

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/25/00590
Site Address:	18 East Street, Havant, PO9 1AQ
Development:	Conversion of ground floor into a care home facility for 6 residents, incorporating some alterations at rear ground floor level, with 3No. supported living flats at first floor.
Case Officer:	TP
Comments by:	BC
Date of Comments:	09/10/2025

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, form the development plan for Havant Borough.

Principle of development

The site lies within the urban area as defined by policies CS17 and AL2 in the adopted Local Plan. There is a presumption in favour of sustainable development in this location subject to other considerations.

The application form states that the proposal seeks to convert the ground floor to a care home facility for people with disabilities for 6 residents, with 3No. supported living flats at first floor.

Town Centre and Regeneration

The application site lies within the Havant town centre boundary as defined by Policy CS4. The site is currently vacant, having previously operated as a bank, and lies within the allocated boundary for Regeneration under policy CS6, which supports development that positively contributes to the social, economic and physical regeneration of the borough, particularly Havant Town Centre.

Policy CS4 encourages high quality, mixed-use development in designated centres that retain active ground floor frontages. Policy AL3 has requirements for designated primary and secondary frontages, but outside of these, there is greater flexibility for acceptable uses. The site is not in one of these designated frontages of the town centre. The policy also asks for main town centre uses in order to contribute to the vitality and viability of the centres, and while housing is not considered to be a main town centre use under the NPPF definition, the policy does not preclude it.

It is acknowledged that East Street has recently seen an increase in the number of units which previously occupied Class E and town centre uses convert to residential uses. Therefore, a conversion to a form of residential use in this part of the town centre is considered acceptable in principle.

Specialist Housing

The proposal seeks to provide accommodation for those with disabilities. Policy CS7 supports development that provides services for older people and other vulnerable groups, including extra care facilities.

Policy CS16 supports development which considers the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing

with market housing through tenure blind design to minimise social exclusion and promote social integration. DM7 sets out criteria for development specific to the requirements of people with disabilities and other forms of specialised supported housing provision.

Flood Risk

The National Flood Map for Planning indicates that the site may be at risk of surface water flooding. A flood risk assessment is therefore required, which should consider in detail the surface water risk and drainage arrangements for the site. For the avoidance of doubt, a sequential test is not required, as conversions, including to residential are exempted from the sequential test through paragraph 176 of the NPPF.

Parking

Policy DM13 states that residential development will only be permitted where it provides car parking and cycle storage in accordance with the Council's Parking SPD. The SPD sets out the requirement for car and cycle parking for residential units for adults with learning or physical disabilities. This requirement includes standards for residential staff, non-residential staff and visitors. The proposed ground floor plan shows cycle provision for 6 cycles and 8 car parking spaces, including 1 disabled space, which should be assessed against the required standards, while taking into account the sustainable town centre location.

Heritage

Although the building itself is not listed, it is located within St Faith's Conservation Area with a number of listed buildings located nearby on East Street. As such, due care and consideration should be given to the protection of such assets.

Conclusion

The proposal is supported in terms of providing specialist housing for those with disabilities in a sustainable town centre location and occupying a vacant unit within the town centre. It is considered that the proposed development is acceptable in principle subject to detailed considerations including the design in context within the Conservation Area, flood risk and parking arrangements.