

Borough Council of
**King's Lynn &
West Norfolk**



**Follow up work in relation to the Examination
into the King's Lynn and West Norfolk Local
Plan: Site Allocations and Development
Management Policies**

Heacham

November 2015

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1. Issues

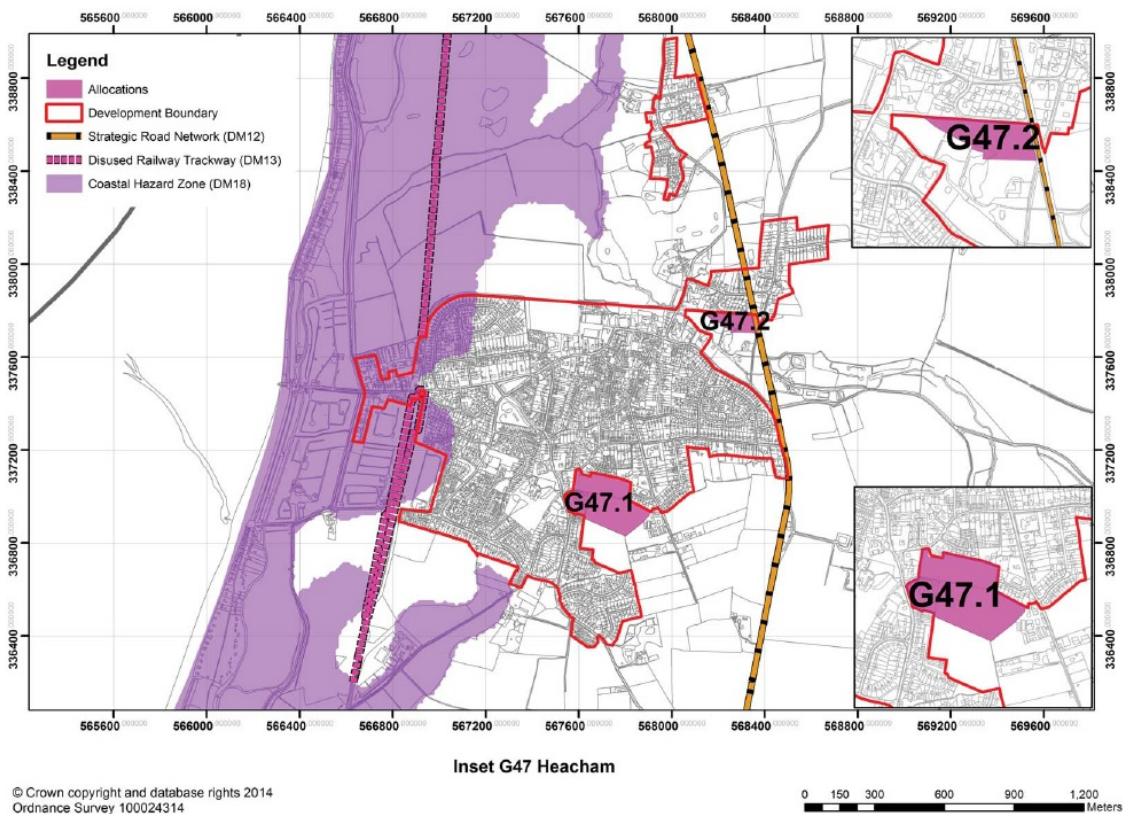
- a) Note to Inspector on the sites with planning consent approved. For Cheney Hill Heacham – clarify the area of site with consent for 69, and the area remaining.
- b) Note required setting out how the BC has approached the subject of housing with care. The BC is awaiting further evidence and analysis from NCC. Has BC done all it can currently to identify and meet the need?

2. Responses:

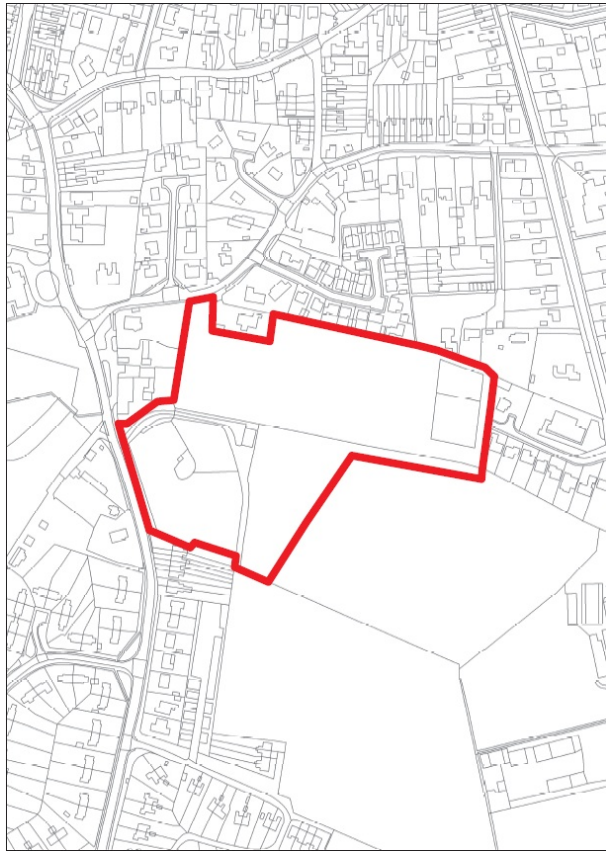
a) Note to Inspector on the planning consent at Cheney Hill Heacham

2.1 Policy G47.1 allocates a site of 6ha in total, for 60 dwellings. The recent application granted consent (and detailed below) is for 69 homes over a site area of 3.5ha.

Policy G47.1 Heacham – Land off Cheney Hill



15/00352/OM Outline Application: Construction of up to 69 dwellings and associated infrastructure. Land at Cheney Hill, Heacham.



b) Consider approach to provision of Housing with Care in the Borough.

