

# **Supplementary Planning Information**

HAVANT BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE  
25 February 2021

I am now able to enclose, for consideration by the Development Management Committee on 25 February 2021, the following supplementary planning information that was unavailable when the agenda was printed.

## **Agenda No    Item**

- |             |   |              |
|-------------|---|--------------|
| <b>5(1)</b> | <b>APP/20/00761 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant.</b>   | <b>1 - 6</b> |
|             | Proposal:    Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. |              |

## **[Additional Documents](#)**

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## Deputation From Ms Brooks

### **64 Bed Care Home, by Helmsley House, Bartons Road, Havant Planning APP/20/00761**

I am commenting on behalf of Havant Friends of the Earth and Havant Climate Alliance.

The arrival of a new care home in the area, primarily for those suffering from dementia or needing nursing care, is to be welcomed. There is growing need for this type of provision, although 2 smaller units might be more conducive to a friendly atmosphere. That will also depend on how the Home is managed.

We support the plans for a green roof and 63 solar panels, which will reduce carbon emissions.

The secure residential garden spaces can contribute to the well-being of the residents and also enhance biodiversity through the use of nectar rich and native planting.

Further to the Arboricultural Report:

Hedges to the East, West and South of the planned development need to be retained and strengthened where necessary, by planting native species. Underplanting below the hedges should also be of native plants and flora. The hedges need to serve as a wildlife corridor, which will become even more important when adjacent land is developed.

While approximately 31 trees are to be retained on the site, roughly the same number (31) are to be removed. These are of varying condition, but they all contribute to the overall tree cover. Given the role this has in carbon absorption, it is important that all these trees should be mitigated/replaced. If there is not room within what will be a crowded site, the developer should pay for the equivalent number of trees to be planted elsewhere in the Borough.

Tree Protection Plans must be followed during construction to protect the trees remaining on site.

From the Ecological Appraisal:

I could find no reference to fences, but where these exist, they should have regular small gaps suitable for reptiles, amphibians and small mammals such as hedgehogs, which can travel 2 to 3 km per night in search of food. As long as there is access, the perimeter hedges can provide wildlife corridors and connectivity between habitats. The ecological appraisal noted many sightings of hedgehogs in the area, which are classified as being vulnerable to extinction.

Diverse bat species have been noted in the vicinity, in considerable numbers, including Bechstein's bat. Bat boxes should be installed in the larger trees on the

site. Lighting used round the exterior of the building should be kept to the minimum and of a type that will be least disruptive to the bats and other wildlife.

Many bird species have been recorded around the area, and different size nest boxes should be placed in tall trees round the site. This should include nesting suitable for barn owls which have been seen over the site.

The aim should be for net gain in biodiversity, or at least to fully mitigate any loss.

Patricia Brooks 13.10.20.

## **Deputation from Ms Hume**

Dear Sir/Madam

I would like to submit a deputation to the Development Management Committee to be held on 25/02/2021 with regards to the proposed erection of a 64 bed older persons care home near Helmsley House, Bartons Road.

I previously submitted an objection to the plans. Since then, I see that some of the initial proposals have been amended and reports have been submitted with regards to the impact to some of the wildlife. My concern over privacy still remains. I believe that, due to the slope of the land, the proposed building will effectively be all we can see when we look from our back garden and certainly from our upstairs bedroom. I see the amended plans have increased the size of the trees which will be planted near our property. I'm not sure if this is a reflection of the initial size of trees to be planted or if it is indeed a change. The tree type, Tilia Cordata, is deciduous. Which means it will shed its leaves in the winter, offering little privacy. According to the Royal Horticultural Society website, they can grow to a height of 12 m and width of 8 m but this could take 20 to 50 years to reach full height. So, unless mature trees are planted, we are unlikely to see any privacy benefits from these for years to come. Which means full view of a building site for the foreseeable future and then a full view of the care home each winter after that.

I would ask that the committee considers and addresses our privacy concerns before its final decision on the planning proposal.

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**Development Management Committee 25/02/21 Deputation**  
**Andy Marshall, Planning Director, Brackley Investments Ltd**  
**Proposed Care Home south of Bartons Road, Ref 20/00761**

Good evening Councillors

Firstly, my thanks to Mr Oliver for his thorough report, and for your other Officers who contributed positively through consultation to enhance the proposals.

After Covid-19 perhaps the greatest public health challenge facing our society today is the impact of an aging population. The Healthcare Management Trust (HMT) is a registered charity delivering not for profit health and social care within England and Wales. The charity operates a number of care homes, working in partnership with local authorities and the NHS to improve the health and care of local communities.

Their care homes have specialist dementia care facilities informed by research that HMT helps to fund into improving the lives of those with this group of conditions.

As specialist care-sector developers we have a strong track record in identifying sites for and delivering bespoke facilities following the best practice 'household' model of 16 – bedroom wings of accommodation, each with its own lounge, kitchen and care facilities, such that residents live within a more domestic, less institutional setting.

Backed by analytics from the country's leading health & social care advisory service, we have identified an urgent need for additional older persons housing in the form of a specialist Care Home providing dementia, nursing and personal care for the increasingly ageing population in Havant.

The proposed home falls into the C2 use class (residential institutions) and will be accredited with the Care Quality Commission not just in terms of the care offered, but the premises themselves. The home will offer 64 en-suite bedrooms across two storeys, providing 24 hour care facilities designed by award-winning dementia care architects, and featuring a host of in-home facilities including a shop, café, hair salon, and cinema amongst others.

The grounds provide generous and well-landscaped spaces for residents to enjoy, featuring vegetable beds, secure footpaths, focal points, and covered seating areas. The gardens are fully enclosed by boundary fencing, and the facility is completely secure – i.e. residents will not be leaving the premises unattended. Given their level of infirmity, access for residents to shops, public transport, other services etc is not relevant – rather, one of the key objectives of nursing staff is to see residents utilising the on-site services rather than staying in their bedrooms.

As well as meeting an important local need, the Home will also free-up the equivalent of 35 family homes, thus further reducing housing need in the area. Planning obligations have been agreed for financial contributions to the local Primary care CCG, whilst a private

contract would be entered-into by HMT to avoid placing additional pressure on local GP services. Likewise, we are proposing to enter-into the Council's nitrate mitigation scheme.

The development will create 60-plus full and part-time jobs, as well as bringing indirect benefits to the local economy, including construction jobs.

The proposal is energy-efficient - featuring photo-voltaic solar panels, a green roof, and electric car charging and the comprehensive landscaping proposals include retention and protection of all quality trees within and around the site, together with substantial new planting of native species, especially along the southern boundary. Each bedroom having views over the gardens and / or wooded boundaries.

The site is accessibly located, in area of future growth, yet offers a suitably serene environment for residents, being nestled amongst woodland. As Members will know, the site forms part of proposed housing allocation H25, and the remaining elements to the north and west are safeguarded for future housing, served by the stub access road we're providing from Normandy Way ensuring they can also be developed in due course.

This site is being brought forward ahead of its residential allocation due to the urgent need for additional older peoples care accommodation, and in fact the site's development for this use provides a greater housing density than general market housing, therefore contributing in an even more positive way towards the Council's housing land supply.

We have already agreed terms with our proposed occupiers HMT to take a long lease on the Home, and therefore upon the granting of planning permission we would be looking to commence development as soon as possible – hopefully within 6 months, therefore opening this much-needed facility for local people within two years.

I therefore hope you'll support your officers' recommendation. Thank you for your time, and please feel free to ask me any questions.