

Places Promoting Prevention and Independence

Neil Revely
LGA and ADASS

Developer Perspective of Planning Issues

- Unclear and uncoordinated Policy and Strategy
- Inconsistent messages
- Issue of contributions (s106)
- Lack of understanding of Supported Housing
- Planning use class has not caught up with the sector especially around C2 & C3
- Chief Officers in health, care and housing need to engage with the process and support planners to understand the community value
- Developers supported to have discussions and engagement (pre-application dialogue) with Planners

The Importance of Planning

Anna Rose, Head of Planning Advisory Service

NCAS, November 2019

www.pas.gov.uk

What is PAS?

- Funded by MHCLG to support English planning authorities

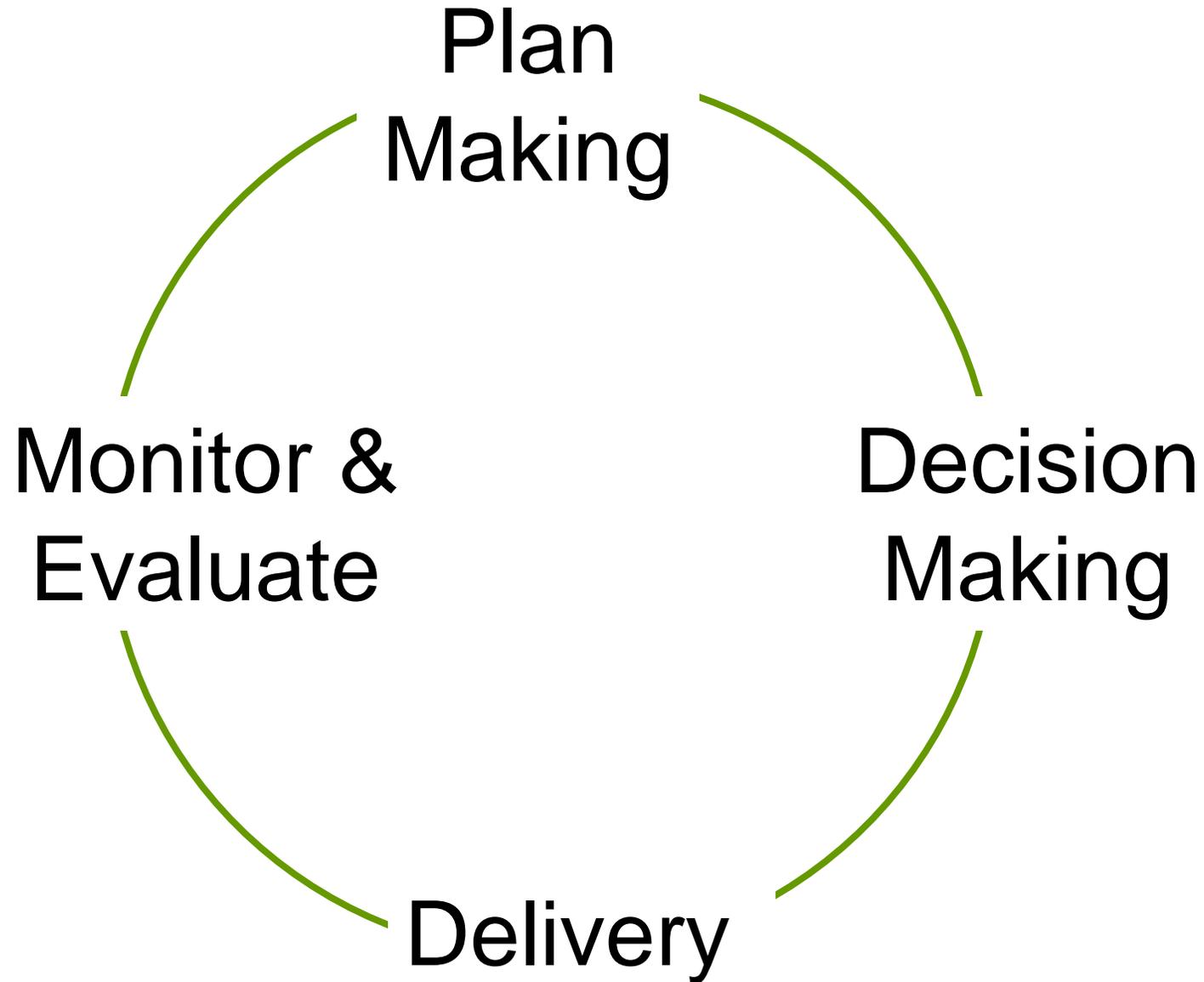
“[PAS] exists to support local planning authorities in providing effective and efficient planning services, to drive improvement in those services and to support the implementation of changes in the planning system”

