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Civic Centre Road
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12th May 2015

Our ref: CRM 1112.005

Dear David

PLANNING APPLICATION APP/15/00303 – HAVANT HEALTH AND WELL-BEING CAMPUS: SUBMISSION OF MINOR REVISIONS TO LAYOUT

I write with reference to planning application APP/15/00303 for the Havant Health and Well-Being Campus at Oak Park, Havant submitted by Hampshire Living Space. The purpose of this letter is to provide you with supporting information to explain minor revisions to the proposed site layout.

DRAWINGS TO SHOW EXTENT OF EXTERNAL CHANGES

The attached drawings relate to the extra care block and both supported living blocks. Each drawing shows the submitted layout of the relevant block next to the proposed minor revisions to the layout of that block. No changes are proposed to the nursing home, the hub building or other associated infrastructure, car parking or internal highways.

- Drawing 598-SK-200 Reduced Extracare plan
- Drawing 598-SK-201 Reduced Supported Living South
- Drawing 598-SK-202 Reduced Supported Living North

OVERALL EFFECT OF PROPOSED REVISIONS

Accommodation mix – No revisions have been made to the proposed number of extra care or supported living units. The mix of 1 and 2-bed flats and the proposed provision of affordable accommodation remains entirely as submitted.

Proposed floorspace – Overall, the revised footprints of the blocks are demonstrated to be almost entirely within the submitted footprints, representing an overall reduction in floor space of 498.8 sqm GIA. The Extra Care floor space is now 4,897 sqm and the Supported Living is now 3,541 sqm. A summary of the changes is set out below:

Extra Care:

- 1 bedroom flats area reduced by 6%
- 2 bedroom flats area reduced by 6%
- Single loaded corridors reduced from 1350mm to 1200mm wide

- Alcoves provided at flat entrances to counteract reduction in corridor width
- Building line stepped back from site boundary
- Building line stepped back from swale
- Building line stepped back to allow larger courtyard
- Overall Gross Internal Floor Area (GIFA) reduction of 233m²

Supported Living South:

- 1 bedroom flats area reduced by 6%
- 2 bedroom flats area reduced by 6%
- Single loaded corridors reduced from 1350mm to 1200mm wide
- Alcoves provided at flat entrances to counteract reduction in corridor width
- Service rooms rationalised and reduced
- Building line stepped back from 8m exclusion zone
- Building line stepped back to allow larger courtyard
- Overall Gross Internal Floor Area (GIFA) reduction of 120m²

Supported Living North:

- 1 bedroom flats area reduced by 6%
- 2 bedroom flats area reduced by 6%
- Single loaded corridors reduced from 1350mm to 1200mm wide
- Alcoves provided at flat entrances to counteract reduction in corridor width
- Service rooms rationalised and reduced
- Building line stepped back from 8m exclusion zone
- Building line stepped back to allow larger courtyard
- Overall Gross Internal Floor Area (GIFA) reduction of 145.8m²

RELATIONSHIP TO SITE BOUNDARIES AND SENSITIVE FEATURES

The zero-effect of the changed building footprints on important site features is demonstrated below:

Eastern boundary, Lavant Stream and boundary trees – The Supported Living North Block has moved away from the features on the eastern boundary, and therefore further away from the EA exclusion zone and root protection areas of important trees. All proposed development remains outside root protection areas, outside the EA exclusion zone and within Flood Zone 1. The Supported living South Block has also moved away from the eastern boundary features.

Southern Boundary and Swale – The proposed changes to the Supported Living South Block and the Extracare block have moved the footprints away from the southern boundary and swale feature.

The Western boundary – The reduction in the footprint of the Extracare building has the effect of moving the building away from the western boundary. There are no changes to the nursing home.

The northern boundary and car park – The footprint of the nursing home remains unchanged and its relationship to the car park remains unchanged. The footprint of the Supported living north block has

changed very slightly to increase articulation of the design of the northern façade. Its position in relation to the car park and northern boundary remain unchanged.

