

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00761
Site Address:	Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant Development
Development:	Erection of a 64 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:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	12/10/2020

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036), which was approved by the Council on 30/01/2019, further reinforces this policy (see emerging Policy H2 / Affordable Housing) by setting out a requirement for 30% affordable housing on sites resulting in a net gain of 10 or more dwellings. This would equate to a minimum of 35 affordable units on this site.

However, as this proposal is for a care home (use class C2) which generally provides non self-contained accommodation, this development would not be required to provide affordable housing.

Julie Clark
Housing Manager (Development)
12/10/2020