

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/15/00303
Site Address:	Oak Park Health and Wellbeing Campus
Development:	80 bed Care Home, 51 Extra care apartments, and 48 Supported living apartments
Case Officer:	D Eaves
Comments by:	J Watson-Cowen- Senior Housing Development Officer.
Date of Comments:	15th April 2015

The proposal is for the provision of a new Oak Park 'Health and Wellbeing Campus' consisting of an integrated, affordable housing and care facility for local people as they grow older and their housing and care needs change.

Policy CS9 of the Local Plan discusses the requirements for affordable housing and the need to achieve 450 Extra C dwellings between 2006 and 2026. These proposals include an 80 bed Care Home, 51 Extra Care apartments (1 and 2 beds), and 48 Supported Living apartments (1 & 2 beds), these three types of accommodation will provide a balance in care provision and will meet the full spectrum of care needs.

Havant would require as a minimum 30-40% on site affordable housing provision, however this proposal would deliver all the 51 Extra Care units as Affordable Rent and 12 of the Supported Living units as Shared Ownership tenure. This equates to a 63.6% affordable provision across the site (not including the Care Home units).

Demand for affordable housing remains high and as at the 31st March 2015 there were 2802 households registered on Hampshire Home Choice (HHC), our sub- regional Choice based Lettings Scheme, for social housing in the Havant area. Over 50% of these require 1 bedroom property and of these a high proportion are older people.

This proposal names the Registered Provider for the Extra Care and Supported Living units as Home Group; this organisation would be expected to market the Shared Ownership apartments through Help to Buy South (our local Help to Buy Agency) initially. The Affordable Rent units will be required to be advertised through HHC with Havant Borough Council having 100% of the nomination rights to those homes.

The sizes of each affordable unit, 53.8 sqm for the 1 beds and 70.1 sqm for the 2 beds, would appear to meet both the requirements of the Havant Borough Council Housing SPD dated July 2011 and more recent Homes and Communities Agency guidelines as a result of the Housing Standards Review.

This development is expected to reach at least level 4 of the Code for Sustainable Homes with some units being level 5 or 6 by the introduction of various energy efficiency measures including Solar Photovoltaic technology, CHP heating system, mechanical ventilation system and LED light fittings.

In summary Housing would support this development as it will provide much needed affordable housing catering specifically for our local older people.