

## *Briefing: Potential to create better homes and neighbourhoods for older people*

### Radical changes to planning

The most important, and controversial, planning document in a generation is currently being consulted on by the Department of Communities and Local Government (DCLG).

A draft *National Planning Policy Framework* was published in July 11. This consolidates all planning policy statements, circulars and guidance.

[www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/](http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/)

The Consultation closes on the 17<sup>th</sup> October

This short briefing simply examines the draft as it stands for inclusion of 'hooks' which might help to support and encourage development of housing and neighbourhoods for an ageing population.

### The degree to which the proposed draft addresses ageing

#### Core Objectives

The proposed draft NPPF Framework sets three core objectives. In '**planning for people**' there are useful principles [**highlighted**] which could encourage planning for an ageing population:

- **planning for prosperity (an economic role)** – use the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- **planning for people (a social role)** – use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to **meet the needs of present and future generations**; and by creating a **good quality** built environment, with **accessible** local services that reflect the community's needs and supports its **health and well-being**; and
- **planning for places (an environmental role)** – use the planning system to protect and enhance our natural, built and historic environment, to use natural resources prudently and to mitigate and adapt to climate change, including moving to a low-carbon economy.

#### Core Planning Principles

- Clause 19 last but one bullet point "*planning policies and decisions should take account of and support local strategies to **improve health and wellbeing for all***;"

## Section: Plan making

- Clause 23 “the provision of **health**, security, community infrastructure and other local facilities”
- Clause 28 “Local planning authorities should have a clear understanding of housing requirements in their area. They should:
  - prepare a Strategic Housing Market Assessment to assess their full housing requirements, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify **the scale and mix of housing** and the range of tenures that the local population is likely to require over the plan period which:
    - meets household and population projections, taking account of migration and **demographic change**
    - addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as families with children, **older people**, disabled people, service families and people wishing to build their own homes); and
    - caters for housing demand and the scale of housing supply necessary to meet this demand
- Clause 38 **Health and well-being** - Local planning authorities should **work with public health leads and health organisations to understand and take account of the health status and needs of the local population**, including expected future changes, and any information about relevant barriers to improving health and well-being.

## Section: Planning for People

### Housing

- Clause 107 bullet point “creating sustainable, **inclusive** and mixed communities, including through the **regeneration and renewal of areas of poor housing**”
- Clause 111 bullet point 1 “plan for a mix of housing based on current and future **demographic trends**, market trends and the needs of different groups in the community (such as families with children, **the elderly** and **people with disabilities**)”

### Design

- Clause 115 “It is important to plan positively for the achievement of high quality and **inclusive** design for all development, including individual buildings, public and private spaces and wider area development schemes.”
- Clause 116 bullet point 1 “ensure that a place will function well and add to the overall quality of the area, not just for the short term but over **the lifetime** of the development”
- Clause 116 bullet point 4 “create **safe and accessible environments** where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and”
- Clause 119 “Although visual appearance and the architecture of individual buildings are important factors, securing high quality and **inclusive** design goes beyond aesthetic considerations.”

### Sustainable Communities

- Clause 124 “ The Government’s objective is to create strong, vibrant and **healthy** communities, by creating a good quality built environment, with **accessible** local services that reflect community needs and **support well-being**. To achieve this objective the planning system should:

- *create a built environment that facilitates social interaction and inclusive communities* (detailed in clause 125)
- *deliver the right community facilities, schools, hospitals and services to meet local needs; and* (detailed in clause 126)
- *ensure access to open spaces and recreational facilities that promote the health and well-being of the community.*

## Glossary

This provides a usefully broad definition of 'older people'

**Older people:** *People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.*

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