

North Somerset Council

REPORT TO THE ADULT SERVICES AND HOUSING POLICY SCRUTINY PANEL

DATE OF MEETING: 14 NOVEMBER 2019

SUBJECT OF REPORT: OLDER PERSONS ACCOMMODATION AND PLANNING POLICY

TOWN OR PARISH: ALL

OFFICER/MEMBER PRESENTING:

KEY DECISION: NO

RECOMMENDATIONS

To consider and advise on the issues relating to older person accommodation and how planning policies within the new Local Plan can help address these.

1. SUMMARY OF REPORT

1.1 This report and presentation is to initiate debate on the role planning policy may have on issues related to the provision of a range and type of older person accommodation that will be needed in North Somerset over the next 15- 20 years. The views of ASH will be used to help shape the proposed new Local Plan policies.

2. POLICY

2.1 The new North Somerset Local Plan will identify the spatial strategy, strategic policies and non-strategic policies. This will involve a review of the existing approach as set out in the current development plan, taking account of new priorities, evidence and guidance. One key issue will be in relation to planning for an ageing population.

3. DETAILS

Older persons accommodation

3.1 Planning policy provides the land use framework for the future delivery of older persons accommodation. North Somerset's current planning policies relating to older persons accommodation are set out in Chapter 4 of the Development Management Plan (2016) and are reproduced in Appendix 1 of this report.

3.2 The new Local Plan provides an opportunity to review these policies and amend/update and where necessary include new policies to guide the development of older persons accommodation over the plan period to meet future needs.

3.3 The presentation to ASH sets out some issues currently facing the district with regards to older persons accommodation and identifies opportunities where planning policy can provide a mechanism to help address these issues.

3.4 These issues include:

- Addressing the supply of and demand for different types of accommodation such as retirement homes and care homes;
- Clarity on the approach taken to proposals for C3 (residential dwelling) and C2 (residential institution) and the implications;
- Increasing the supply of accessible and adaptable homes, including the application of lifetime homes principles;
- Provision of supported living for people with learning disabilities;
- Ensuring supported living schemes meet the required standards;
- The approach to proposals for new residential annexes, particularly in rural areas;
- The role of the care village model to help address future needs.

3.5 ASH members are invited to advise on policy areas to be investigated through the plan-making process.

4. CONSULTATION

4.1 The advice will help inform policies in the emerging Local Plan which, as part of its statutory processes, will be subject to public consultation.

5. FINANCIAL IMPLICATIONS

5.1 The Local Plan is being prepared from existing budgets.

6. LEGAL POWERS AND IMPLICATIONS

6.1 The Local Plan is a statutory development plan. Local Plans are prepared under the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. RISK MANAGEMENT

7.1 N/A

8. EQUALITY IMPLICATIONS

8.1 The Local Plan will be subject to an Equality Impact Assessment.

9. CORPORATE IMPLICATIONS

9.1 The preparation of development plans has implications for a wide range of Council services in terms of the location, scale and form of future development and associated infrastructure.

10. OPTIONS CONSIDERED

10.1 None.

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BACKGROUND PAPERS

APPENDIX 1: Current Planning Policies for Older Persons Accommodation

Core Strategy (2017)

Ensuring safe and healthy communities

CS26: Supporting healthy living and the provision of health care facilities

The planning process will support programmes and strategies which increase and improve health services throughout the district, promote healthier lifestyles and aim to reduce health inequalities. This will be achieved through:

- 1) Requiring Health Impact Assessments (HIA) on all large scale developments in the district that assess how the development will contribute to improving the health and well being of the local population;
- 2) Joint working with health providers to help deliver a district-wide network of health facilities which are located within towns or service villages and are easily accessible by sustainable modes of transport or travel. Existing health services will be protected and maintained and where provision of services is insufficient to support an increased population arising from large scale new residential development additional health facilities will be sought to meet any identified shortfall;
- 3) Working with relevant stakeholders to reduce geographical inequalities in health within the district;
- 4) Encouraging development that promotes active living through creating places that are easily accessible, attractive and safe to move around by walking or cycling;
- 5) Promoting healthy lifestyles by addressing existing deficiencies in provision, and aiming to improve the quality and quantity of sports facilities, playing pitches and children's play spaces throughout the district and access to them;
- 6) Encouraging development which incorporates, or is within walking distance, from attractive, usable green public open space and contributes to enhancing the green infrastructure network;
- 7) Recognising and safeguarding the role of allotments, small scale agriculture and farmers markets in providing access to healthy, affordable, locally produced food options;
- 8) Making provision for the needs of an ageing population by promoting a range of development which supports independent living and avoiding the need for residential care;
- 9) Resisting new developments which are likely to have an adverse impact on the wider community such as drug and alcohol rehabilitation facilities which do not support the needs of existing residents.

This policy contributes towards achieving Priority Objective 4 and 8.

Development Management Plan (2016) – Chapter 4: Older and Vulnerable People

DM40: Retirement accommodation and independent living for older and vulnerable people

Policy DM40

The council will support retirement accommodation and supported independent living for older and vulnerable people provided that:

- it is located within the settlement boundary;
- shops, public transport, community facilities and medical services can be reached easily by those without access to a car, as appropriate to the needs and level of mobility of potential residents; and
- it will provide an appropriate standard of facilities, independence, support and/or care.

For all residential schemes of 100 dwellings or more developers will be required to assess the need for retirement and supported independent living schemes and make appropriate provision dependent on suitability and viability. This should be set out in the design and access statement or similar document.

DM41: Nursing and care homes for older people and drug and alcohol rehabilitation units

Policy DM41

Planning permission will be granted for extensions that would result in extra capacity to, or new residential care or nursing homes within Class C2 of the Use Classes Order (including the change of use of an existing property) provided:

- the new proposal replaces an existing similar sized care home in North Somerset which will no longer be used for that purpose and there is a continuing identified local need; or where it can be demonstrated that there is insufficient provision in the locality to meet local need for that type of specialist care; and
- the proposal is within a defined settlement boundary or is a conversion of an existing property or on previously developed land; and
- the proposals itself or in conjunction with other similar uses or proposals nearby, will not harm the overall environmental, social or economic character of the surrounding area and/or character and amenities of adjacent properties; and

Policy DM41

- sufficient outdoor space is available to meet the needs of the residents either within the curtilage or in reasonable proximity.

Where appropriate, conditions will be attached to any new proposal to restrict any subsequent change of use to an alternative type of care home or use.

DM42: Accessible and adaptable housing and housing space standards:

Policy DM42

In instances where the Council can demonstrate evidence of need, proposals for residential development should incorporate an appropriate proportion of those dwellings constructed to the optional Category 2 standard as set out in the Building Regulations Approved Document M.

The appropriate proportion will be based on the evidence of need and will be subject to feasibility and viability.

Where practical and viable, the Council expects all new build market and affordable housing (across all tenures) to comply with the DCLG's 'Technical housing standards – nationally described space standard'.

In relation to accessible and adaptable housing the policy will be reviewed within two years of adoption to establish specific targets in line with paragraph 009 of the planning practice guidance.

DM43: Residential annexes:

Policy DM43

Proposals for residential annexes will be permitted within settlement boundaries provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers.

Outside settlement boundaries annexes will only be permitted where they are clearly a physical extension to the main dwelling, do not exceed 50% of the floor area of the existing dwelling and can be incorporated into the main dwelling once there is no longer a need for the annex. Proposals which are not designed as an integral part of the house will not be permitted.

Parking for residential annexes should meet the councils parking standards.