APP/11/00015
ADDITIONAL

## Sally Smith DC

**From:** Doug Cramond [dcramond@dcpltd.co.uk]
**Sent:** 03 May 2011 08:03
**To:** JWilson@WINCHESTER.GOV.UK; JLee@WINCHESTER.GOV.UK; Sally Smith DC
**Subject:** Extra Care & Nursing Home, Dukes Meadow
**Attachments:** DCP.pdf; Factsheet19[1].txt; Factsheet21[1].txt; Factsheet29[1].txt

Jacky, Sally and Jill

**Outline applications for Nursing Home and Extra Care Accommodation, Dukes Meadow**

Further to recent discussions I would like to just clarify a few matters in connection with the above.

'Marketing'

The principal employment land has been marketed through:
- Design & Production of 3,000 col. 2 sided Brochure
- Design and Launch of interactive website www.e2land.co.uk April '10
- Targeted mailshot of Brochures April/May/June '10
- Property Week Qtr. Page. (in Hants. Feature) 16/04/10
- Estates Gazette Qtr. Page. 17/04/10
- Portsmouth News 19/04/10 (2x10)
- Soton. Daily Echo 20/04/10 (2x10)
- Press Release – widely circulated
- Estates Gazette Qtr. Page. 08/05/10 (Hants/Dorset feature)
- Estate Agents Clearing House 650 brochures distributed

All to be added to the efforts of two of the best commercial agents in Hampshire (CBRE and Hellier Langston) numerous unsuccessful calls and visits. We all know what a struggle it has been to achieve even the slightest interest. Four small 'factories' might be emerging through the developer/occupier route, and we have discussed these. Seeking to secure any interest to develop a large building for office type purposes is a complete and utter waste of time and resources. Completed offices are empty and available to purchase in more prestigious better accessed locations at less cost than new build here.

As we said in the application submission, E1 and M2 are widely known about as part of one of the largest development sites in S Hants in private development circles, amongst public sector economic development officers and the Hampshire Economic Partnership. They have been earmarked for years through the masterplan, outline and design code stages. Nevertheless there is not one glimmer of interest in taking these for traditional mixed use or office purposes. There is simply no demand in the past, now or on the horizon. Forward funding is absolutely essential as building will not be able to take place on a speculative basis through bank funding. Even in central Southampton and directly on the M27 corridor schemes stand un-started for this reason. Huge amounts of existing office space also stand empty. The big fact is that second hand offices built to institutional specifications less than 10 years ago and sitting in prime locations not out on a limb are selling for less than the cost of current construction. £150 per sq ft is being quoted to buy first class existing stock and even at that it remains available. The simple fact it that no-one is going to build an office on E1 or a traditional commercial mix on M2. Any person with commercial property experience either in the private or public sector will tell you this.

I rather paraphrase matters - please see the attached update letter from Hellier Langston who know more about these things than any of us.

Extra Care

There is clearly a fear that the extra care block may merely be residential flats with a disingenuous name. This could not be further from the truth. There can be some confusion because extra care accommodation is often referred to as 'housing' or 'dwellings' and understandably so when it provides homes for people.

Havant's Core Strategy tends to point to these types of properties being residential in description but as I shall seek to make clear later we are not referring to normal C3 use here.

HBC's Core Strategy has Policies CS7, CS9 and DM7. DM7 "encourages" Extra Care Housing provided amenity space, facilities and bus routes are good and there is no concentration locally. CS7 provides for permission for "*services for older people and vulnerable groups, including Extra Care Facilities*". Not least because "*the over 60 age group is expected to grow disproportionally by 2026 which present specific challenges in relation to housing, health and care needs*" (4.15). CS9 seeks housing to meet local needs, provision for the elderly population in sustainable locations with variety of care and ability to accommodate different requirements for an aging population. Importantly the policy seeks development which "*contributes to achieving 450 extra-care dwellings between 2006 - 2026*".

The development plan need based policy thrust is quite clear - whatever one calls the accommodation.

