

Older People's Care Development – Local Development Plan Monitoring

What is the purpose of this document? The information seeks to enable operators and developers, with an interest in the elderly care sector to have the opportunity to influence emerging local development plans. Representations to new local plans can influence policy preparation in a way which is beneficial to older people's interests.

Who is this document for? This document is for any operator or developer who may be considering making a planning application in an identified Council area for a new site, extending an existing site or even replacing an existing development.

Why is this important? In nearly all cases local planning policy documents have a more significant impact on how any planning application is determined by the local Council than national planning policy. Local policies will determine if the principle of the development is acceptable and will set out the policy with regard to matters such as affordable housing requirements (if any), planning contributions, unit sizes, the need for specialist accommodation in the area and sustainable construction among other matters.

Why should any operator or developer become involved in this? Firstly, in our experience finding new sites to develop in the care sector is often an ad hoc process when compared to standard housebuilding particularly in terms of larger sites. We have had cases where sites are brought to us to look at where we find that even though this is an identified target area for the operator/developer an opportunity to influence the local plan has been missed. Secondly, the changes in recent years to national planning policy (most recently in June 2019) means Councils must provide more detail with regard to specialist housing in development plans such as identifying the need and explaining how delivery will take place. Thirdly, the care sector has not historically engaged with the local plan process when compared to the housebuilding sector or housing associations. It is not unusual to see fundamental policies on care homes and extra care accommodation being adopted with no input from the industry of any kind.

How do I use this document? If a Council area comes up in the information below that you are interested in you should contact your town planning advisor, John Sneddon or Rachel Coles in the Bristol office, or Iain Warner in the South East office (details above) and we will help you decide if a representation is required.

We will need a minimum of 3 working days to provide you with a detailed response but be aware that at such a late stage it limits the ability to make a more informed response. Thus, as much notice as possible is preferable. The Council deadlines for responses are set out in the table below.

Please note that some Local Planning Authorities are currently altering their plan preparation timetables in response to the COVID-19 situation.

Council & Response Deadline	Consultation Document	Areas of Interest			
		Specialist Housing	Affordable Housing (C2 Use Class)	Target Figures for C2 and any Allocation	General Notes
EAST OF ENGLAND					
New Stevenage Borough Council 25/01/21	Developer Contributions SPD	The draft SPD states that CIL will be charged at £100 per sqm for sheltered housing and £40 per sqm for extra care housing.	-	-	If you have an interest in development in Stevenage, you should make representations.
New Uttlesford District Council 21/04/21	Local Plan themes are published for consultation every two weeks until 21 st April 2021	This consultation is on 'character and heritage' and is the second of 9 themes. It is an opportunity to tell the Council what you like about the character and heritage of Uttlesford, and how you would like to see this protected and enhanced whilst providing new sustainable communities.	-	-	If you have an interest in development in Uttlesford, you should make representations.
New Dacorum Borough Council 07/02/21	Local Plan – Emerging Strategy for Growth	The consultation document largely focusses on potential development sites. The housing section explains that Policy DM9 (Housing for Older People) allows for the provision of retirement and extra care housing. This section also sets out the target requirement for these housing types.	-	-	If you have an interest in development in Dacorum, you should make representations.
GREATER LONDON					
New Westminster City Council 18/01/21	Local Plan Main Modifications	-	-	-	If you have an interest in development in Westminster, you should make representations.

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SOUTH WEST					
North Somerset Council 08/01/21	Call for Sites	-	-	-	If you want to promote a site, this should be submitted by the deadline.
Purbeck District Council 08/01/21	Local Plan Main Modifications	-	-	-	If you have an interest in development in Purbeck, you should make representations.
Exeter City Council 04/01/21	Call for Sites	-	-	-	If you want to promote a site, this should be submitted by the deadline.
New South Gloucestershire Council 04/01/21	Affordable Housing and Extra Care Housing SPD	The SPD provides greater detail surrounding the design and location requirements for Extra Care Housing, as well as the planning obligations for such proposals.	-	-	If you have an interest in development in South Gloucestershire, you should make representations.

