

KIRKLEES LOCAL PLAN EXAMINATION
STAGE 1 – MATTERS, ISSUES AND QUESTIONS:
MATTER 5

SITE ID: H1796

REPRESENTING: Priory Asset Management LLP

SITE: Land north and east of Laverhills and Quaker Lane, Hightown

RESPONSE TO MATTER 5: OTHER HOUSING REQUIREMENTS

Issue – Have affordable housing needs, traveller accommodation needs and the housing needs of other groups been satisfactorily assessed and addressed in the Plan, in line with national policy?

- 1.1 **Issue 5q** queries whether the Plan makes appropriate provision for the housing needs of older people and other groups in the community.
- 1.2 The Strategic Housing Market Assessment 2016 (SHMA), produced by Arc on behalf of Kirklees Council in October 2016, provides detailed evidence on the housing needs within Kirklees. The document set outs a range of requirements and issues which will need to be addressed over the next twenty years. These include:
- The demography of the local population will lead to a substantial and wide-ranging increase in the needs of older people over the next 20 years;
 - The supply of future mainstream housing stock will need to expand substantially, with the equivalent of half of all new provision needing to reflect the widely varying needs of an ageing population, based on high quality data and evidence;
 - The supply and range of specialist accommodation, such as extra care and sheltered housing will need to increase;
 - A recognition that residential care will remain appropriate for a core group of people with very high needs, but that the quality of much of this accommodation needs to be brought up to a higher standard to meet the needs and expectations of today's clients;
- 1.3 Paragraph 7.58 also refers to the benefits of increased elderly housing, which would aid the wider housing market through encouraging and enabling older couples and singles to downsize and release larger family homes.
- 1.4 Paragraph 7.71 of the SHMA specifically identifies the type and location of elderly accommodation required within Kirklees and states:

“In terms of housing stock shortages for independent living, the following were specifically mentioned by stakeholders: extra-care, extra-care for the elderly, supported housing for younger people and adapted stock. Villages in the south of Kirklees and the Marsh area were both identified as locations where there are stock shortages.”

- 1.5 Paragraph 8.31 of the SHMA provides a clear recommendation for housing the ageing population by suggesting the following:

‘Additionally, the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed at older people and the development of sheltered accommodation, extra care housing and co-housing for rent or sale.’

- 1.6 The Kirklees Market Position Statement for the Social Care Market in Kirklees (2013-2015) looks at the needs of older people and describes the approach Kirklees Council taking to developing the social care market in Kirklees.

- 1.7 Section 2 of this report specifically identifies the future demand and pressure points in relation to Older Persons Housing. In relation to population growth the report states the following:

“There are approximately 60,300 people aged 65 and over living in Kirklees. By 2030 this will have increased to 93,000 – an increase of 54%. By 2030 nearly 1 in 5 (20%) of all those living in Kirklees will be over 65. The 85+ population is currently 7,900 and this is expected to increase to 15,500 by 2030 – an increase of 96% - these are the people most likely to have complex health and social care needs.”

- 1.8 The above clearly identifies and recognises the serious challenge facing Kirklees Council. The wide-ranging issues are discussed within the remainder of section 2, and are summarised within the following list:

- *“Older people will form an increasing proportion of our population and demand for support and care services will continue to rise significantly in the coming years;*
- *Estimates of current need indicate that the Council is purchasing between 30% to 35% of the total amount of social care that is needed to support older people in Kirklees – the remainder is, therefore, likely to be purchased directly by people funding their own care, or being delivered by informal carers;*
- *As people age, the incidence of dementia will increase and services therefore need to be appropriate to meet these changing needs;*

- *Generally people are entering services much later in life and consequently with more complex needs;*
- *Early intervention and prevention is key to helping people age well and live life to the full;*
- *Increasingly people will seek out solutions which help them to live independently in line with their chosen lifestyle.”*

1.9 Section 3 identifies the challenges faced within the current supply. The following summarises the issues currently being faced within Kirklees:

- *“Increasing demand for domiciliary care;*
- *Shortage of high quality nursing homes for people with dementia;*
- *General lack of choice of provision of all types of care;*
- *General lack of choice of living options, especially for extra care provision.”*

1.10 The above clearly outlines a significant need across a number of types of elderly care, which the Local Plan should aim to deliver during the plan period.

1.11 Section 3 of the Strategy and Policies document sets out 17 issues which the borough seeks to plan for within the Local Plan. It is recommended that ‘Housing the borough’s ageing population’ is included as an issue within this section. It is clearly referenced and identified within the SHMA that this is a serious, high priority issue facing Kirklees Council. By not reflecting this need prominently within the Plan it is failing to address the issues identified within their evidence base. The headline figure from the SHMA being that the number of people aged 65 or over is set to increase by 40% during the plan period.

1.12 Section 3 sets out the Vision for Kirklees; paragraph 5 of this document states:

“There will be a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing. The challenges of an ageing population will have been addressed and a range of housing and employment choices available to attract and retain younger age groups within the district to build sustainable communities.”

1.13 Our client supports the reference to addressing the challenges of an ageing population.

1.14 It is recognised and referenced within the SHMA that the delivery of elderly accommodation will support and encourage the release of existing market housing for occupation by younger families thereby retaining a younger population in Kirklees. However, including both these aims within the same paragraph does not provide a clear vision and subsequently reduces the significance of both of these individual aims.

- 1.15 Policy PLP 11, within Section 8, specifically refers to Housing Mix and Affordable Housing. It requires that proposals must provide a broad mix of housing suitable for different household types, which is supported. However, this policy only refers to meeting 'the needs of people into later life' and not specifically to providing housing for those over 55. Paragraph 7.33 which supports PLP 11 makes reference to a need for a 'full range of housing solutions' to provide care and support for the elderly. This is not reflected fully within the policy itself. It is suggested that in order to encourage the delivery of housing to meet elderly needs, this section is strengthened and the chronic and growing need for elderly housing identified within the SHMA is given appropriate attention. In its current form this policy does not reflect the current need for elderly housing in the borough and could result in a worsening undersupply of this housing type.
- 1.16 Policy PLP 11 appears to be the sole policy which relates to the delivery of specialist housing, and is set to replace H16, which specifically referred to 'Residential Homes for the elderly'. Given the importance of this unmet need, the current approach to the provision of housing for the over 55's is clearly not justified.
- 1.17 The allocation of land specifically for Older Person's housing would assist the Council in meeting the need identified within the supporting documents, which the Plan in its current form does not. Site H1796 represents a sustainable location for Older Person's housing and extra care to meet the identified local need and could form one such allocation. It has been demonstrated within my client's previous representations to the Kirklees Local Plan that the site is appropriate for residential development. The evidence base prepared by the Council, as well as the studies prepared by the landowner, and quoted within our representation to the Kirklees Publication Draft Local Plan Consultation, demonstrate that development of the site for residential uses would represent sustainable development.

Hourigan Connolly

31 August 2017