



BRACKLEY

Affordable Housing Statement

- 1.1 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).
- 1.2 The application proposes residential development in the form of a care home – a type of development constituting a residential institution falling within Use Class C2 as defined in the Use Classes Order 1987 (as amended).
- 1.3 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 single care home as opposed to dwellings and so the requirements of this part of Policy CS9 are not applicable to consideration of the proposed development.
- 1.4 Draft Policy H2 of the emerging Havant Borough Local Plan 2036 requires on-site provision of affordable housing as part of residential developments resulting in a net gain of 10 or more dwellings. As with the above, the application does not propose dwellings but rather a single multi-occupation care home with shared facilities throughout. As such, the requirements of Draft Policy H2 are not engaged by the proposed development.
- 1.5 Consequently, the application proposals do not make provision for affordable housing as part of the scheme given that there is no local or national planning policy requirement to do so. The written response to pre-application enquiry reference GEN/20/00227 (provided by Lewis Oliver, Principal Planning Officer) similarly raised no requirement for provision of affordable housing or the relevance of such an issue to application proposals of this nature.