- We are employed by the LGA
 - There are only 7 of us
-

This 20 minute session.....

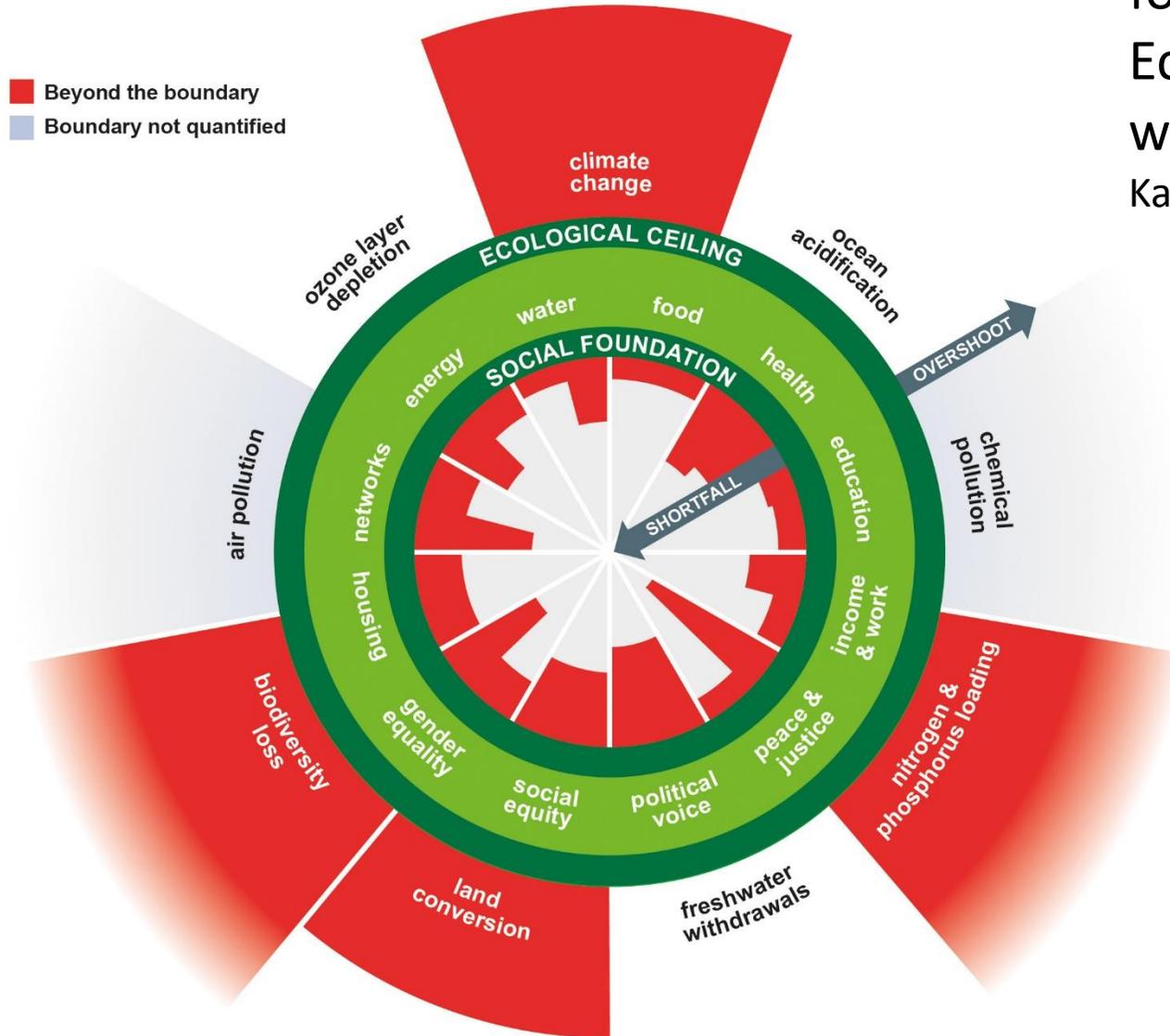
- Local government – how we plan
 - A different way of looking at it
 - What makes something **affordable**?
 - Affordability & Viability
 - What could you do to help?
 - Key takeaways – what matters
-

