

Local Plan Part Two: Land Allocations and Detailed Policies Examination Response to the Inspector's Matters, Issues and Questions

CONSULTATION STATEMENT

AUGUST 2018

/2 Matter 2: Scale and Distribution of Development

- 2.1 The Inspector asks in relation to the scale and distribution of development whether Part Two of the Local Plan is consistent with Part One which states "a key purpose of the Local Plan is to set out the levels and location of new development to meet future needs".
- 2.2 It is considered that there has been an oversight by the Council in planning to meet the need for elderly accommodation in the Rural Area and therefore the level of new development required in these areas has not been properly planned for. The Council's own evidence base highlights an identified need for housing for the elderly in the Rural Area in the Vulnerable and Older Peoples Accommodation Plan (VOPAP) (reference ED089) which states the greatest increase in older people is expected in the Rural locality.
- "In terms of spatial distribution, over the period to 2032, the number of people aged 65 and over is expected to increase in every locality in the borough, but the largest increase will be seen in the Northwich and Winsford locality (70%). The number of people aged 85 and over in Ellesmere Port, Northwich and Winsford, and the Rural locality is expected to more than double, with the greatest increase (173%) taking place in the Rural locality. By 2032, around 8% of the population living in the Rural locality will be aged 85 or above."
- 2.3 The VOPAP also states that it is "*critical that we get the housing offer in these rural areas right, to ensure they remain sustainable for current and future generations*".
- 2.4 Furthermore, there is additional evidence in the Tarporley Neighbourhood Plan (NP). Policy TH3 seeks to encourage housing for older people stating "*Tarporley has an ageing population with an older profile*" (para. 4.3.32). It continues to state that the "*2011 census indicated that 33% of residents in Tarporley were aged 60 years or over, compared to 22.4% in England and 25.4% in Cheshire West and Chester*" (para. 4.3.32).

- 2.5 Issue 2: Q1 relating to spatial strategy seeks to understand the approach in Part One of the distribution of development within the rural area. Part One identifies rural KSC's as an area for locating housing as this will "enable the maximum use of existing infrastructure and resources." This is reflected in policy STRAT2 which permits development in identified KSCs as these represent the most sustainable rural locations. Policy R1 limits development in the rural areas and it is not considered any meaningful development for specialist housing will come forward in these areas as the areas where development will be permitted are most likely one or two units from infill or conversions. It would make sense for the council to allocate land specifically for housing for the elderly to be able to provide for this need in the Rural area.
- 2.6 Issue 3 looks to requirements for new housing allocations and how other sources of development land have been taken into account. Whilst Part One of the local plan is supportive of development in rural areas in the identified KSC what Part Two omits is how any meaningful development in the KSC of Tarporley will come forward for the identified need for elderly specific accommodation.
- 2.7 Hollins Strategic Land have undertaken significant research into the amount of housing that can be provided for the elderly population from the existing consented developments.
- 2.8 The completions from 2011/12 – 2015/16 have been examined, as well as the commitments as at 2016, to ascertain what amount of housing for the elderly will be provided over the plan period:

Table 1: Total Completions and Commitments in Tarporley

	Total	Elderly Suitable	Elderly Specific
Tarporley net completions 2010-2017	180	5	0
Tarporley approved residential development	122	0	0

Table 2: Rural Area Completions

	Total Completions	Elderly Suitable	Elderly Specific
2011-2012	307	62	0
2012-2013	182	36	0
2013-2014	415	20	0
2014-2015	658	26	0
2015-2016	669	55	77
TOTAL:	2231	199	77

Table 3: Rural Area Commitments

Total Commitments	Elderly Suitable commitments	Elderly Specific commitments
3571	186	168

Note:

Elderly specific: units granted planning consent that are specifically for the elderly

Elderly suitable: bungalows, and/or apartments with ground floor access or upper floor access via a lift, and/or park homes

- 2.9 This insignificant amount of housing for the elderly does not accord with the aspirations of the eLP or the Council's evidence base, including the VOPAP. The eLP must respond positively to the need for accommodation for the elderly in the Rural Areas and in Tarporley; eLP policy DM20 must be amended so that it allocates specific sites throughout the Rural Area for accommodation for the elderly.
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- 2.10 If this is not done, the Council will fail to provide the much-needed accommodation for the elderly and this would not represent positive planning or sustainable development, and it is considered that the plan should not be found sound in this respect. Cheshire West and Chester need to allocate more land specifically for elderly housing. In this regard Hollins Strategic Land have previously championed a site at Rode Street to be able to provide for such housing.