



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to
PLANNING AND LICENSING COMMITTEE
19 JULY 2018**

**MALDON DISTRICT SPECIALIST NEEDS HOUSING SUPPLEMENTARY
PLANNING DOCUMENT**

1. PURPOSE OF THE REPORT

- 1.1 To present the findings of the comments received through public consultation on the Specialist Needs Housing Supplementary Planning Document.
- 1.2 To outline the proposed amendments and additions to the draft Supplementary Planning Document following public consultation.
- 1.3 To seek endorsement by the Committee and subsequent recommendation for the Supplementary Planning Document to be presented to Council for Adoption.

2. RECOMMENDATIONS

- (i) that the proposed amendments to the draft Maldon District Specialist Needs Housing Supplementary Planning Document, following the public consultation be approved.

To the Council:

- (ii) That subject to amendment, the Maldon District Specialist Needs Housing Supplementary Planning Document (**APPENDIX 1**) be adopted.

3. SUMMARY OF KEY ISSUES

- 3.1 This Committee approved the draft Maldon District Specialist Needs Housing Supplementary Planning Document (SPD) for public consultation as set out in a report to Committee on the 17 April 2018 (Minute No. 1009 refers).
- 3.2 Supplementary Planning Documents provide additional detailed guidance and clarification on Approved Local Development Plan (LDP) policies. In this case, key policies H1: Affordable Housing, H2: Housing Mix and H3: Accommodation for 'Specialist' Needs.
- 3.3 Paragraph 5.23 of the LDP states that a SPD will support the implementation of Policy H3 by providing further guidance for developers and stakeholders. The SPD is also identified in the Maldon District Local Development Scheme, February 2018

(agreed by this Committee on 25 January 2018) as being necessary to help deliver the LDP. The SPD will be reviewed and updated as necessary to ensure that it remains relevant and effective.

- 3.4 In order to be adopted as a SPD, public consultation needs to be undertaken. This took place over six weeks between 19 April and 31 May 2018, in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation material included the draft SPD; a Strategic Environmental Assessment Screening Report; and, an Equalities Impact Assessment.
- 3.5 The consultation material was made available on the Council's website, with a dedicated consultation web page provided. Hard copies were available at Burnham-on-Crouch, Southminster, Wickham Bishops and Maldon libraries and were also available at the Council offices for inspection during the six week period. Stakeholders and the public could also visit the Council offices and speak to officers, alternatively phone or email queries were answered. Some 1,143 statutory consultees and individuals listed on the SPD consultation database were also contacted to ensure the consultation was known to a wide audience. A statutory notice was published in the Maldon and Burnham Standard on 26 April 2018.
- 3.6 Eleven representations were received in response to the public consultation. These included statutory consultees, developers and agents. All of the salient points from the consultation responses have been logged and considered against the LDP, relevant national guidance, the revised draft National Planning Policy Framework (NPPF) and other relevant statutory authorities and organisations' documentation.
- 3.7 The representations, policy response and proposed amendments to the SPD are set out in **APPENDIX 2**.
- 3.8 The final SPD, incorporating these changes is set out in **APPENDIX 1**.
- 3.9 **Amendments to the Specialist Needs Housing SPD**
- 3.9.1 The Amendments proposed are set out in the following table and are taken directly from **APPENDIX 2**.

Draft SPD	Chapter	Proposed Amendment
1.1	Introduction	To clarify that the SPD applies to market as well as affordable specialist needs housing amend first sentence of paragraph 1.1 to: <i>The Maldon District Local Development Plan (LDP) (2017)¹ seeks to deliver market and affordable housing that meets the needs and aspirations of existing and future residents, of different demographic groups and needs, over the plan period (2014-2029).</i>
Table 1	Introduction	To clarify that the SPD applies to market as well as affordable specialist needs housing add new row to include reference to age restricted / age exclusive independent housing (which can include retirement villages).

