

**Craven Local Plan
Inspector's Matters, Issues and Questions for Examination**

Matter 9 - Specialist Housing for Older People (Policy H1)

Issue 1 – Housing for Older People

Q1. Paragraph 6.2 of the Local Plan states that the number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037. What provision does the Local Plan include to ensure that this need is met?

Q2. By reference to the SHMA, paragraph 6.4 of the Local Plan also refers to research which suggests that the majority of older people (generally upwards of 65%) want to stay in their own homes. How has this been factored into account in establishing the overall housing needs for Craven?

Q3. How will 'sustainable locations' be determined for the purposes of Policy H1? Is this clear to decision-makers, developers and local communities? Is the policy effective?

Q4. Is it clear what is expected of developers under Policy H1 b)? Is the policy effective in this regard?

Q5. What is the justification for Policy H1 b) and where is this set out in the evidence base? Is the requirement consistent with advice contained in the PPG?

1. The HBF do not consider that it is clear what is expected of developers under Policy H1(b). Since the publication of the Written Ministerial Statement (March 2015), which introduced the Government's Housing Standards and the subsequent amendments to the PPG, Council's should no longer be seeking the incorporation of the Lifetime Homes standards. The equivalent optional housing standard is Building Regulation M4(2). However, this standard can only be introduced through a Local Plan subject to specific evidence requirements, including the effect upon viability. The PPG (ID 56-007) identifies the type of evidence required to introduce such a policy, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. It is incumbent on the Council to provide a local assessment evidencing the specific case for Craven which justifies the inclusion of optional higher standards for accessible and adaptable homes.
2. The HBF also note that Policy H1 requires proposals for the provision of specialist housing for older people to be in accordance with Policy H2 for affordable housing and INF3 for open space and sports facilities. However, the Council's Viability Report Addendum highlights the viability issues that are common for supported living and identifies issues with the delivery of the 30% housing target. The Council should be mindful that it is unrealistic to negotiate every site on a one by one basis because the base-line aspiration of a policy or combination of policies is set too high as this will jeopardise delivery. The HBF would expect site by site negotiations to occur occasionally rather than routinely and would recommend that this policy has a lower more appropriate affordable housing requirement.
3. HBF propose that the policy is modified as follows:
 - The HBF recommend that the Council removes reference to accordance with policy H2 and INF3 and includes a more appropriate affordable housing target and open

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space contributions or provision. Ensuring that specialist homes are viable and deliverable.

- The HBF recommend the Council ensure they have the appropriate evidence to support the introduction of part (b) of this policy or that the elements that are not justified are deleted from the policy.