

**Issue No: 26**

**Issue: Particular Housing Needs**

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### **Contents**

1. Schedule 4

### **Representation**

2. McCarthy & Stone Retirement Lifestyles Ltd (E39)

### **Supporting Document**

1. Glasgow and the Clyde Valley Strategic Development Plan Proposed Plan, Background Report 12, Housing Need and Demand Assessment, Chapter 6 'Household Groups with Specific Housing Requirements, Pages 122 - 125, Section 6.4 'Older People' (Extract)
2. Ball, Michael (2011) Housing Markets and Independence in Old Age: Expanding the Opportunities. Henley Business School, University of Reading. Page 38, Section 5, Specific Land Needs (Extract)

<b>Issue 26</b>	<b>Particular Housing Needs</b>	
<b>Development plan reference:</b>	Section 4 Spatial Development Strategy Spatial Framework 3: Sustainable Communities	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
E39 McCarthy and Stone Retirement Lifestyles Ltd		
<b>Provision of the development plan to which the issue relates:</b>	New policy proposed.	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>E39 McCarthy and Stone Retirement Lifestyles Ltd</b></p> <p>The representation acknowledges that the Glasgow and the Clyde Valley Housing Need and Demand Assessment, part of the evidence base for the Proposed Plan, clearly notes that the population profile of the region is ageing. It further notes that a key message in the conclusion of the Housing Need and Demand Assessment is that an increase in older person households may have an impact on the housing market as older people look for particular types of properties suitable to their changing needs.</p> <p>The respondent argues that older people, not least given their significance in numerical terms, require recognition in development plans, in the same way as gypsies and travellers and travelling showpeople (reference is made to Scottish Planning Policy, 2010, paragraphs 89 - 91).</p> <p>The Strategic Development Plan should make specific reference to the need to encourage the development of specialist accommodation schemes specifically for the elderly, where private sheltered accommodation schemes have a key role in addressing future housing needs.</p> <p>The representation is supported by one supplementary document. The report largely appears to reference the situation in England. As well as explaining the need to increase the supply of Owner Occupied Retirement Housing (OORH), and the benefits it offers, the report suggests that a number of public policy-related factors have inadvertently contributed to constraining supply. Two of these concern planning-related matters, and are argued to have constrained delivery and increased the prices of homes:</p> <ul style="list-style-type: none"> <li>• <i>A lack of understanding of the benefits of Owner Occupied Retirement Housing at a local and national level, and evidence of a less than positive attitude leading to many planning applications by the respondents having to go to appeal; and</i></li> <li>• <i>An inappropriate use of S106/section 75 (Scotland) contributions, much of which is used for providing accommodation for younger people, which is</i></li> </ul>		

argued to be discriminatory against older people.

The report proposes that these issues may be addressed by:

- *Better national strategic guidance on housing for the elderly*, including recognition in principle that demographic change and an ageing society are central issues for planning
- *Better local strategic guidance on housing for the elderly*, including the allocation of sites for Owner Occupied Retirement Housing in local plans and references to the benefits of this type of accommodation in local housing strategies
- *Treat Owner Occupied Retirement Housing as a form of affordable housing* in terms of negotiations with builders over development charges, which would help reduce prices and increase availability.

**Modifications sought by those submitting representations:**

**E39 McCarthy and Stone Retirement Lifestyles Ltd**

- (1) Introduce a policy that positively supports the delivery of specialised accommodation for older people including sheltered housing. The following wording is offered as appropriate  
“Development proposals for accommodation designed specifically for the elderly will be encouraged provided that they are accessible by public transport or a reasonable walking distance to community facilities such as shops, medical services, places of worship and public open space.”
- (2) The respondent also proposes that an additional method of encouraging the provision of specialist housing for the elderly could be in the form of a development incentive; it is suggested that private sheltered housing for the elderly could be given an enhanced planning status, similar to affordable housing, in terms of negotiations with builders over development charges.

**Summary of responses (including reasons) by planning authority:**

It is important to note that many of the housing issues are inter-related and other aspects of the responses will be dealt with more fully in other Schedule 4's, notably Issues 17 - 27: The relationship between the housing issues is detailed in the Housing Land - A Strategic Overview topic paper.

**E39 McCarthy and Stone Retirement Lifestyles Ltd**

- (1) The Glasgow and the Clyde Valley Strategic Development Planning Authority rejects the proposed modification in that it is not necessary or appropriate to include such a detailed and specific policy in the Strategic Development Plan for the following reasons:
  - The Housing Need and Demand Assessment provides an evidence base not only for the Strategic Development Plan but also for local authorities' Local Housing Strategies and Local Development Plans. Its demographic projections suggest an ageing population and increasing numbers of older person households, and the implications of this changing profile are discussed fully in Chapter 6 'Household Groups with Specific Housing Requirements', Section 6.4 'Older People' (Supporting Document 1). This evidence includes an estimate of private sector housing for older people in

Figure 6.4.1, and is designed to meet the requirements of Local Housing Strategies and Local Development Plans. This is consistent with the Scottish Government's approach of encouraging support at home rather than in institutional settings, and closer integration of service delivery between housing, social services and health.

- The Local Development Plan offers the appropriate level and mechanism for considering a policy of the kind proposed.
- Owner Occupied Retirement Housing is a component of the total private sector housing requirement identified in the Strategic Development Plan. It would be inappropriate for such a strategic level document to attempt to be site specific or to predict the market in terms of specific types of property.
- Professor Ball's report, offered as a supporting document, states that Owner Occupied Retirement Housing developments require relatively small land sites, often brownfield in nature and frequently 'windfall' - Page 38, Section 5, Specific Land Needs (Supporting Document 2). There is nothing in the Strategic Development Plan to preclude such developments, providing they can also satisfy the policy requirements of the Local Development Plan.

(2) The Glasgow and the Clyde Valley Strategic Development Planning Authority therefore considers that within the new Strategic Development Plan, with its focus on Vision and Spatial Strategy, it is inappropriate to include detailed policy on a niche development sector and that this matter relates to Local Development Plan policies, and the negotiation of Section 75 development agreements, which are properly the responsibility of local planning authorities.

**Reporter's conclusions:**

**Reporter's recommendations:**