

## OAK PARK HEALTH AND WELL-BEING CAMPUS, BRIEFING NOTE FOR DCF 12 FEBRUARY 2015

### INTRODUCTION

Hampshire County Council wants to provide integrated, affordable housing and care facilities for local people as they grow older and their housing and care needs change. The opportunity to build Hampshire's first purpose-built Health and Well-being campus has been awarded by Hampshire County Council to the Hampshire LivingSpace Consortium. Its vision is to provide a high quality campus which allows local people live and build friendship with neighbours, and not to become isolated, as their care needs evolve. A core part of the vision is that accommodation should be affordable for local people.

The site chosen, a former school site at Oak Park in Havant which has lain derelict for a number of years, is owned by the County Council. They made it available for this type of development to meet the needs of local people. Havant Borough Council also allocated it in their Adopted Local Plan after consulting with the local community.

### THE PROPOSALS

The development of a new Oak Park 'Health and Wellbeing Campus', will consist of three broad types of accommodation and other elements:

- 51 extra care residential units
- 48 supported living accommodation units
- 80 bed nursing home.
- A community hub facility
- Landscaped gardens including ecological enhancements along the Lavant Stream
- 80 car parking spaces on site, accessed from Old Copse Road.

The layout is shown below. The nursing home and extra care units are grouped around a central 'Hub' to include arts and crafts, a shop, a hairdressers, a spa/ treatment room, a kitchen, a gym, a cinema and a flexible area including a lounge, dance area, day centre and dining area. This will be designed for the use of the whole community, to include shops, cafes, exercise areas, art and craft workshops and office space for staff.

The nursing home is positioned to the north and west of the Hub, and the extra care units to the south. The supported living units are positioned to the east of the site. The living accommodation is grouped around two large landscaped 'courtyards' for use of residents and visitors. There are also two secure garden courtyards within the Nursing Home allowing for secure, discrete and private outdoor space. The layout provides a range of garden types.

There is a range of one and two bedrooms apartments, all accessible and serviced with lifts. Home Group staff will manage all aspects of housing needs, tenancy, maintenance and repairs of personal space together with communal areas. The apartments are spacious and have their own kitchens and will accommodate the residents' own furniture and have the ability to be adapted to meet particular healthcare requirements.

Residents will have a dedicated outside space, either a balcony or small garden together with parking/buggy spaces accessible from their accommodation. In addition to the outside communal spaces and activities, residents will be assured that there will be 24-hour nursing care on the campus and personal care can be arranged to meet the changing needs and requirements of residents.

### TECHNICAL STUDIES

Technical studies are underway to ensure that the proposed development meets local plan objectives for the development of the site. These include a Landscape and Visual Impact Assessment, Flood Risk Assessment and Drainage Strategy, a Noise Assessment, an Archaeological Assessment and Heritage Statement.

A Transport Assessment and Travel Plan are being developed. The proposals are based on the use of Old Copse Road for the principle access to the development. An access from Leigh Road will be restricted and controlled for service and emergency vehicles only. 80 car parking spaces will be provided to meet the required standard for this type of development.

An ecological appraisal of the site has been undertaken and has revealed no constraints on development of the site. There are opportunities to enhance bio-diversity, particularly along the Lavant Stream.

