

Written Deputation to Planning Committee 22 February 2024

APP/23/00665 – Erection of 78 bed Care Home

Land east of Helmsley House, Bartons Road, west of Normandy Way, Havant

Good evening

I'm Andy Marshall – a Chartered town planner with over 20 years experience in delivering bespoke developments with Brackley – specialist care sector developers.

I'm very grateful for your Officer's considered and positive report, and it was a pleasure to meet many of you on site last week – I hope you found it useful.

One in two of us will be affected by dementia in our lifetime - either by caring for someone with the condition, developing it ourselves, or both. 1 in 11 people over the age of 65 have dementia in the UK.

According to Alzheimer's Research UK dementia prevalence within Havant Borough is 30% higher than the UK average – over 1,600 people within your borough currently have dementia, and this is expected to increase by 1% pa over the next few years, before steeply rising by 3% pa between 2030 and 2050.

Many people with dementia are able to continue at home initially, before requiring 24 hour care when the disease progresses. Research continues all the time to find ways to slow the disease's progression and ultimately find a cure, but in the meantime it is absolutely critical that facilities such as the proposed are developed to cater for this increasing need – and that the most efficient use of suitable land for this use is made, to help address this shortfall in accommodation.

The proposed care home will have a focus toward dementia care at various levels of acuity (naturally, given the numbers) but will also cater for a wide variety of older persons care needs.

The home is split into 5 wings of accommodation – to enable slightly different forms of care to be delivered, set around a central 'hub' providing all the facilities residents need. Thus the facility is entirely self-contained, with residents 'destinations' being on-site – e.g. hair salon, and large multi-function activity spaces.

Each of the 78 bedrooms offers wetroom (ensuite) facilities with each wing having its own lounge and diner – so residents feel as if they're living in a more domestic setting. Careful design details ensure residents bedrooms don't overlook each other, whilst there are no 'dead ends' to corridors – with destination lounges at each end to enable anyone in a confused state to rest before being shown back to their room.

As I'm sure you're aware, this site already has full planning permission for a 64 bed care home however that scheme is no longer viable, and as we always design bespoke solutions for our clients, the prospective Operators of the facility – Anavo – required a slightly different approach to the site's development – with 14 additional bedrooms, and a more efficient use of space.

So – what's different and what's changed from the existing planning consent?

Well the site area is the same; the general concept is the same – C2, CQC regulated Care Home for Older Persons. Access and parking remains to the east with the building in a H shape centrally, retaining site margins and protecting TPO trees.

The footprint (site coverage) has actually reduced by 7%, by making better use of the site's topography (falls 3m from north to south) to create a lower ground floor on the southern wing, with two storeys above. Thus the middle floor of the new Home is less than a metre higher than the original ground floor, despite having a floor below.

This enables an increase in floorspace by 23% to enable the 14 additional bedrooms. So its part 2, part 3 storey rather than wholly 3 storey.

It also enables the building's southern edge to effectively move up the site so that the gap to houses to the south has, on the whole, substantially increased way beyond minimum standards.

Car parking has increased pro-rata from 29 to 33 spaces, which is in-line with or better than other consented Care Homes within the Borough.

All-in-all this is a fantastic opportunity for you to help meet Older Persons dementia (and other) care needs in modern and energy-efficient premises (including solar panels, green roof and electric charging) in a sustainable location where the principle of development has already been established.

With your approval this evening, the proposed development will deliver substantial social, economic and environmental benefits, and become an exemplar of best practice older persons care of which you can be proud.

Any questions?

Andy Marshall MRTPI
Planning Director
Brackley Investments Ltd – Applicant