

Michelle Houghton

From: Sally Smith DC
Sent: 06 November 2014 17:22
To: bst shared
Subject: FW: Extra Care Operation APP/14/00854

Please import as additional statement re care. For web

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From: Philip Prosser [<mailto:p.prosser@highwoodgroup.co.uk>]
Sent: 06 November 2014 14:06
To: Sally Smith DC; 'JLee@WINCHESTER.GOV.UK'
Cc: 'tony.allen@allenplanning.co.uk'
Subject: Extra Care Operation

Dear Sally/Jill,

Further to the meeting held on the 23rd October and subsequent email correspondence you've been seeking a little more clarity on the operation of the Extra care facility.

We believe there is the need for some further clarification on the proposals for how care is likely to be delivered on the Extra Care scheme. This clarification likely required as to be fair people are perhaps using the employment matrix provided for the highway and parking analysis as a guide to what is being offered.

We feel it is appropriate to distinguish between these two matters;

The employment matrix for parking is based upon a broad business plan with due regard for similar schemes. it should be noted however that this is very much a forecast and it will vary depending on the actual needs of residents living in this development. It is for this reason, that due to the potential fluctuation (most likely in terms of increased needs), that we have suggested the overflow parking in the Care Home under site M2. The spaces specifically are to cover the eventuality of visiting Domiciliary Care providers in the event that care needs of residents come to exceed the staff matrix, particularly in the event that some residents choose of their freewill to not utilise the care services from the care home

Moving then to the question of what care is being provided to the development. We suggest we revert to the previous accepted definition in the previous accepted scheme; this requiring care to be delivered under the definition of 'care' under The Town and Country Planning Act 1987. the care use class stating; '*personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder and in class C2 also includes the personal care of children and medical care and treatment*'. To note under the S106 we have opted to provide care to only those that are above the age of 60 or those who are deemed disabled within the meaning of the Equality Act 2010, which limits the residents to a small

concise demographic. It should also be noted that the care on offer is assistance with day to day living and personal care (including bathing and dressing). Such assistance will be provided 24 hours a day, 7 days a week. the care to be delivered equating to a minimum care package of 2 hours per week which will be secured under the terms of the individual leases. medical assistance will be provided out side of the general care frame work. This will be delivered through a menu selection to allow individual residents to only pay for what they need (ie not subsidising others with more need). This top up care often secured through the Local Authority and local GP service.

Hopefully this goes some way to explain how operation of the extra care facility will work

Regards

Phil Prosser
Development Surveyor

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