

Planning Application Response of Planning Policy

Application No:	APP/14/00854
Site Address:	Care Home, Land West of Waterlooville Development Site, London Road, Waterlooville (land at Hambledon Road/Main Avenue)
Development:	Erection of extra care accommodation with 50 units and associated communal facilities, access, car parking and landscaping
Case Officer:	Mrs Sally Smith
Comments by:	Robyn Lyons
Date of Comments:	01 September 2014

Comments

The Local Plan now comprises of the Core Strategy (2011) and the recently adopted Allocations Plan (2014). It should be noted that Saved Policies are no longer relevant.

The site forms part of the overall West of Waterlooville Major Development Area. Originally intended for employment land the principle of extra care housing at this site has been established through the grant of a previous outline planning permission for 38No. units.

There is an ageing population in Havant Borough and Policy CS9(6)&(7) are particularly relevant, with CS9(7) specifically relating to the need for extra care dwellings during the plan period.

Technically Policy CS9 seeks the provision of affordable housing at a minimum of 30%. However, it is my understanding that the previous permission (still valid) for the site did not include a requirement for affordable housing based on the specialist type of housing and, more importantly, that the affordable housing would be met by the overall requirements of the MDA. There has been no policy change relating to the affordable housing need since the 38No. units were permitted for the site.

There is **no objection** to the proposal. Should further advice be required on more specific policies that would be relevant to the proposal then please let us know.