-based approach is the future for older persons care – very holistic too! The hub, with access to community, with access to community.	Parking + extra care traffic. Will local roads have more parking restrictions. A local shop would be very welcome.
35	Y	Yes. I have elderly patients living in the area and they need help now	Yes. I live in surrounding road so am a bit concerned about the size and look of the buildings as well as additional traffic.
36	Y	Yes. Looks good, not really anything that's not already there. Just empty ground. Looks extremely well designed.	No.

Second Public Exhibition- 14th January 2015

Respondent	Support (Y/N)	Welcome	Concerns
1	Y	Yes. A good opportunity for local jobs-for the right members of the community	Will there be a cycle through path? Will there be provision for residents with bicycles? Will there be an opportunity for local traders to sell their products in the shop?
2	Y	Yes. Best option rather than supermarket or affordable housing. Open not closed- this is good as it allows access through	Yes- No cycle route. Shop would be good if available for general public to use. Shame the park is run down and will be a let down for new campus
4	Y	Yes. Building set back from boundary and trees and green area kept	Yes. Increase in vehicular traffic in Leigh Road. There are already speeding issues in Leigh Road which an increase in traffic will make worse. Traffic calming measures i.e. speed humps should be made part of any planning permission
5	Y	-	Yes. Improvements to Leigh Road footpath imperative, hardly enough for existing able bodied residents to walk along, let alone our new/ prospective fellow residents. Also need to consider cycling including E.bikes and battery assisted cycling. Secure cycles parking with some charging

Respondent	Support (Y/N)	Welcome	Concerns
			points is needed. Visitor cycle racks needed- 4 or 5 Sheffield bike racks.
6	Y	Yes- everything will be welcomed	I am sure there will be enough young people to man the services
7	Y	Yes- all facilities on site easily accessible. Good natural area to stroll in safely	Yes- availability of private apartments
8	Y	Yes-opportunities for small businesses to offer services throughout the hub. Good to see an employment and skills plan	Yes- needs good links to town centre
9	Y	Yes	Yes- Inadequate parking and no indication of dealing with problems of increased traffic flow in Leigh Road
10	Y	Yes- all	
11	Y	Yes- car parking	Traffic through Leigh Road
12	Y	Welcome land being put to use	-
13	Y	Yes- everything. We feel that this is exactly what is needed in this area, it will fill the need for the elderly. Having living and facilities all in one area- brilliant!	No
14	Y	Yes- easy movement of people between different levels of support and care.	Yes-North end of Copse Road is not very wide to cope with 2 way traffic and parking. Also on the campus side is an equipped children's play area therefore a pedestrian crossing and traffic calming may be required. Leigh Road is a very busy pedestrian and cycling route with a pavement on only one side, the pavement is in places halved in width by grass verges. The opposite side (i.e. campus side) has no pavement. Consideration should be given to adding a pavement on this site but note there may be a stream in a covered culvert on that side.
15	Y	Yes- occupation in a brown field site	No- My only concern was addressed by discussion with your representatives
16	Y	Yes- this is a far cry from the old institutions. All thought out with so much care	No- Can't come quickly enough.
17	Y	Yes- We feel very positive about the catering for 'stages of age development' and their needs throughout the campus. We are also impressed by the type of services and facilities within the	No

Respondent	Support (Y/N)	Welcome	Concerns
		hub. The location is ideal in relation to accessing the facilities of Havant and the region in general	



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