Draft SPD	Chapter	Proposed Amendment
Table 1	Introduction	Amend Table 1, Independent Living, Definition: to refer to market housing as a potential product.
Table 1	Introduction	Amend Table 1, Retirement housing, Definition, so that it is consistent with Policy H1: <i>Enhanced: mixed tenure as specified within Policy H1.</i>
2.33	Policy Context	To clarify that the priorities are taken from the Council's Older Peoples Housing Strategy add sentence to Paragraph 2.33: <i>The Strategy identifies the following need.</i>
Section 3	Maldon's Specialist Housing Needs and Priorities	Amend paragraphs 3.3; 3.4; 3.5; 3.6; 3.8; and, 3.12 to include greater appropriate reference to the provision of specialist needs market housing.
3.1	Maldon's Specialist Housing Needs and Priorities	Add new paragraph 3.2 to better reflect the way specialist housing is expected to be promoted in the District in the short term: <i>The expectation is that the majority of this significant older persons housing shortfall will be delivered where the greatest demand is, in Maldon, Heybridge and Burnham-on-Crouch where residents benefit from good access to public transport, shops and other key services². Access to local amenities and the surrounding community helps older people, particularly those in 'active' retirement remain connected to the area where they have been or are living. It is therefore appropriate for the Garden Suburbs and strategic sites in the LDP as well as other major new housing developments to provide for, or incorporate provision specifically for older people. The availability of funding for specific products such as independent living may also lead to bespoke schemes being delivered on suitable sites by Providers in these locations.</i>
3.4-3.5	Maldon's Specialist Housing Needs and Priorities	Amend paragraph 3.5 to better reflect the importance of market housing for specialist needs in the District in the short term: <i>A priority, therefore, is securing a higher proportion of new homes for older people to rent. Delivery of rented accommodation can take a variety of forms: private rented age restricted/age exclusive 'retirement' accommodation, independent living or extra care homes as well as affordable housing. Ownership remains important, being a tenure that may help improve the viability of new development, which may help secure affordable housing for the District's older people. The SHMA² indicates about 100 existing older residents annually would require rented housing, with a similar demand from those who are considering moving into the District over the next few years.</i>

Draft SPD	Chapter	Proposed Amendment
4.2	Providing Specialist Needs Housing	Amend 4.2 to read <i>‘that provides for, or includes an element of housing designed for older people or those with a disability ...’</i>
5.3, bullet point 1	Delivering Specialist Needs Housing	Amend paragraph 5.3 bullet point 1 to: Well served by public transport: bus stops - with a frequent and daily service to main centres where a wide range of shops and services are available – should be within 1km of the development. <i>This may be reduced to reflect site specific constraints such as the topography of the area, or where it can be demonstrated that the future occupiers are expected to be less mobile. Evidence will be needed in support.</i>
5.3, bullet point 3	Delivering Specialist Needs Housing	Amend paragraph 5.3, bullet point 3 to: Close to local facilities: <i>housing should ideally be within an 800m walk of local shops, bank/cashpoint, GP Surgery/Health Centre, post office, community facilities and open space, unless it can be demonstrated that the majority of future occupiers are expected to be ‘active’ and regularly able to walk up to 1km.</i>
5.6	Delivering Specialist Needs Housing	Amend first sentence of paragraph 5.6 to read <i>‘... support of the CCG because these are the most sustainable locations where residents are better able to access a range of everyday services and meet their social and housing needs (criteria 2, 4 and 5 of Policy H3).</i>
5.10	Delivering Specialist Needs Housing	Add to 5.10 <i>‘This could, for example, be in a viability assessment or through paragraph 5.24).’</i>
5.13	Delivering Specialist Needs Housing	Amend paragraph 5.13, bullet point 4 to: The basic operating costs of the scheme and resulting service charges <i>(to fulfil policy H3 (7)) ...</i>
5.22	Delivering Specialist Needs Housing	Add sentence to Paragraph 5.22 to refer to developer contributions may be sought to: <i>Developer contributions to mitigate adverse impacts upon health care may be sought from all schemes of more than 10 dwellings or more (see LDP Policy II).</i>
5.25	Delivering Specialist Needs Housing	Add sentence to paragraph 5.25 to highlight the link between the Maldon District Design SPD and the Essex Design Guide: <i>The Essex Design Guide also provides information relating to future proofing and adaptability of housing.</i>
5.43	Delivering Specialist Needs Housing	Add new paragraph 5.43 to refer to potential benefits to health services of installing telecare: <i>As with all homes, a connected home – of technological advances and connectivity to the internet - is of increasing importance to residents. For specialist needs housing a connected home can provide many benefits relating to automation and building management control, improved energy efficiency, managing care needs (telecare), achieve health</i>