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New South Gloucestershire Council 04/01/21	Local Plan Issues and Approaches Consultation	This consultation sets out 55 issues which the Local Plan will consider. It asks respondents to agree priorities and/or add more issues. The consultation does not ask any specific questions relating to older persons accommodation.	-	-	If you have an interest in development in South Gloucestershire, you should make representations.
SOUTH EAST					
Gravesham Borough Council 31/12/20	Local Plan (Part 2: Development Management) Reg 18 Consultation	Sets out the design requirements for residential intensification (including conversion) which includes care homes and specialist housing.	-	-	If you have an interest in development in Gravesham, you should make representations.
Slough Borough Council 11/01/21	Local Plan – Spatial Strategy	The Spatial Strategy Consultation sets out the housing needs for the Borough, but this does not set out requirements for housing types such as specialist housing or care developments.	-	-	If you have an interest in development in Slough, you should make representations.
New Waverley Borough Council 29/01/21	Local Plan Part 2: Site Allocations and Development Management	The draft Local Plan Part 2 does not contain any policies relating specifically to Older Persons Housing.	-	DS03: Land at Andrews, Portsmouth Road, Hindhead. Allocation for 67 bed care home.	If you have an interest in development in Waverley, you should make representations.

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WEST MIDLANDS					
Telford & Wrekin Council 08/01/21	Call for Sites	-	-	-	If you want to promote a site, this should be submitted by the deadline.
Telford & Wrekin Council 08/01/21	Extension to Issues and Options Consultation Reg 18 (Local Plan Review)	The consultation document explains that Gravesham has an ageing population, and the delivery of housing needs to respond to these changes. The consultation asks respondents a number of questions relating to the delivery of specialist housing.	-	-	If you have an interest in development in Telford & Wrekin you should make representations.
Wyre Forest District Council 08/02/21	Local Plan Hearing Sessions taking place from 11 January 2021 for four weeks.	-	-	-	If you have an interest in development in Wyre Forest, you should make representations.
EAST MIDLANDS					
New North West Leicestershire District Council 10/01/21	Local Plan Partial Review Proposed Modifications	-	-	-	If you have an interest in development in North West Leicestershire, you should make representations.

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New North East Derbyshire District Council 31/01/21	Local Plan Main Modifications	-	-	-	If you have an interest in development in North East Derbyshire, you should make representations.
New Harborough District Council 05/02/21	Planning Obligations SPD and Development Management SPD	Consultation opens on 11 th December. The draft SPDs will be available to view on this date.	-	-	If you have an interest in development in Harborough, you should make representations.
YORKSHIRE AND HUMBER					
-	-	-	-	-	-
NORTH WEST					
Stoke on Trent Council Ongoing	Call for Sites	Council has advised that submissions for sites for development remain open despite COVID-19 triggering delays to rest of Local Plan production. No deadline is stated.	-	-	If you want to promote a site, this should be submitted as soon as possible.
Rossendale Borough Council 01/12/20	Local Plan Examination, Consultation on Examination Library	The Housing Standards Topic Paper discusses the need for housing for older people and the differences between C3 and C2 uses.	-	-	If you have an interest in development in Rossendale, you should make representations.

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Greater Manchester Combined Authority 26/01/21	Joint Spatial Framework	Draft Policy GM-H3 (Type, Size and Design of New Housing) encourages the provision of specialist housing for older households and vulnerable people.	No specific information relating to affordable housing within the C2 Use Class.	-	If you have an interest in development in Greater Manchester, you should make representations.
NORTH EAST					
-	-	-	-	-	-

N.B. Please note this document concentrates on Local Plans, Call for Sites, relevant Supplementary Planning Documents and some modification consultations on plans (related to care development and related housing policy). It does not include Neighbourhood Plans and various other types of consultations – Statements of Community Consultation, Local Development Schemes, methodologies, masterplans. For anything other than the plans noted, please contact us to see how we can help you.

Tetlow King Planning offer a bespoke regional monitoring service of development plans and if this is required, we can be contacted using the contact details above to discuss your needs. Housing LIN offer various bespoke services related to the @SHOP Toolkit and can be contacted at SHOP@housinglin.org.uk