How we plan



Is there a different way of looking at this?

Doughnut Economics



a “safe space” between the Social Foundation necessary for prosperity, and the Ecological Ceiling beyond which we should not go
Kate Raworth (Doughnut Economics)

What makes something affordable?

What sets price/affordability?	Current Paradigm	New Civic Lens
How we generate energy?	Fossil Fuel e.g. Coal/Gas	Renewable & Local?
How we get about?	Fossil Fuel e.g. Personal Car	Walk, Cycle, Public Transport (20 min neighbourhood)
How we learn?	Choice of School	Local School
How we stay healthy?	Treating symptoms e.g. NHS services, GP prescriptions	Prevention e.g. Walkable neighbourhoods, social prescription in a suitable environment
How we stay safe?	Police and law enforcement	Shared ownership and collective responsibility
How we pay?	Personal cost via income (Economic model)	Sustainability model (People, Planet, Profit)
How we make friends and get support?	Social mobility and leisure based on what you can afford	Asset based Community Development and Civic Participation
How we access nature?	Private Gardens, destination nature	Re-wilding neighbourhoods and low car environment
How we get help?	Pay or State Dependency	Community and social capacity
How we own stuff?	Private	In Common, sharing economy e.g. Social Housing, CLTs, ABCD, LoT etc..

Affordability & viability?

- Doing well by people and place doesn't need to cost more
- Additional payments from developers generally lead to deficits elsewhere – e.g. schools over affordable housing
- Design in affordability and sustainability rather than adding on
- This will create the correct environment for healthier lifestyles
- Making it easier to help the most vulnerable
- Continuing escalation of costs is likely to lead to the opposite
- This requires a whole system approach.

What could you do to help?

Infrastructure planning - the glue in the delivery framework

Infrastructure Funding Statement

- Transparency over receipts and projected spend of CIL and S106.
- Wider use of tool for engagement with key stakeholders and promotion of delivery
- Opportunity to cover delivery of infrastructure beyond S106 and CIL

Delivery, monitoring and review

- Clear governance and business plan process enables delivery of prioritised infrastructure to support development.
- Enables wider conversations on funding and match funding.
- Review of delivery and monitoring of policies and obligations ensures requirements are deliverable or triggers a need for review.

Housing delivery and HDT / HDTAP

- Commitment to delivery of infrastructure priorities informs site allocations and HDT / HDTAP and enables development to come forward.

Corporate strategy

- Develop an infrastructure business plan that is updated annually;
- Reflects corporate priorities (beyond CIL & S106)
- Focuses on delivery

Strategic Planning

- Informs strategic infrastructure priorities and discussions with neighbours.
- Reflects wider growth and development aspirations.
- Collaborative working across administrative boundaries

