

From: Stephen Southgate [REDACTED]
Sent: 18 July 2017 14:44
To: Rachael McMurray
Cc: Leah Turner; Andrew Lenaghan
Subject: Objections to APP/17/00394 1-3 Beech Grove, Hayling Island, PO11 9DP

Regarding the planning application for APP/17/00394 1-3 Beech Grove, Hayling Island, PO11 9DP please consider the following objections

In Summary case for rejection of the Planning application and supporting evidence to demand an overhaul of existing facilities to enable this Secure care home to operate more quietly within it inappropriately located Gable Head residential area.

- This industrial medical operational Secure Care Home buildings has evolved through various planning phase approvals and has now moved beyond the scale of care home into a small Cottage Hospital, dealing with some of our most disturbed dementia patients who through no fault of their own and because of the inappropriate sound proofing and failure to invest in the installation of triple glazing with self contained air conditioning is unable to contain all internal operational noise and business activities within the owned development lands.
- **Overdevelopment and associated Parking Issues**
- This is an inappropriate development without sufficient off street parking only 9 available spaces (+ one used for waste Bins)
- Current site overdevelopment has already resulted in a shortage of land for existing parking needs causing overflow into Beech Grove.
- No parking facilities exist for any large vehicles at all within the property land, Beech Grove is already used for all larger vehicles and all visitors vehicles beyond the 9 spaces use Beech Grove no other land is available for additional planned business growth: Reason for rejection.
- There is currently no dedicated delivery area provided therefore this High Dependence Care Home currently has no parking onsite providing dedicated medical emergency vehicle parking. Larger home more movement placing further demand on Beech Grove vehicle parking: Reason to Reject
- Existing care Home Building occupies in excess of 80% of the Land Mass of the Development site.

Neighbourhood IMPACT

- **This 24 hour seven days a week operational** secure care home is located within an otherwise 100% Gable Head residential area it is surrounded on all sides by smaller private dwelling either Bungalow or Dormer Bungalows. Building scale increase will cause overshadowing of neighbours and increase in disturbance: Reason for Rejection
 - No other businesses operate within the Gable Head residential area and due to the nature of this inappropriately located business all surrounding resident

neighbours are at risk of disturbance from support teams arriving and leaving 7 days week 24hrs day.

- o Existing care Home Building occupy in excess of 80% of the Land Mass of the Development site.

Reason to reject: Unacceptable Planning Precedent

Although previous historical planning approval has failed to recognise this Secure Home in terms of its neighbourhood operational impact within an otherwise 100% residential area any acceptance of further growth sets an unacceptable planning precedent to accept an even larger industrial scale medical structures within an otherwise 100% residential areas:

Reason to Reject increase impact upon Hayling infrastructure: Increase demand on local medical practises and emergency services :

- 1-3 Beech Grove is a converted circa 100 year private dwelling that over two decades has grown from a small care home for the elderly to a specialist SECURE High dependant resident care home taking care of residents that are categorised as Dependant or High Dependant residents .
- Due to the increase in high dependance medical condition resident require 24hr support that demands a higher ratio of one to one care and places a higher strain upon overloaded Hayling medical practices and medical emergency services from Havant :

INCREASE IN SCALE of OPERATIONAL ACTIVITY WILL INCREASE ENVIRONMENTAL IMPACTS UPON NEIGHBOURING RESIDENTS

: Reason to Reject: Environmental Impact upon Neighbouring Residents

1-3 Beech Grove existing building Structures are no longer fit for purpose in order to comply with Environmental Health requirements to operate without causing undue noise impact upon neighbouring residents.

- The core of the care home is an adaptation of a 100 year old dwelling this building design is currently not capable of retaining operational noise within its framework this building fronting Beech Grove will remain as the main operational hub of the planned larger Secure Care Home.
- No modifications is proposed to improve sound proofing of the building structure or upgrade existing windows or introduce climatic control thereby avoiding open widows.
- Larger operation will further increase the operational noise thereby increasing disturbances for neighbours emanating both out from the buildings and due to the increase in people and vehicle movements to and from Beech Grove:

- **A FEW EXAMPLES OF EXISTING & HISTORIC NEIGHBOURHOOD DISTURBANCES.**

- A few years ago we were woken up by a care home resident calling “Help Me” all night for two weeks.
- Ambulances and doctors and concerned relatives at time of emergency use Beech Grove (as do all vehicles beyond van size) such emergencies often occur at early hours of the morning Blues light and stressed emotional relatives creating another disturbed night.
- During this current hot spell we have had 5 incidences of overnight alarm calls for approx 30 minutes two of which we intervened and phoned the care home to inform them that a resident required assistance.
- Late night staff shift changeovers and cigarette break staff conversations disturbs Beech Grove residents.