Northern Courtyard – There has been a reduction in the footprint of the Supported Living North Block, as a result of changes to heat and power proposals supplying the block, and other design changes. The result is an increase in the amount of available space in the northern courtyard for landscape and amenity provision.

Southern Courtyard – There have been reductions in the footprint of the Supported Living South Block, again partially resulting from the changes made to heat and power provision to these blocks. This has created more external courtyard space on this side of the courtyard. Additionally, reductions in the footprint of the Extracare block in the southern courtyard area, particularly its southern arm, has created further external space for landscape amenity provision.

Internal highways and car parks, and associated infrastructure – As part of the minor revisions to the layout two car parking spaces have been moved towards the south in order to articular the entrance to the Supported Living Southern Block. However there has been no reduction in car parking spaces.

Other than this, all internal highways, car parking and other associated infrastructure remains as submitted, unaffected by the minor revisions to the layout.

Site context – The revised layout does not affect the height of the proposed development, or finished floor levels, which remain as submitted.

REVISION OF PLANNING APPLICATION DOCUMENTS

Updates to the following plans and documents are submitted with this letter in support of the minor revisions to layout. All other documents and plans remain unaffected and as submitted.

Energy Strategy Statement (ref 14599) – An update to the Energy Strategy Statement has been prepared to explain the revised means of supplying heat and power to the Supported Living North and South blocks. It is confirmed that the revisions will not affect the achievement of target levels for BREEAM and the Code for Sustainable Homes.

Community Infrastructure Levy Additional information form – This has been revised to reflect the revised floorspace proposals.

Landscape masterplan– Changes have been made to adapt to the additional space available for amenity provision and landscaping. The adapted plan demonstrates that access ramps and steps meet the revised building footprints in an acceptable way. This has been submitted alongside the revised plans.

Updated Plans and Elevations – The following plans and elevations have been updated to illustrate the minor revision to the footprint and internal layout.

- 598-PL-101 Proposed Site Plan 1:500 A1 A B
- 598-PL-200 Care Home & Supported Living N 00 1:200 A1 A B
- 598-PL-201 Care Home & Supported Living N 01 1:200 A1 A B
- 598-PL-202 Care Home & Supported Living N 02 1:200 A1 A B

- 598-PL-203 Extra Care & Supported Living S 00 1:200 A1 A B
- 598-PL-204 Extra Care & Supported Living S 01 1:200 A1 A B
- 598-PL-205 Extra Care & Supported Living S 02 1:200 A1 A B
- 598-PL-206 Care Home & Supported Living N Roof Plan 1:200 A1 A B
- 598-PL-207 Extra Care & Supported Living S Roof Plan 1:200 A1 A B
- 598-PL-300 Site Layout Elevation Key 1:500 A1 A B
- 598-PL-301 Extra Care Elevations 01 1:200 A1 A B
- 598-PL-302 Extra Care Elevations 02 1:200 A1 A B
- 598-PL-303 Hub Elevations 1:200 A1 A B
- 598-PL-305 Supported Living North 01 1:200 A1 A B
- 598-PL-306 Supported Living North 02 1:200 A1 A B
- 598-PL-307 Supported Living South 01 1:200 A1 A B
- 598-PL-400 Site Layout Section Key 1:500 A1 A B
- 598-PL-401 Extracare Cross Section through entrance 1:200 A1 A B
- 598-PL-402 Supported Living Cross Section + Site Edge 1:200 A1 A B
- 598-PL-403 Supported Living Cross Section + Site Edge 1:200 A1 A B
- 598-PL-404 Extracare and East Boundary Section 1:200 A1 A B

SUMMARY AND CONCLUSION

The changes proposed to the footprint and internal arrangements of each block of Extracare and Supported living accommodation are minor and do not represent a material change to the scheme. The effects of the changes are positive, and include moving accommodation away from sensitive features and boundaries, and creating more external amenity space. In this regard, the revised proposals remain in accordance with local and national planning policies and within the framework of technical assessments prepared to support the planning application.

I would be pleased to discuss any aspect of the revisions submitted with this letter in further detail with a view to swift resolution of any outstanding issues ahead of determination.

Yours sincerely

Lee Searles

Director of Planning