Local Plan

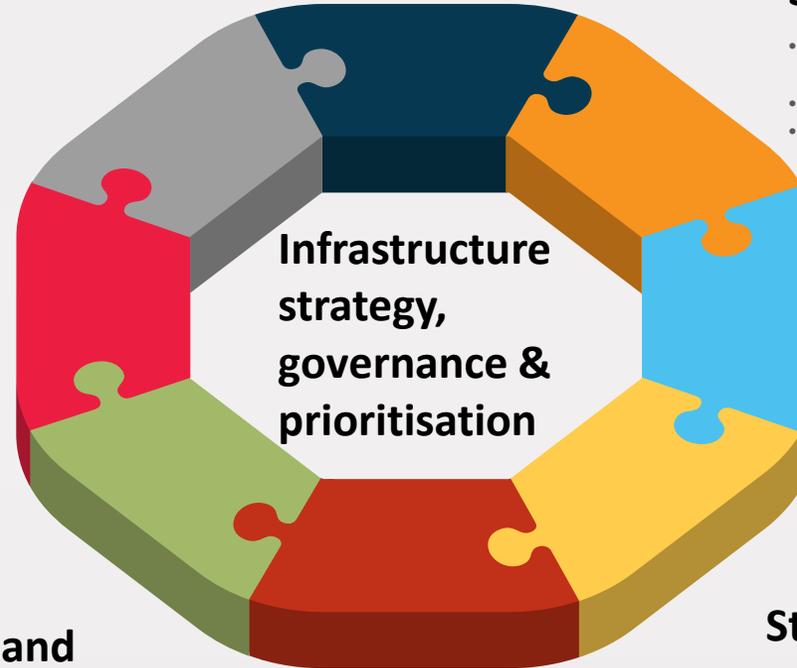
- Infrastructure requirements and priorities help determine local plan policies (S106 & CIL).
- Tested for soundness and viability against development aspirations.
- Stakeholder engagement in development of policies.
- Set framework for negotiations on development.

Statement of common ground

- Informs discussions with key stakeholders and evidence of collaboration for statement of common ground and duty to cooperate.
- Provides focus for delivery.

Effective and efficient decision making

- Transparency over priorities through strategy, business planning and local plan policies makes expectations clear.
- Reduces pressure on use of viability assessments where requirements are clear



Key messages

- We are in an affordability crisis
 - We are in a climate crisis
 - If we continue to build as if we are not in crisis, this will worsen
 - There are different ways of viewing development
 - We all need to share the same view
 - None of this is easy but it's the right thing to do.
-

What matters

“saving our planet, lifting people out of poverty, advancing economic growth – these are one and the same fight”

Ban Ki-moon



Thank you

Email pas@local.gov.uk

Web www.local.gov.uk/pas

Phone **020 7664 3000**

Twitter [@Pas_Team](#) [@EPlanna](#)

Accommodation for Older People

Central Bedfordshire Council's Approach

About Central Bedfordshire

Population: 283,600
Households: 111,400
73% owner occupied

Over half of the population
is rural

Major centres of population:

Leighton Linlade: 41,000

Dunstable: 38,000

Houghton Regis: 18,500

Flitwick: 13,500

Sandy: 12,500

Identified Housing Growth Areas for 23,000 homes:

Leighton Buzzard

Biggleswade

Houghton Regis

Wixams

North of Luton

Arlesey

Further growth areas for period to 2035 being
defined through Local Plan process to give a total
of 39,350 new homes



Our Approach

- ◆ Delivering or facilitating delivery of new care homes and specialist housing schemes across our area
- ◆ Successfully delivering new care home capacity and affordable specialist housing schemes...
- ◆ ...but less success in the open market sector across all accommodation types from specialist schemes to mainstream housing

Enhancing the Strategy

Realised that there was a need to enhance the strategy to include a focus on open market housing, both mainstream and specialist sectors:

- ◆ Developed an Investment Prospectus
- ◆ Commissioned research into housing needs of older people
- ◆ Used this to formulate our approach to the planning system

Research

Used national research:

- ◆ [Future of an Ageing Population](#)
- ◆ [HAPPI 1](#), [HAPPI 2](#) & [HAPPI 3](#)
- ◆ [Designing with Downsizers](#)

