



Craven Local Plan Examination

Matter 9

Statement by Craven District Council

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

Hearing Day 6 – Thursday 18th October 2018 (Week 2)

September 2018

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?

Council's Response

1. The Council's response to Q2 below explains that the need for housing for older people forms part of the objectively assessed need for housing (OAN) in the District and plan area, as estimated in the plan's evidence, the *Strategic Housing Market Assessment* (SHMA) Update Nov. 2017 (Ho013).
2. Therefore, in allocating sufficient housing land to more than meet the plan area's OAN, the Local Plan provides the opportunity for sufficient housing to be built to meet the needs of people aged 65 or over. Most of these people may wish to stay in their own homes (see Q2 below) but for those who wish to look for new homes, these land allocations can provide for their needs.
3. Those older people seeking specialist non institutional accommodation will be find new homes in 'age restricted/sheltered housing' and assisted living/extra care housing or similar. The plan allocates land for such uses in Bentham, Settle, Gargrave with a further opportunity in Ingleton. The site in Bentham now has planning permission for 72 extra care dwellings (ref 8/2017/18715) 100% of are affordable and work is due to commence on site before the end of September 2018 and scheduled to be built out over the next twenty four months to meet Home England's grant conditions. Furthermore, similar accommodation should come forward during the plan period as 'windfall housing'. Both this policy (H1) and Policy SP4 supports such housing, the latter both within and potentially adjoining the main built up area of Tier 1 to 5 settlements.

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?

Council's Response

1. The plan's overall housing needs are based on household projections. The DCLG household projections take account of the changes in household headship by age group. Therefore, the need for housing for older people forms

part of the overall 242 dwellings per annum (dpa) OAN for the District as a whole and the 206 dpa OAN for the plan area. The conclusions of the SHMA on housing mix has taken into account housing needs of older people and the guideline figure for site density takes account of this housing mix.

- 2 By reference to the SHMA, para 6.4 of the Local Plan refers to Arc4 research which suggests that the majority of older people (generally upwards of 65%) want to stay in their own homes with support and assistance when needed. This figure was quoted in the SHMA as it points to a likely need to increase the range of support for those older people who want to remain in their current home. Additionally, the SHMA recommends in para 7.27 that it is important that councils continue to diversify the range of older persons' housing provision. This also has the potential to free-up larger family accommodation as older households move.

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

Council's Response

1. The support given by this policy for specialist housing for older people is caveated by the proposal needing to accord with Policy SP4. Policy SP4 sets out those settlements that are considered to be sustainable locations for growth in the plan area. Therefore the words 'sustainable locations' are somewhat superfluous here and can be deleted.

Proposed Modification
Page 166 of the Submission Draft Plan: Amend Policy H1 a) to read: "supporting the provision of specialist housing for older people across all tenures in sustainable locations , provided proposals accord with Policy SP4, H2 and INF3 and all other relevant local plan policies;"

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

Council's Response

- 1 The text of criterion b) is proposed to be deleted. It is not very clear and the Council's objectives for putting it forward can now be met in two proposed modifications to the plan. The first relates to new build housing and is set out in the Council's Hearing Statement in response to Matter 16, Issue 3, Question 4.

This states:

“Page 127 – 128 of the Submission Draft Local Plan: Policy ENV3, existing criteria i) and m) are proposed to be deleted and replaced with an amalgamated and amended single criterion i), which states:

“i) Reasonable provision should be made to ensure that buildings are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them, in accordance with Building Regulations;”.

- 2 The other proposed modification is to amend criterion b) of Policy H1 as set out below:

Proposed Modification
Page 166 of the Submission Draft Plan. Amend Policy H1 b) to read: Encouraging developers to build new homes to the ‘Lifetime Homes’ standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home. <u>Supporting proposals to adapt/extend existing residential properties to meet the needs of those with disabilities and older people.</u>

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 replacement criterion set out above can be justified by the need to provide for suitable accommodation for older people identified in the SHMA and the provisions of paragraph 50, bullet 1 of the NPPF. The latter requires local planning authorities to plan for different groups in the community, including older people and people with disabilities. The replacement criterion is consistent with the advice contained in the PPG.

Craven District Council

1 Belle Vue Square | Skipton | BD23 1FJ | www.cravencd.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravencd.gov.uk



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