

Affordable Housing Statement

Proposed 78 bed Care Home, Bartons Road, Havant

This statement has been submitted to accord with the requirements of Havant Borough Council's Local Validation Checklist having regard to Article 34(4)(e) of the Development Management Procedure Order 2015 (as amended), and should be read in conjunction with the accompanying full planning application documents, especially the Planning Statement.

The application proposes residential development in the form of an older persons care home – constituting a residential institution falling within Use Class C2 as defined in the Use Classes Order 1987 (as amended). The facility will be run and managed by experienced, specialist Care Home operators, and will be inspected and regulated by the Care Quality Commission.

The Home will provide 24-hour nursing and personal domiciliary care to 78 older persons in single, ensuite bedroom accommodation set-out in households of 16 bedrooms around a central core of communal facilities.

Adopted Policy CS9 of the Havant Borough Core Strategy requires the provision of between 30-40% affordable housing either on and/or off-site as part of developments of 15 dwellings or more. The application proposes a C2 Care Home (i.e. a single planning unit) as opposed to C3 dwellings and so the requirements of this part of Policy CS9 are not applicable to consideration of the proposed development.

This was confirmed through the previous consent on the application site for a 64-bed older persons care home (APP/20/00761) and is expected to be confirmed for the new application to which this Statement relates.

Brackley Investments Ltd

June 2023