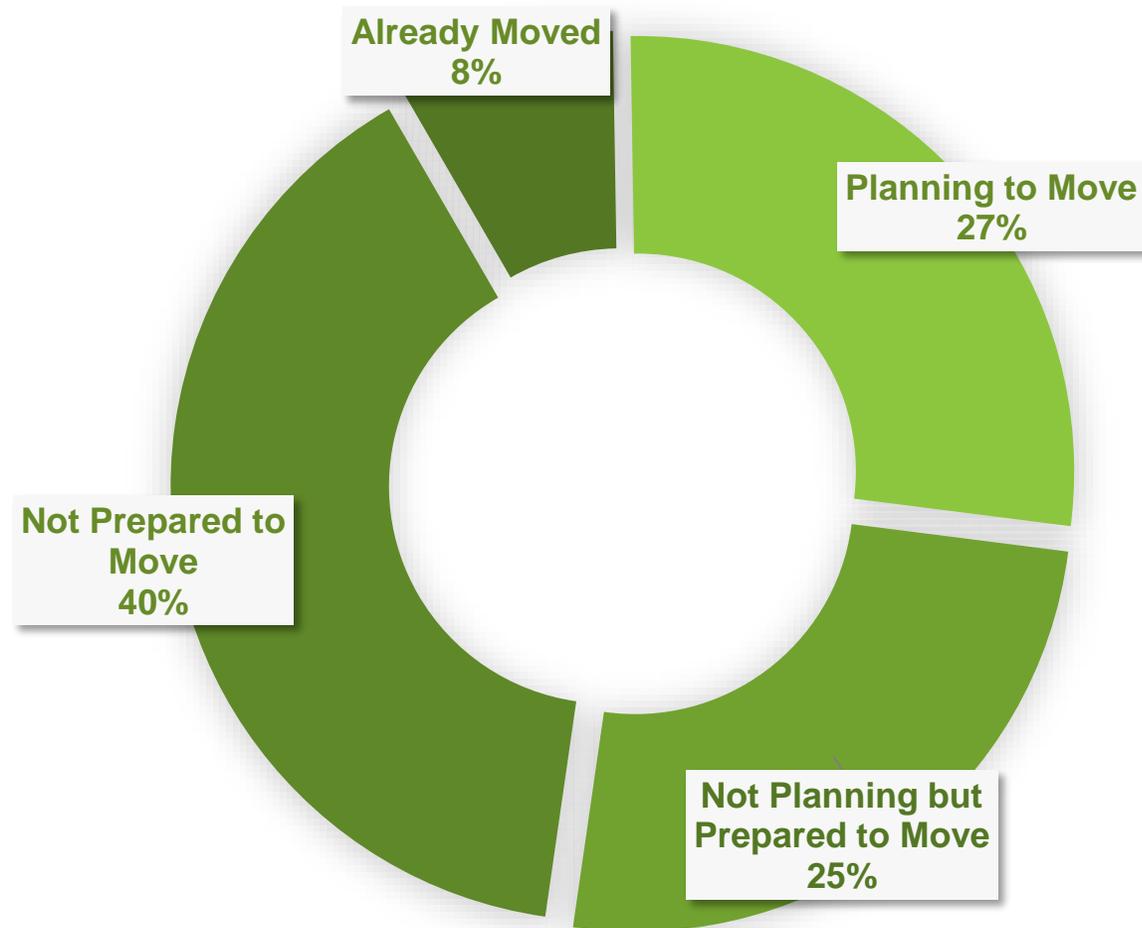
Commissioned our own independent research in Central Bedfordshire with a representative sample of older people

- ◆ 600 short interviews
- ◆ 80 in-depth interviews
- ◆ Stakeholder focus groups

Key Research Areas

- ◆ Propensity to move
 - ◆ Drivers for those considering a move
 - ◆ Preferred tenure type
 - ◆ Preferred housing types
 - ◆ Downsizing
-
- ◆ Full report published online at: goo.gl/P37QJ8

