

Community Infrastructure – Developer
Contributions
Economic Development & Strategic Planning
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Please ask for: Jonathan Medlin

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Reference:

Date: 17th November 2017

Dear Helen,

Gloucestershire County Council Public Health, Children and Family Services and Adult Social Care, and NHS Gloucestershire Clinical Commissioning Group (Older People): Outline planning application for a mixed use development on land at the southern edge of Cirencester for up to 2,350 dwellings which would include 100 units of student accommodation and 60 homes for the elderly.

During pre-application, and during the consideration of the planning application, GCC and NHS Gloucestershire Clinical Commissioning Group has provided input to the scheme. This included front-loaded consultation early in the development of the scheme to assess the impact on elderly people, and care facilities for all ages including nursery, pre-school provision.

In line with national and local strategy, GCC and NHS Gloucestershire CCG is committed to enabling older adults to remain in their communities for as long as possible by utilising domiciliary and extra-care services, promoting re-ablement services and making good use of assistive technology. The national and local direction is to reduce the numbers of people over 65 living in residential care. Gloucestershire currently has large numbers of vacancies across the care home sector. Utilising the current extra care provision, and increasing all options for older people are key elements in diverting people from residential care. Where GCC has statutory responsibilities for children and vulnerable young people (aged 0-25), the focus is on demographic change and need, following an assessment of projections of need, and ensuring that statutory responsibilities can be met.

The GCC “Local Developer Guide – Infrastructure & Services With New Development” (2016) identifies that in the majority of cases, the County Council will focus attention on designed-in solutions to social care and services which can be secured by condition rather than through planning obligations (para 121). These include adherence to Lifetime Homes standards, a range of housing and the ability to convert to assistive technology (Para 122). When assessing new development

schemes, the focus for NHS and GCC is on the wider determinants of health such as the provision of a range of housing options and affordability, and the creation of healthy places for all ages. Any potential increased demand on social care is unlikely to be as a direct result of the development, but will reflect increased need across the population more generally.

Therefore, GCC and NHS priorities are to ensure the scheme provides:

- a sense of community, appropriate community facilities and access to sufficient public open space;
- a wider range of housing options. These should be for older people and/or people with disabilities of any age, or for Children looked after, care leavers and homeless;
- and, a range of affordability options to allow people in low paid work to live locally.

All of these are addressed in the planning application, as far as practical at an outline stage.

The result of the discussions is that numerous benefits will be secured by agreement, and are reported as part of the Heads of Terms associated with the application at Appendix 15 of the committee report. This will form the basis of a detailed agreement between the Council and the applicant. It includes:

- At least 60 dwellings to be provided specifically for elderly people - designed to agreed, appropriate standards: e.g. Lifetime Homes; Housing an Ageing Population - Panel for Innovation (HAPPI) 2009. These will be restricted to occupants over a specified age.
- A proportion of these will be delivered in a mixed-tenure block, to meet local needs as agreed with the Clinical Commissioning Group (CCG) and Gloucestershire County Council (GCC). These should be provided in accordance with an agreed 'housing for the elderly distribution plan'.
- Provision of on-site GP surgery with support services, a multifunctional community building and neighbourhood centre, open space extensive green infrastructure provision;
- Employment opportunities and apprenticeships which will benefit a range of ages including younger people.

It is noted that there will also be a requirement for a Design Code. This should allow further opportunity to ensure adequate reference to designing dwellings for older or vulnerable people.

The indicative location for the housing for the elderly is generally considered acceptable. It will allow occupants to easily access services and facilities and would help to facilitate social cohesion and demographic mix which is a priority for GCC and NHS. It should not, however, preclude some housing for older people to be distributed throughout the site, which will form part of the distribution plan referred to in the Head of Terms above.

NHS Gloucestershire CCG and GCC is developing a housing agenda, and market position statement reflecting each area's specific needs. This will be used throughout the phases of development to align resources to meet future needs.

Should you have any queries or questions please feel free to contact me on the details provided.

Yours sincerely,

Jonathan Medlin

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