

Planning Policy Comments

Application No	APP/23/00665
Address	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant
Development	Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.
Case Officer	David Eaves
Comments By	Emma Chisnall
Date of Comments	18 th October 2023

This application follows a general enquiry which was submitted in May 2023. The applicant has an existing planning permission for a 64 bed care home under APP/20/00761. Since the planning permission was granted in 2021 the Havant Borough Local Plan has been withdrawn from examination. Therefore, the policy status is different to that of when the proposal was originally assessed.

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the [Hampshire Minerals and Waste Plan](#), provide the development plan for the borough.

The Council's Housing Delivery Position Statement is therefore of relevance to the application proposals which was adopted by the Council on 16 March 2022, which is a material consideration in the determination of this application.

The following policies in the adopted Local Plan are of particular relevance:

CS9- Housing

CS17- Concentration and Distribution of Development within the Urban Areas.

AL2- Urban Area Boundaries and Undeveloped Gaps between Settlements

CS14 - Efficient use of resources

CS21- Developer Requirements

DM6- Coordination of Development

DM7- Elderly and Specialist Housing Provision

DM8- Conservation, Protection and Enhancement of Existing Natural Features

DM10- Pollution

DM14 - Car and Cycle Parking on Development (excluding residential)

DM24- Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development.

Relevant Supplementary Planning Documents:

Havant Borough Council Parking SPD (July 2016)

Principle of the proposed development

In 2021 planning permission was granted for a 64 bed care home to be built on the site. This permission was given due to the previously withdrawn HBLP being afforded weight in the decision-making process because at that time, it was approved at pre-submission stage in 2019 and Helmsley House formed part of a housing allocation under policy H25.

The HBLP has now been withdrawn from examination which means any current assessment must be based on the Adopted Local Plan as above.

In the Adopted Local Plan, the site lies outside of the urban area as defined by policies CS17 and AL2. These policies seek to concentrate development within the defined urban area. This proposal is therefore contrary to that principle. However, the previous planning permission granted on the site represents a material consideration which should be afforded weight accordingly.

Under Decision Making Principle 2 of the Havant Borough Council Housing Delivery Position Statement, Helmsley House HB12 is listed as a site where the principle of development is accepted.

The application seeks to increase the 64 bed care home to a 78 bed care home and taking into account the above, the principle of development is supported alongside the increased number of units, subject to other material considerations.

5 year supply

Following the receipt of the Inspectors' Interim Findings Report, the Council's [Five Year Housing Land Supply Update \(March 2023\)](#) indicates the Council has 1.81 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is a presumption in favour of sustainable development (para 11d of the NPPF).

It does not follow that planning permission should automatically be permitted for development which would boost housing supply. However, permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

In this case weight must be given to the units that would contribute to the Borough's supply on a proportionate basis, equivalent to 1.8 persons. It should also be noted 64 of the 78 bedrooms are already included in the Borough's five year housing land supply position.

Decision Making Principle 5- Development Quality

Within the Housing Delivery Position Statement decision making principle 5 is relevant. This principle outlines set criteria development is expected to achieve and the Council will give substantial weight where proposals demonstrate compliance with these development quality standards.

Within this principle point 2.34 expects developers to include a 'development quality standards checklist' clearly setting out in table form their compliance with the requirements of decision making principle 5. A template checklist is available on the Council's website and this would be expected to be submitted for further assessment and review.

Development Considerations

- CS16- High Quality Design including responding and drawing inspiration from and respecting local context, producing a positive relationship between buildings and contributing to the public realm.
- CS14- Efficient Use of Resources requires major areas of development to ensure that onsite renewable energy production and resource efficiency is maximised. Residential development should meet level 3 of the code for sustainable homes, multi occupation homes and non-residential development over 500sqm should be BREEAM standard 'very good'. Improvements to these standards will be encouraged and particular attention should be paid to water efficiency measures.
- Policy DM14 and the Havant Borough Parking SPD (September 2019) set out the parking standards for new residential and non-residential development in the borough.

HRA and Nutrient Neutrality

This will need to be assessed and reviewed following the latest application. It is advised the case officer consults with the nutrient neutrality team regarding this.

Conclusion

The development is not supported by the ALP however, the planning permission is a material consideration and should be afforded weight accordingly. In addition, the general direction of the new 'building a better future plan' seeks to support for specialist accommodation to meet growing needs. It is considered therefore that the principle of this development and the increased addition of 14 units is supported, subject to other material considerations and the development quality standards checklist being completed.