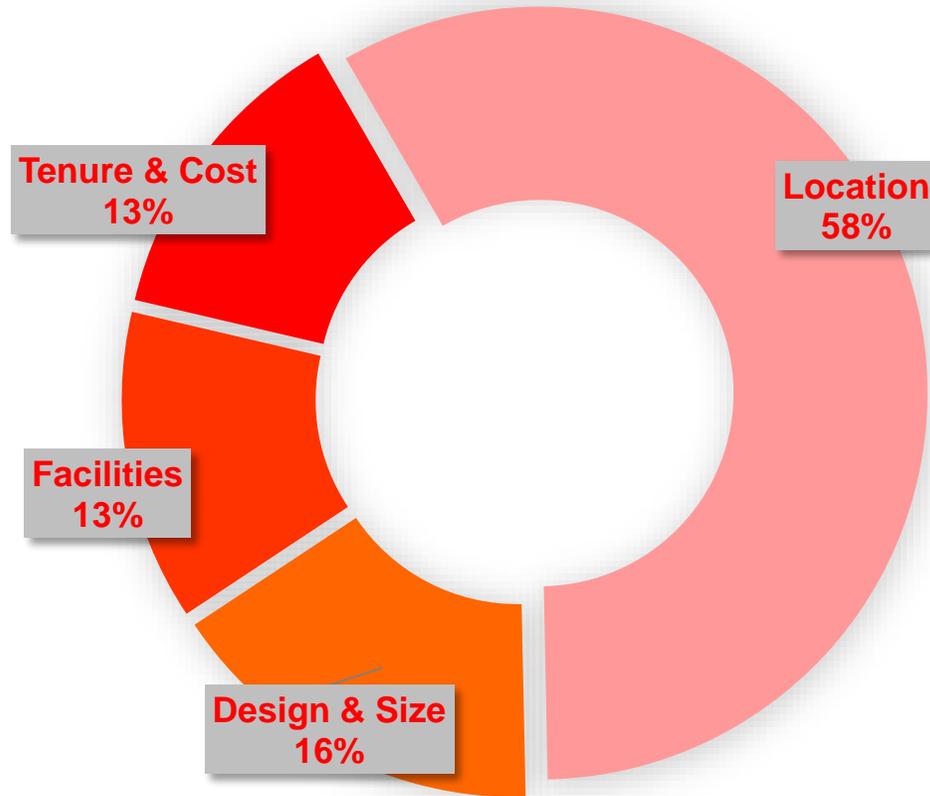
Propensity to Move



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

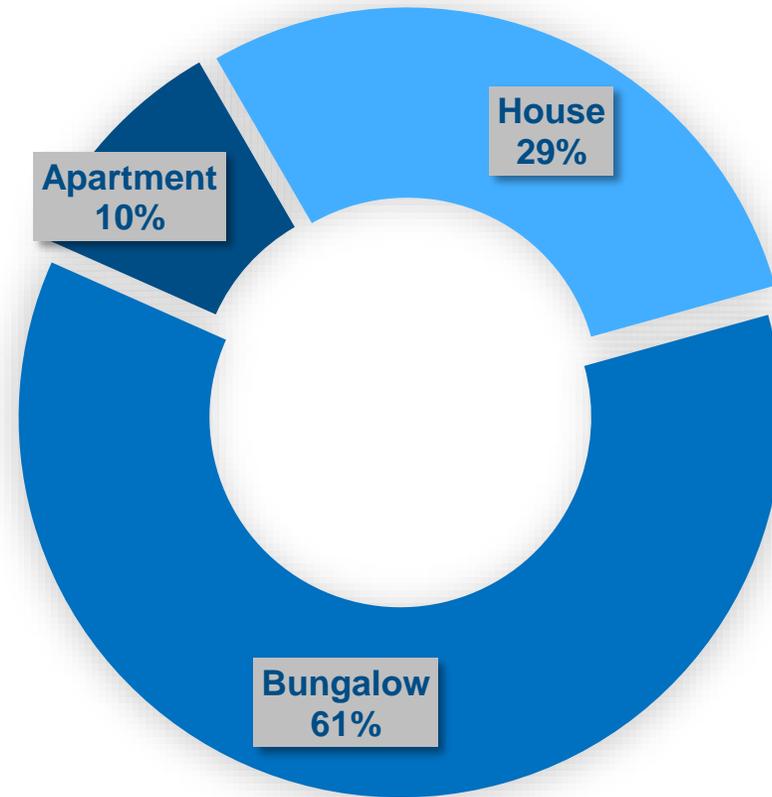
Drivers for those planning or prepared to move