PLANNED BUILDING ACCESS AND MATERIAL INSUFFICIENT SPACE FOR DEVELOPMENT MATERIAL AND VEHICLES: Reject

- Only a approx 1metre path on the South side of the development available for external delivery of all materials to the rear of this facility with the major work being undertaken on the Northern side of the existing Garden.
- All neighbours fronting and surrounding the site will be impacted by the logistics and disturbance of man handling all materials around the care home.
- There is not any spare land for construction activities to be completed within the curtilage of the owners land, Beech Grove Street parking will be required to handle all logistics for delivery and transfer of material.
- Deliveries of all construction material and on site Construction storage only Beech grove Available no land within development
- Contractors vehicles no provision for parking.
- With the application development extending the total area of building to approx 90% there is insufficient land for on site material storage and all construction equipment within the curtilage of this property Failure to comply with B54 Provision for materials storage during construction.

HEALTH AND SAFETY of CARE HOME RESIDENTS AND ADJACENT RESIDENTS DURING CONSTRUCTION

- Shortfall in available vehicle provisions for staff and construction workers place residents at risk in emergency with a danger of delay due to a potential obstruction to Beech Grove for example medical experts such as Ambulances will have to tangle with the construction vehicle movements
- Disturbed stressed vulnerable residents will have to undergo months of building noise trauma, suggesting request for evaluation of risk to health to determine if home requires temporary transference of vulnerable residents.
- Health and safety of residents and neighbours due to close proximity of construction activity noise and dust etc residents & neighbours risk of exposure to toxic dust from cutting processes and material preparation.
- Provision to limit noise and ingress of all material likely to damage health required noise restrictions and cocooning of building operations.

HEALTH AND SAFETY ISSUES DUE TO FACILITY BEING LAND LOCKED WITH NO MEANS OF SAFE EGRESS FOR RESIDENTS

- This facility has one entrance and no planned improved provision for fast access and egress to evacuate all residents in the event of an emergency.
- Care Home residents are generally unable to act independently therefore in the event of an emergency one to one assistance and having limited ability to retain safe exit procedures has a single emergency exit and limited night time staff.

NON COMPLIANCE The proposed design and external appearance is unsuitable for the locality.

- All other properties surrounding this care home are private resident dwellings with west south and east boundary properties being either Bungalows or dormer bungalows with 2 or 3 bedrooms, likewise the residential area of Gable Head has no equivalent building design or structure.

NON COMPLIANCE LOSS OF LIGHT

- Tournierbury Road north of development is impacted by excessive depth and impact of light.
- Therefore although the Northern extension is alleged to be single story the hipped roof overshadows existing dwellings and has the potential to have windows with a view over these properties
- Northern properties are small predominately semi detached Bungalows whose ground level is lower than the care home increasing overshadowing.
- The southern extension does not appear to respect the existing line of the neighbouring dwelling whilst not an ancient light issue it is not issue not respecting existing neighbouring architectural form and frontal alignment
- Obscured triple fixed Glazing Condition and window issues require for privacy of neighbours and to contain noise
- This is care home not a house it is catering for dependant or severely dependant individuals requiring dignity and privacy clear windows overlooking the street or by adjacent neighbours exposes residents to public gaze and shortage of privacy.

Independent Investigation to eliminate impact upon neighbours

Fixing Mistakes of the Past

Increasing the scale of operation will increase operational noise because the oldest part of the building is retained in original condition (except for a coat of paint this week) it should be a conditional requirement to bring the structure into compliance with 21st century soundproofing requirements.

I suggest there should be an enquiry to determine how to remedy the neighbourhood environmental impacts, this is an industrial operation within a residential area it is not a private dwelling.

- I propose compulsory purchase of this facility to return it to a site with suitable and equivalent buildings commensurate and in keeping of Gable Head external appearances being exclusively family occupancy of between 2 & 4 bedroom private dwellings whereby all other dwellings function as homes and not as businesses and no other business in Gable Head operates 24/7.

Regards

Stephen Southgate

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