The RTPI has tried to help planners as they grapple with Extra Care Proposals and you may be familiar with the advice note found at:

http://www.rtpi.org.uk/download/3054/GPN8.pdf

Amongst other matters you will see reference to this provision arising alongside, and being linked to, Nursing Homes, the sorts of facilities that residents would normally look to have provided through the wider operation and the fact that with the care element being overseen by the Commission for Social Care Inspection (CSCI) these units could be seen as C2 and not C3.

On the issue of Extra Care and its management you may glean something of relevance from the 3 factsheets I have informally attached which were prepared for the Housing Learning and Improvement Network.

The relationship between the two sites

As noted above, extra Care accommodation (sometimes referred to as Assisted Living accommodation), is a growing part of the housing care market filling the gap between the home living and Sheltered Housing choice and Residential / Nursing Care Home occupation by offering *independent* living with the added benefit of *care and medical services on hand* when required. Tailored care is provided to suit each individual's needs either with on-site care staff for the larger "village" schemes (ie. 100 plus units as developed by Brendon Care for example) or for the smaller schemes, typically linked to a Nursing Care home in both proximity and operation (eg. Abbots Lea Cottages at Abbots Barton Nursing home, Winchester and The Paddocks at Honiton).

The Extra Care accommodation at Duke's Meadow would offer the latter model - well designed, tailored accommodation for the elderly that enables them to self-care for longer whilst providing the peace of mind and back up of high quality care through its operational and managerial link with the adjacent 82 bed Nursing Care home.

Automated call services would be linked to the Nursing Care home Nursing Stations to enable rapid response on a 24/7 basis, and social activities would be managed to facilitate a wide range of shared activities both within the Extra Care complex and the Nursing Care home. Such activities are aimed at opening up links to the wider community.

This proposed Extra Care accommodation should be seen as part of a vehicle to restructure and modernise long term care for the elderly in Waterlooville by:

- Seeking to help address the existing residential care that does not conform to current standards
- Accommodating people who would otherwise frequently require acute services because their accommodation is unsuitable
- Offering a solution to "delayed discharges" from hospitals because their accommodation is unsatisfactory
- Fostering an outward approach to the local community through inclusion of activities and social functions
- Helps people to take care of themselves for longer in bespoke accommodation (eg. walk in showers)
- Flexible accommodation encourages friends and family to retain regular contact – dining room

doubles for guest bedroom

At its heart, facilities such as this promote quality of life as much as quality of care.

This scheme, in combination, will create and secure jobs. As you know, the issue of employment generation and local authorities doing all they can to help not hinder has come to the fore. In his 2011 Budget the Chancellor published proposals to help rebuild Britain's economy. The Planning System has a key role to play in this.

On 23 March 2011 Greg Clerk, Minister of State for Decentralisation, made a Written Ministerial Statement – "Planning for Growth" which sets out the Government's commitment to reforming the planning system so that it promotes sustainable growth and jobs. The Government expects that proposals for development and growth should, wherever possible, be allowed except where this would compromise the key sustainable development principles set out in national planning policy. LPAs should support enterprise and facilitate economic sustainable development. They should ensure they do not impose unnecessary burdens on development. Analogous to the design code or masterplan issue of the application is the positive encouragement in Planning for Growth to re-look at S106 Obligations. The Government underlines the point that benefits to the economy will be an important consideration in all development related consents.

You will be familiar with the Extra Care at Abbots Barton. This is called "Abbots Lea". It is 12, 2 bed cottages that are adjacent to the 60 bed Abbots Barton Nursing Care home between Winchester and Kings Worthy - completed in 2002. Staffing levels at Abbots Barton include the cover for the Extra Care and we believe are 90 staff in total. A reasonable assumption is a 66 / 33 split full time / part time. From this you will see the TW applications almost certainly underplay the employment generation. One might reasonably assume up to 100 positions to cover 82 beds and 38 apartments but clearly it will depend on the operators working methods and practices.

