

Planning Policy Response - DRAFT

Application No:	APP/15/00303
Site Address:	Former Oak Park School, Leigh Road, Havant
Development:	Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.
Case Officer:	David Eaves
Comments by:	Sarah Hains
Date of Comments:	23 April 2015

Policy Status

The Local Plan (Allocations) has now been adopted by the Council. The adopted Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough.

Local Plan (Core Strategy)

- Policy CS1.10 supports the new provision of community facilities
- Policy CS7.3 supports development for older people and other vulnerable groups, including Extra Care Facilities
- Policy CS9 supports proposals which will contribute towards the delivery of 6300 new homes in the borough and which provides accommodation for differing requirements of ageing care. Specifically CS9.7 seeks to achieve 450 extra-care dwellings between 2006 and 2026. Affordable housing will need to be provided in accordance with criteria 2
- Policy CS16 promotes high quality design
- Policy DM7 sets out criteria for elderly and specialist housing
- Policy DM13 provides the policy basis for residential parking standards and the details are contained in the Havant Borough residential Parking SPD

Local Plan (Allocations)

- Policy HB3 (H69) allocates the former Oak Park School for a mixed use development comprising new housing, a care home and a community health facility. The policy sets out site specific development requirements which should be addressed
- Policy DM24 requires contributions towards the Solent Disturbance Mitigation Project (SDMP)

The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Havant. The policy also prioritises the use of previously developed land. The principle of the development is therefore acceptable.

The proposal supports the aims and objectives of the Havant Borough Local Plan, which seek to provide an additional 6,300 homes in the borough – 450 of which should be extra-care dwellings. The proposal also supports the aims of policy CS9.6 to provide for an ageing population.

Policy CS9 requires a provision of 30 – 40% affordable housing. Table 1 of the Planning Statement, which supports the planning application, shows a total provision of 63.6% affordable, exceeding the requirements of policy CS9.

In accordance with policy DM24 (Recreational Disturbance to SPAs from residential development), a developer contribution is required for every net additional dwelling falling within class C3 of the Use Classes Order and development intended to provide residential accommodation on a permanent basis outside of the C3 use class. Guidance provided by the Solent Recreational Mitigation Partnership (SRMP) states that this includes second homes, holiday homes, student accommodation, older persons care or sheltered housing and sui generis uses.

Paragraphs 5.11.2 to 5.11.5 of the Planning Statement set out the applicant's intention to pay a contribution (in accordance with DM24) on 33% of the extra care housing, with no contribution being made in respect of the nursing home element. A full contribution will be paid on the supported living accommodation. The applicant refers to pre-application discussions with Natural England; provided that Natural England accept the proposals set out in the statement, there are no objections on the basis of policy DM24.

Parking

Paragraph 4.2.4 of the Planning Statement confirms that parking will be provided in accordance with the Havant Borough parking SPD. The SPD sets out standards in relation to the number of occupants and the level of staffing. I have not been able to find any further explanation regarding the level of parking and it is not clear how the proposal meets the requirements set out in the SPD. Further information should be requested to demonstrate how the proposal meets these requirements, particularly in relation to staffing levels.

Community Infrastructure Levy

Havant Borough Council has an adopted CIL Charging Schedule which is applied to new residential development in the borough. Extra care housing and nursing home development is exempt but the charges are applied to sheltered housing. It is assumed that supported living accommodation has the same characteristics as sheltered housing given the description at paragraph 3.7.4 of the Planning Statement,

“It is expected that residents in the supported living accommodation will be more independent than in the other accommodation. Therefore a number of car parking spaces have been provided close to the supported living accommodation towards the south of the site.”

On this basis, a CIL contribution should also be calculated for the supported living element of the proposal.

Principle of development

The development plan is supportive of a health based development in this location, in accordance with the policies listed above and the details set out at Policy HB3 (H69).