



Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Rd, Havant,
Hants, PO9 2AX

Date: 6th May 2019

**Planning Application APP/19/00362
Stanford Lodge 18 Fourth Ave Havant PO9 2QX**

**"Change of use of the site from C3 Residential Dwelling to a C2 Care Home;
construction of x3 one bedroom single storey pods for independent living
skills within the grounds of Stanford Lodge"**

Dear Sir or Madam,

We wish to make the following representation in order to make our objections known regarding the application for this development. Our objections fall into the following main categories:

1. The Process being followed – we have not been officially informed.
2. The Application – is it valid?
3. Change of Use – from Residential to Commercial
4. Safety and Security – Access – Increase in Risks
5. Noise and Environmental – Negative Impact on Neighbourhood
6. Design of Pods – not in keeping with the area.

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1. Process.
Despite our property being adjacent to the declared boundary of the site concerned, we have never received any correspondence from Havant Borough Council in accordance with standard procedure. Other neighbours have made us aware of this potential development. Why have we not been officially informed of this development application?
2. The Application itself. Is it actually valid?
There seem to be a number of errors and anomalies in the application itself.
 - a) Application does not ask for "change of use", it is solely a proposal for building of 3 pods in the existing grounds. Yet the Council have included the change of use from C3 to C2 in the online details.
 - b) Application calls the property "a care home", it is not. It is a dwelling house, category C3.

- c) Application states "waste water plans as "Unknown", this a concern as sewerage is likely to have to be into shared drains. A commercial property emptying into existing drains (which our property shares into) could cause risk of restriction, blockage. A commercial septic tank would bring its own risks and environmental concerns including increase to commercial traffic on the access track. A proposal is required.
 - d) Application states parking is not relevant, it is very relevant in our opinion as it is part of our safety and access concerns.
 - e) Part 16 states it is not a residential / dwelling, it should be a Yes.
 - f) Staffing; we find it hard to accept there will be no additional staff as the plans are to have 50% additional service users under the care home supervision (up to 9 residents from 6).
 - g) The hours of opening are relevant. Applicant has answered No. A care home is 24 hrs a day, 7 days a week, with regular staff shift changes (2 or 3 times a day). This directly impacts on main areas of objections.
 - h) Address given by applicant is Milton House, yet the application is for Stanford Lodge. This is clearly not consistent. Additionally, the property is declared as existing C3 dwelling house, suggesting the applicant lives at this address, contravening the current classification as there are already 6 other residents (service users). I understand no staff are allowed to be resident at the address under existing classification.
 - i) The application states there are no trees and hedges on the site. There are many trees and hedges.
 - j) The date of application declaration is signed 13th March 2019. The application was received in April 2019. The form states signature "cannot be pre-application". Is the application therefore valid?
3. Change of use from residential to Commercial
- a) The application does not propose a change of use, yet the Council data does. Is this valid?
 - b) The development of a property in this locality to one of Commercial use is out of keeping with the character of this residential area.
4. Safety, Security, Access – Increase in Risks
- a) Safety of service users at Stanford Lodge. The existing service users (residents) Stanford Lodge, we understand, are young male adults with challenging behaviours, who need 24/7 one-to-one supervision and carer support. They are not free to come and go on their own. They are accompanied by staff if they leave the property. The main gates are therefore secure and kept locked for their safety. The gates open out onto neighbouring properties along the access track. Staff always supervise the opening and closing of this access into and out of the premises. There have been a number of incidents in the past 18 months that we are aware of which have been the cause of concern for us in the locality, including service users trying to breach the existing secure arrangements on their own. The addition of 3 pods on the site with residents who do not need this 24/7 supervision, could pose a

risk to the secure gated policy that the existing dwelling house follows. If, as we understand, the additional residents are free to come and go unsupervised, this could increase risk of a security failure, and add risks to existing service users and to others in the locality.

- b) Access Safety. Access will be by existing gravelled track from highway to main gates of the site. The track is narrow and has "blind" junction with the highway across a public pedestrian pavement at a busy corner of Fourth Ave, which is also the signed Cycle Route to and from Havant Centre. Since Albany Care opened Stanford Lodge as a 6-person dwelling house, some 18 months ago, this has resulted in significant traffic increase up and down the track. We have noted that the track traffic has increased by between x5 and x10 fold in this period. Originally the track just served 4 residential properties. Traffic now regularly includes Staff, Visitors, Service Users mini-bus, Trades, Deliveries, Taxis. (Some 12 Traffic movements to/from Stanford Lodge were recently noted in a single 3 hour period, with over 25 movements recorded between 8am and 5pm). These actual figures do not correspond even closely with the Traffic Management Statement provided by the applicant. Many incidents of speeding, damage to hedges, and near-misses have been noted over this period by us. The lane has severely degraded with multiple pot-holes in this period, providing further evidence and confirmation of increased traffic. This has all happened since Albany Care opened the dwelling house. The application proposed would add considerably to all types of track traffic and therefore the risks to Service Users, Staff, Visitors, Neighbours, Pets, and the General Public Pedestrians, Cyclists, and Drivers will increase.

5. Noise and Environmental Issues – A worsening environment for locals
- a) There will be additional noise to the existing calm and tranquil ambience of this mature residential area. Due to extra traffic on access track, heat pumps / aircon units on the pods, staff arriving /leaving sometimes late at night. We understand that complaints have been made to the Council regarding noise from the existing site. The risk is that noise incidents increase with the proposed development.
- b) Increased smells and fumes into neighbouring properties from increased traffic on the access track.
6. "Pods" Design
- a) The style of design of pods is not in keeping with the character of the neighbourhood. In particular, the flat roof design, and of temporary pre-fabricated type construction, is at odds with typical character properties of the immediate area.

Yours Sincerely

