

Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

MF4 - Tenure split for specialist housing (CN4 iii) and amended wording

- 1.1 In the hearing session on 8 October 2015, it was suggested that Policy CN4 should provide further clarity about the requirement for affordable accommodation in specialist housing. The council accepts that clarification would be beneficial and proposes the following modification for the Inspector's consideration.
- 1.2 This note also proposes a number of other minor clarifications to the policy and supporting text.

Policy CN4 - Housing for older people / Specialist housing

Proposals for housing specifically designed¹ to meet the identified needs of older people or specialist accommodation² (including for people with support needs) will be permitted where:

- i) they meet a proven identified need; and
- ii) the location is appropriate in terms of access to facilities, services and public transport;~~;~~and
- iii) ~~a range of tenures are provided.~~

Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to facilities, services and public transport, larger scale³ new residential⁴ developments should incorporate specially designed housing/specialist accommodation, ~~in line with the above criteria~~, to meet the needs of older people and people with support needs.

The Council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.

- 5.30 The number of elderly older people living in the borough is expected to continue to increase over the plan as people are living longer. This trend is likely to present some challenges, particularly in terms of ensuring that appropriate accommodation in suitable locations is available to meet

¹ Includes retirement housing (over 55's) and continuing care retirement communities. This does not include mainstream housing which falls under Policy CN3.

² Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

³ Approximately 200 units

⁴ Use Class C3.

everyone's needs. There is also a necessity to consider the requirements of people with other specialist care needs, ~~who are not elderly.~~

- 5.31 Older people have a range of income levels, aspirations and differing levels of health, fitness and disability. These diverse needs will be recognised through the encouragement of a broad range of housing choices including a variety of housing types, tenures and specialist accommodation. ~~The Council, in the first instance, will seek such uses within the identified settlement policy boundaries.~~
- 5.32 A key principle in meeting the housing needs of older people will be to maximise their ability to live independently for as long as they are able and wish to do so. It will also be vital that they feel empowered to make choices regarding their accommodation and housing-related services.
- 5.33 The requirement in Policy CN3 that adaptable general needs housing is provided will be particularly important, as it will help to maximise the adaptability of new housing and the ability of people to remain in their homes as their needs and circumstances change.
- 5.34 Although the majority of older people will live in mainstream housing, it is likely that new specialist accommodation will be required during the Local Plan period, and such provision can help people to downsize and free up family houses for others. The precise amount and type of specialist accommodation required will depend on a range of factors including the choices of individual people and households. Identifying sites for such provision can be challenging, and it is therefore appropriate for major new housing developments to incorporate some provision specifically for older people.
- 5.35 Where specialist accommodation is provided, it will be important to ensure that it effectively provides residents with a high level of amenity, and enables them to live independently as far as possible for example by ensuring it is located close to local facilities and services. Policy CN1 (Affordable housing) will not be applied to residential institutions and other types of accommodation for older people and people with support needs that do not fall within the definition of a dwelling (Use Class C3).

Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications for residential development and specialist accommodation.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing and specialist accommodation completions.