The linkage of jobs across the sites, and hence their generation and retention/viability which stems from the Extra Care being part of the package and utilising people in, and facilities of, the Nursing Home includes nursing, admin, laundry, food, entertainment, transport, buildings and ground maintenance, counselling and personal wellbeing. These Extra Care units will generate and retain jobs; the employment section of the application form needs to be read in that context.

Planning Controls

Even if the proposal for Extra Care were not linked to the Nursing Home I consider that the merits would warrant approval. However I accept that the there is some wariness to this in the Councils. Therefore, five ways (in combination or otherwise) that the Extra Care Accommodation could be prevented from being 'separate' or being 'normal housing' would be to attach to that permission conditions / S106 obligations that:

- There be no commencement of the Extra Care development until the contract is let for building the Nursing Home
- The same operator company runs the Extra Care as the Nursing Home
- There is a linked alarm system
- The age restriction of 60+ is applied
- The lease for the extra care premises ensures that at least one occupant in each unit requires a minimum time/level of care each week

Operator

I confirm that TW has no specific operator in any way linked to this proposal. The opportunity would go to the market post OPP - as you know TW does not operate in this sector. There are a number of players who undertake the extra care / nursing home combined development schemes. Some which come to mind immediately are Audley Court, Colten Care, Caring Homes Ltd, Care South, Retirement Villages, Viridian, Brendon Care, Guinness and Anchor Trust.

Design

Can I just re-emphasise that these are outline planning applications.

Nevertheless the plans have been drawn up by an architect experienced in the Extra and Nursing Care Business and are realistic representations of what would work in the practical sense and comply with the Design Codes. I am really reluctant to recommend that the client spends more money on more streetscenes and sections given a) the outline status and b) the ability for you and colleagues to 'picture' what is being proposed in this context. If you absolutely insist then please come back and I shall seek to make the case.

On the Extra Care block the rear elevation is designed to be active, please see the plans - it has fenestration, balconies, roof terraces and traffic movement / entrances. The rear area of the site is properly not designed as a landscape interlude - there is deliberate strong design here before the landscape experience further down the road. Undercroft parking is more than adequate. The designer has allowed too for buggy parking and buggy charging facilities. The architect used the approach of solid front / glass open sided balconies as a design device to increase the modelling, adding visual interest and the thought that users would focus views on the longer distance open aspects and ultimately the boulevard trees. He is not precious about this balcony idea, if you would prefer more open structures please just say so on an informative note on the OPP. We do not agree that the illustrations show minimal amenity space - there are balconies, a large central courtyard, roof terraces on 2 levels with gazebos on part. Use is made of oversailing roofing in parts with circular apertures. South facing aspect is particularly good for the courtyard and roof terraces. There is generous and good quality amenity space if an RMA was to follow the outline plans.

A large office block is not going to come here. The main avenue is to be residential on one side, the corner building is not solely pointing the way to an employment area. This would be a gateway building and it will flag an important entrance to this *mixed* use site.

Conclusion

The forward to "Sustainable planning for housing in an ageing population", written by Baroness Andrews, DCLG, states that "*the purpose ...is to place social sustainability at the heart of sustainable planning*" and wider thinking is encouraged to integrate "*planning for housing, health, social care and community*".

Furthermore, please do not ignore the principles of the clear policy emphasis from government in DCLG's very recent *'Relaxation of planning rules for change of use from commercial to residential*. Whilst not directly a mirror (because it is looking at existing commercial premises and this scheme is not residential!) you will get the point that this drive is intended to remove burdens for developers and bring forward more places for people to live... Please do not be part of letting land remain pointlessly fallow for years; let's get on and create jobs and specialist accommodation.

We are firmly of the view that the two uses here will:

- provide suitable landmark buildings;
- generate much needed local jobs across a range of skills;
- provide accommodate for an increasingly aging population in need of care and security; and
- add positively to the sustainable community reality of Dukes Meadow and the wider MDA / locality.

In all the circumstances we trust that you will lend your support to both applications.

Yours sincerely

Doug Cramond

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