Draft SPD	Chapter	Proposed Amendment
		<i>improvements (telehealth) and home comforts that meet a range of lifestyle choices.</i>
5.51	Delivering Specialist Needs Housing	Add new bullet point 5: <i>rent deduction scheme: The resident could rent their chosen property within the scheme whilst they are attempting to sell their existing property. The amount of rent accumulated would be deducted from the purchase price prior to completion</i>
7.3, bullet point 8	Procedure for Negotiating Specialist Needs Housing	Amend paragraph 7.3 bullet point 8 to: Market assessment for the scheme, including long-term viability of the scheme <i>(in the form of revenue funding as required by Policy H3 (7))</i>
Appendix 3	Appendix 3: Housing Specific Features	Amend Position Statement date to: from October 2016.

3.9.2 Consequential changes resulting from each amendment, such as to paragraph numbers and page numbers have been amended as a matter of course.

4. CONCLUSION

4.1 The Maldon District Specialist Needs Housing Supplementary Planning Document provides additional detailed guidance to landowners, developers, Registered Providers and the community on the Council's approach to specialist needs housing provision in the District. This includes:

- Providing greater clarity about the different types of specialist needs housing required in the District for older people and for those with disabilities;
- Identifying the locational and accessibility requirements for specialist housing schemes;
- Providing more guidance about what supporting information will be required for different specialist housing proposals;
- Setting out how the Council expects specialist housing to be delivered.

4.2 Once adopted, the Maldon District Specialist Needs Housing SPD will become a material consideration in making decisions on planning applications.

5. IMPACT ON CORPORATE GOALS

5.1 The Specialist Needs Housing SPD will have a positive impact on the corporate goals of protecting and shaping the District and balancing the future needs of the community.

6. IMPLICATIONS

- (i) **Impact on Customers** – Planning applications for specialist needs housing proposals will be determined in accordance with the SPD ensuring delivery of quality; sustainable housing which meets identified local housing needs.
- (ii) **Impact on Equalities** – All specialist needs housing should be designed to meet local housing needs. An Equalities Impact Assessment identifies that the SPD will have a positive impact upon the District's communities.
- (iii) **Impact on Risk** – The draft SPD has been prepared in accordance with the approved LDP and national planning policy. It will provide greater certainty to the Council, developers, Providers and the local community in relation to appropriate specialist needs housing development. The SPD has been reviewed since the publication of the draft revised NPPF and PPG.
- (iv) **Impact on Resources (financial)** – The preparation of the SPD will not accrue any financial costs.
- (v) **Impact on Resources (human)** – Project management of the SPD is in-house by the Principal Planning Policy Officer. The SPD, through its detailed guidance, should enable resources to be better managed and ensure that staff is used in a flexible way to support the wider Planning Service as well as other key services, such as Housing.
- (vi) **Impact on the Environment** – The SPD promotes high quality, inclusive and sustainable development and safeguards the character and distinctiveness of the District. A Strategic Environment Assessment (SEA) Screening Report has been undertaken: this shows that the SPD is expected to generate no significant effects on the environment.

Background Papers:

- Maldon District Local Development Plan (2014-2029) – www.maldon.gov.uk/ldp
- Burnham-on-Crouch Neighbourhood Plan
- Maldon District Design Guide www.maldon.gov.uk/mddg
- Maldon District Affordable Housing Guide, 2005 www.maldon.gov.uk/spd
- Planning & Licensing Committee, Minute No. 2018/1009
- Draft revised National Planning Policy Framework, March 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

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