Most Important Factor When Choosing a Home



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

Type of property preferred by those planning or prepared to move



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

Downsizing

Looking at the 'planning to move' group:

- ◆ 85% are in homes with 3 or more bedrooms
- ◆ 50% are in homes with 4 or more bedrooms
- ◆ 60% are looking for 2 bedrooms or less
- ◆ They have a strong preferences for bungalows (62%) or houses (33%) over apartments(5%)

If we can meet demand with the right range of products then we can release at least 5,400 houses with 3 or more bedrooms

Other key findings

- ◆ Strong desire by owner-occupiers to retain this status...
- ◆ ...including a reluctance to consider leasehold purchase
- ◆ The majority would prefer mainstream housing but about half would consider specialist housing
- ◆ Even in schemes where there is guest space there was a strong preference for two bedrooms over one
- ◆ Some respondents reported that they had already looked unsuccessfully for somewhere to downsize to

Summary from the research

- ◆ There is a clear untapped market for all types of accommodation for older people
- ◆ The biggest shortfall is of mainstream housing
- ◆ Many older people have a desire to downsize...
- ◆ ...but it has to be the right product:
 - ◆ Location
 - ◆ Design
 - ◆ Price
 - ◆ Tenure
- ◆ If this is not available people will stay where they are

Implications for Central Bedfordshire

In the period to 2035:

- ◆ Need for 3650 specialist homes (50-75 new housing-with-care and housing-with-support schemes)
- ◆ Need for 5400 mainstream housing downsizer homes
- ◆ The total (9050) represents around 23% of planned housing growth
- ◆ Around 75% of these are for owner-occupation
- ◆ Delivering these would release an equivalent number of mainly larger family homes

Central Bedfordshire Local Plan 2015-2035

Have proposed clear policies that:

- ◆ Define housing suitable for older people
- ◆ Require a percentage (c.23%) of any new development to be suitable for older people
- ◆ This increases to 100% for developments within existing settlements (with some caveats)
- ◆ Require larger developments to have suitable specialist schemes

Recent new Planning Practice Guidance supports this approach

Challenges

- ◆ The proposed approach through the planning system is untested
- ◆ The current system does not incentivise volume housebuilders to innovate in this area
- ◆ Lack of agreed and tested modern designs for mainstream housing for older people

The Council's Response

- ◆ Acquire sites and or allocate existing sites in the Council's ownership
- ◆ Deliver exemplar housing designs and schemes:
 - ◆ Low cost / high quality / high density
 - ◆ Unit-based designs - scalable solutions
 - ◆ Investigate benefits of using smarter construction methods
- ◆ Explore options for subsequent delivery at scale
- ◆ Continuing research and engagement with older people

Planning Practice Guidance

- ◆ Published [here](#) in June 2019
- ◆ Give planning authorities permissive powers to take into account the needs of older and disabled people when making plans and determining planning applications
- ◆ Suggests some of the evidence base that could be used
- ◆ Links to ‘Part M’ of Building Regulations
- ◆ Not very helpful in terms of C2/C3 use classes

Tips

- ◆ Understand the priorities of your local planning authority / authorities
 - ◆ Current status of the Local Plan
 - ◆ Status and timescales of major developments
 - ◆ Identify opportunities to influence
- ◆ Engage with planners at appropriate levels and at appropriate times
 - ◆ What evidence do they need
 - ◆ How can this be obtained
 - ◆ Don't expect them to have in depth knowledge of social care agenda