

## ADDENDUM

PLANNING COMMITTEE  
DATE 22<sup>nd</sup> FEBRUARY 2024

### **APP/23/00665 - Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant**

The following updates are provided in relation to the Committee Report:

#### **6 Community Involvement**

One further representation received from Cllr Harris:

*"I have read the various public comments and would request that the concerns regarding parking are considered. I do agree with the comments regarding public transport access to the site and the lack of nearby shops or amenities. Further discussion is needed with HCC to see how public transport can serve this area better. Network rail could be asked to provide a new railway station at the bridge across Bartons Road which would serve the whole of West Leigh as well as this care home. All efforts to mitigate the perceived loss of privacy as a result of being overlooked by the home should be considered."*

**Officer Comment:** Considerations in relation to public transport provision are best handled at a strategic level in the context of the new Local Plan, rather than through responses to individual planning applications.

#### **7 Planning Considerations**

##### Correction

7.2 The Council's HRA/AA is not currently on the case file as it remains in draft awaiting Natural England's consultation response.

##### Parking

7.65 Further information has been provided by the applicant in relation to parking/shift patterns, which can be summarised as follows:

- Modern, purpose built care homes are designed to be efficient in terms of staffing ratios;
- The peaks are 1 staff per 4 residents – which would only be required for greater supervision of Dementia care;
- The ratio compares well with our other completed care homes for other clients;
- Averaging staffing numbers of 24 over the 24 hour period Monday-Friday;
- Average staffing numbers of 21 for Saturday and Sunday (peak visiting hours);
- It is prudent to set the parking capacity to the average number of staff, given that at least half of care home staff would be expected to travel by means other than the private car;
- It is noted that a condition for the car park management is proposed and would agree that any further detail is best left with the Operator of the Care Home.

In relation to parking the provision is based on 0.5 spaces / staff on site (together with 1 space per 4 residents for visitors). This ratio for staff has been justified based on the following:

- Site close to residential areas within walking or cycling distance (Warblington and Denvilles to the south and West Leigh and Leigh Park to the west).
- Location relatively close to bus routes information can be provided for employees.
- Will seek to employ staff that live in close proximity to the Care Home where sustainable travel maximised.
- Employees can be sent information detailing options for accessing the site by sustainable transport.
- Car sharing schemes would be encouraged.
- Spaces will be made available in the parking area for car share users.
- Option of taxi use when public transport not available.
- Secure cycle parking provided.

**Officer Comment:** *On balance and subject to recommended planning condition No.8 (see Appendix A), it is considered that staff parking based on 0.5 spaces per member of staff is acceptable. Visitor parking at 1 space per 4 residents would meet the Council's Parking Standards.*

#### Lighting

- 7.75 The revised lighting plan has now been assessed by the Council's Ecologist who has confirmed that:

*".....this looks OK to me. It looks like they have been able to narrow the spillage onto the main tree area in the south-east."*

#### Design Standards Quality Checklist

- 7.84 A Development Standards Quality Checklist has been submitted to clarify the compliance of the scheme with the development quality standards set out under Decision Making Principle 5 in the Housing Delivery Position Statement. The submitted details have been assessed and summarised as follows:
- Provide infrastructure needed to make development acceptable – Achieved including nutrient impact mitigation and landscaping.
  - High standard design – Achieved as set out in the Design and Access Statement. Agent confirms design meets best practice in Dementia Care.
  - Density a minimum of 40 dwellings/ha – The density exceeds this requirement.
  - Create new and improve existing pedestrian and cycle route linkages connecting to all parts of the development – The proposal includes pedestrian access into the site from Normandy Way leading to the main entrance. In addition, the development includes cycle parking. Wider pedestrian and cycle links are being provided to Bartons Road as a result of previous developments.
  - Incorporate comprehensive ecological strategy – The proposal includes ecological enhancement including landscaping, green roof, wildflower grassland, native hedging native tree and shrub planting. Enhancements also include bird and bat boxes.

- Provide electric vehicle charging infrastructure – Four EV charging points are proposed.
- Meet nationally described space standards – Room sizes are between approximately 19 sqm and 22.3 sqm and overall there is a floorspace of 52 sqm of floorspace per resident. The agent states that CQC room sizes are exceeded.
- Provide outdoor private and/or communal amenity space for all residential units – Outdoor amenity areas are provided for all residents – private ground floor terraces, communal grounds, balconies to lounges and plant growing areas.
- Sustainability requirements - BREEAM 'Very Good' would be achieved.
- Drainage strategy with SUDs to adoptable standards – SUDs scheme provided in drainage proposals.
- Provide for sustainable management and maintenance of any new 'common parts' through a legal agreement – In this case the management would be for the care home operator.
- Provide 30% affordable housing – Not applicable to C2 Care Home use.
- Deliver 30% of homes to meet Part M4(2) of Building Regs - Not applicable to C2 Care Home use, however accessibility for users is set out in the Design and Access Statement.
- Provide range of dwelling types - Not applicable to C2 Care Home use.
- Contribute to a community officer - Not applicable to C2 Care Home use with self-contained facilities.
- Provide high quality on-site open space – Provides appropriate external amenity space for residents including vegetable garden.
- Deliver 2% of homes to meet Part M4(3) of Building Regulations as part of affordable housing provision - Not applicable to C2 Care Home use.
- Support local people in accessing employment and skills training – The Planning Statement confirms the development “...*would generate employment in the form of on-site nursing staff, chefs, cleaner etc (up to 80 FTE) which would be expected to come from within the immediate local population.*”

It is considered that the development would generally be in conformity with the Design Quality Standards Checklist.

#### Additional Information

Further information has been provided by the applicant in relation to potential residents and security:

#### HCC:

*No contact made with Adult Services yet as prospective purchaser/Operator awaiting receipt of planning permission. The scheme is modelled on self-funded fee-payers, but I'm sure Anavo would be open to discuss with HCC regarding any interest they may have at the appropriate time (in light of the fact that need/ bed demand may change by the time the facility is ready for occupation in 2026).*

#### Security:

- *The building operator will control the whole building and is reasonable for the health and safety of all residents and staff.*

- *Residents will only be allowed to exit the building under supervision of staff or in an emergency*
- *Residents will have controlled use of the secure gardens, closely monitored by staff. Residents will not be able to exit the garden areas.*
- *Residents will not be able to access Internal doors that access back of house areas (such as kitchen and offices). Back of house entry will be controlled (e.g. electronic fob or key code) for staff only use*
- *All external doors (including fire escapes) are monitored to detect use (alarm linked to staff devices).*
- *Entry into stairwells will be controlled (e.g. electronic fob or key code) for staff only use. Fire escapes are via stairwells*
- *Visitor entry will be controlled via secure door entry system via the main entrance during normally working hours.*
- *Out of hours visitors would only be in emergency situation.*

**Officer comment:** *Anavo are understood to be the intended care home operator in this case.*

## **9. Recommendation**

### **Conditions:**

The recommended conditions are attached at Appendix A.