- 2.2 It is well documented that Norfolk's older population is increasing. The 2012 based population projections by ONS suggest that the population of Norfolk is expected increase by 7% over the next decade. Whilst this is below the national projected increase at 7.2% the proportion of the increase expected to come from 65 plus age groups is significant. Norfolk's oldest age groups are projected to grow the quickest in the next decade – with the 75-84 year olds projected to increase by 32.9% and the 85 and overs projected to increase by 39.7%.
- 2.3 In accordance with Paragraph 50 of the NPPF the Borough in conjunction with Norfolk County Council have sought to assess the needs for older persons accommodation in the Borough.
- 2.4 Both national and local strategy's relating to the provision of care for older people focus on prevention and living independently. The Living Longer Living Well: The Norfolk Older Peoples Strategy 2009-2011 for Norfolk places a focus on preventative and community services to accommodate the ageing population. However the strategy also recognises that even with developments in community and preventative services additional care places are needed to meet the care needs of the County's significantly ageing population.
- 2.5 As identified in The Living Longer Living Well: The Norfolk Older Peoples Strategy 2009-2011(section 3.8) ,the majority of older persons would prefer housing with care as opposed to an institutionalised care setting such as residential care homes. The main reason for this is that Housing with Care provides them with their own front door and greater independence whilst at the same time providing care and support when needed. Housing with Care offers a real alternative to institutional care for older persons living in West Norfolk.
- 2.6 The Strategic Model of Care –'Care Homes; Strategic commissioning proposals for future services 13th Oct 2008' produced by Norfolk County Council identified a shortage of 306 Housing with Care spaces across the Borough by 2020. The need was identified in the three main towns within the Borough.
- 2.7 Since the publication of the Strategic Model of Care document by Norfolk County Council the Council have undertaken a Strategic Housing Market Assessment update 2014. Both the Strategic Housing Market Assessment 2007 and the Strategic Housing Market Assessment Update 2014 seek to further understand the requirement for future specialist accommodation for the boroughs ageing population. The most recent SHMA (2014) identified a deficit of 192 specialist homes for older people in the Borough between 2013 and 2028. Moreover, it identified that a high proportion (64.4%) of households requiring specialist accommodation are likely to be able to secure the accommodation within the market sector with some 35.6% requiring affordable tenure.

- 2.8 In response to the findings the Council have sought to ensure that the SADMP adequately responds to the accommodation needs of the Boroughs ageing population. There are number of ways in which the plan looks to accommodate this need.
- 2.9 Since the production of the Strategic Model of Care 2008 and the two SHMAs undertaken by the Borough a number of planning applications for specialist elderly accommodation have been permitted. The diverse mix of sites in the SADMP allows for sites for such accommodation to come forward.
- 2.10 St Peters Road West Lynn-149 units in total consisting of 77 bed residential care home, 30 bed specialist nursing care home, 43 bed extra care and respite home and 13 independent living, close care cottages of which 15% are secured as affordable accommodation. Full planning permission granted.
- Kings Lynn Silos Ltd, South Quay, King's Lynn - 37 apartments, 21 x 1 bed and 16 x 2 bed apartments for the elderly. McCarthy & Stone scheme. Full planning permission.
 - St Edmunds Terrace, Hunstanton - 31 apartments, 15 x 1 bed and 16 x 2 bed apartments for older people. McCarthy & Stone scheme. Full Planning permission.
- 2.11 More recently two formal pre-applications have been submitted to the LPA for specialist accommodation for the elderly. One scheme consists of 48 assisted living units on a brownfield site and the other consists of an 80 bed care home along with 11 houses and 4 key worker flats on a site within the built up area of a town.
- 2.12 To ensure that a mix of tenure is provided on specialist accommodation schemes a minimum of either 15% or 20% is required to be provided as affordable accommodation as per policy CS09 of the Councils adopted Core Strategy 2011.
- 2.13 In addition to the above, the Council are proposing to allocate a 5 ha site in Hunstanton (site F2.3). Due to the high numbers of elderly population in the north of the borough, this area was identified in the Strategic Model of Care document as a priority area for additional provision. The Strategic Model of Care 2008 specifically references Hunstanton. The proposed allocation at F2.3 is of considerable size at 5 hectares and depending on the modelled employed, it is expected that the site is capable of accommodating a minimum of 60 housing with care units. This number is likely to increase if more flatted accommodation is delivered and if the Care Home element as per policy F2.3 of the SADMP is delivered on site F2.5 to which the policy within the SADMP permits.
- 2.14 Whilst HWC is the preferred model both nationally and locally in terms of meeting the housing and social care needs of an ageing population there is still a requirement for care homes for those with more complex care needs. The Strategic Model of Care identified a need for nursing/care homes in the Borough. It is expected that a proportion of this need will be met through remodelling of existing care homes

and new provision. As per above site F2.3 or site F2.5 is allocated for the provision of at least one care home.

Emerging work

- 2.15 Since the publication of the Strategic Model of Care, the Living Longer Living Well Strategy 2009-2011 and SHMA 2014, work is currently underway to update the figures in the Strategic Model of Care document taking account of more recent census, population projection data and new strategies within the social care setting. These look to move further towards independent living with an emphasis on people remaining in their own homes for as long as possible with the assistance of assistive technology and new approaches to social care support. This work is currently being collated on a county-wide basis, but it will show information at a district level. In accordance with the Care Act 2014 the Borough and District Councils within the County have worked closely with Adult Social Services at Norfolk County Council to ensure an integrated approach between Housing and Social Care to the assessment of need. It is anticipated that the findings will be fully considered in the Local Plan review to ensure that the borough continues to adequately plan for needs of its ageing population.