

8 October 2012

FAO: D Eaves Esq  
Havant Borough Council  
Civic Offices  
Havant  
Hampshire  
PO9 2AX

Dear David

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**POPPY LODGE, 84 CHURCH ROAD, HAYLING ISLAND**  
**APPLICATION REFERENCE APP/12/-- 127**

I write with reference to the above planning application and our subsequent telephone conversations relating thereto.

Neame Sutton is instructed by Hillcrest Care "the Applicant" and Martin Critchell Associates "the Agent" to provide a response, by way of rebuttal, to those issues raised by third parties.

In this respect, the application has attracted a total of 4 letters of objection from 5 neighbouring residents raising concerns in relation to the following matters:

- i) Noise and behaviour of residents; and
- ii) Car parking

*i) Noise and Behaviour of Residents*

Hillcrest seeks to provide a stable, secure and supportive environment, in which the young people they care for can develop the skills and confidence necessary to help them fulfil their potential. In order to succeed, it is imperative that Hillcrest can offer their young people the opportunity to feel a sense of belonging and experience a family environment that functions in a manner which closely reflects as far as possible that of a typical family home ie, attending school, 24 hour residential care etc.

Hillcrest acknowledge that the provision of care in the community, and in this instance the care of young boys aged between 12-18 can often be an emotive subject. However, Poppy Lodge is set up to practice and promote independence whilst having a robust support system in place and is particularly successful in preparing them for independent living, achieved through the provision of firm, consistent boundaries, with high expectations of good behaviour and by facilitating many learning and development opportunities.

This has recently been recognised in an Ofsted Inspection (July 2012), which acknowledged that "Young people are encouraged to develop positive behaviour and staff operate a programme of positive reinforcement". Overall Poppy Lodge received an Outstanding Ofsted score recognising its exceptional quality of service in helping four young boys acquire a range of Independent living skills in preparation for life after residential care.

Furthermore, the provision of an additional 2 rooms will not result in an intensification of the existing use that is so harmful to warrant a refusal on grounds of residential amenity.

## ii) Car Parking

Local residents have raised concerns in relation to the amount of on street car parking that currently takes place on Church Road, particularly at school pick up/drop off times, and the inconvenience that is sometimes caused by the blocking of their access onto Church Road, which runs alongside Poppy Lodge.

Firstly, Church Road is not the subject of any parking restrictions and therefore it is incorrect to assert that the parking is solely attributed to meeting the needs of Poppy Lodge.

Poppy Lodge is staffed by two teams of 3 carers who work a 7 days on, 7 days off shift pattern and who sleep at the property, although one member of staff is usually on duty throughout the night. In addition, Poppy Lodge is managed by the Home Manager who works during the day.

Taking into account staff parking needs and the provision for a house car/s, Poppy Lodge currently requires a total of 5 car parking spaces. This requirement does not increase as a result of the application proposals as it is not necessary to increase the staffing levels to manage the additional two residents.

Having regard to the Council's Car Parking Standards (Hampshire Standards, 2002), for Children's Homes, the maximum requirement is calculated on the basis of the following:

|                                          |              |          |                 |
|------------------------------------------|--------------|----------|-----------------|
| 1 space per resident staff               | 3 staff      | =        | 3 spaces        |
| 0.5 space per non resident staff/visitor | 1 Manager    | =        | 0.5 space       |
| 0.25 per Client (resident)               | 6 residents  | =        | 1.5 spaces      |
|                                          | <b>Total</b> | <b>=</b> | <b>5 spaces</b> |

This requirement has been adequately provided for by the provision of 4 car parking spaces arranged in tandem and 1 car parking space in front of the property, as existing. The use of tandem car parking is considered to be acceptable in accordance with the advice contained within Havant Borough Council's Residential Car Parking and Cycle Provision SPD, March 2010, which states that "tandem parking will be acceptable for individual properties. However, only one space behind the other will be acceptable".

With regards to deliveries, these are infrequent to the property and mirror that of a C3 residential dwelling eg, servicing, maintenance etc. In this respect, it is noted that the highway, Church Road, is sufficiently wide so as to enable two vehicles to pass with on street parking occurring and offers adequate forward visibility.

Furthermore, it is recognised that a number of residential properties along Church Road do not benefit from on site turning and are therefore serviced in the same way. The Applicant is not aware of any accident records to preclude this.

On the basis of the above, the application proposals will not therefore result in any overspill parking on the highway network or compromise highway safety.

I note that with the exception of the Environment Agency, no Statutory Consultees have objected to the application. With regards to the Environment Agency objection, the Applicant has been advised to complete the Agency's Standing Order Advice Form and I understand that this has been submitted by the Agent separately.

I trust that the above is of assistance. In the meantime, please do not hesitate to contact me if there are any queries or if you require any additional information.

Yours Sincerely



AMANDA SUTTON  
DIRECTOR  
[amanda.sutton@neamesutton.co.uk](mailto:amanda.sutton@neamesutton.co.uk)

cc A Isaac Esq, Martin Critchell Associates  
T Brown Esq, Hillcrest Care Ltd