

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.