

TITLE OF REPORT: Gateshead Local Plan – Specialist and Supported Accommodation Supplementary Planning Document (SPD)

REPORT OF: Peter Udall, Strategic Director, Economy, Innovation and Growth

Purpose of the Report

1. To seek authorisation to proceed with a formal public consultation in respect of a Draft Supplementary Planning Document (SPD) relating to the development of specialist and supported accommodation, in accordance with Regulations (The Town and Country Planning (local Planning) England Regulations 2012) and the Council's Statement of Community Involvement 2020 commencing late September/early October 2021.

Background

2. Government guidance on plan making states that an SPD should build upon and provide more detailed advice on policies in an adopted local plan; an SPD cannot introduce new planning policies. SPD, however, are a material consideration in decision making. They should not add unnecessary burdens on development.
3. The draft Specialist and Supported Accommodation SPD builds upon, and is consistent with, policies contained within the adopted Local Plan documents for Gateshead; including The Core Strategy and Urban Core Plan (CS&UCP) and Making Spaces for Growing Places (MSGP).

Proposal

4. The SPD recognises that the Council, together with those developing and providing housing in Gateshead, have a responsibility to ensure that Gateshead's residents live in well-located, accessible, affordable, safe and comfortable homes throughout their lives, and can live independently for as long as they are able to do so; specialist and supported accommodation, and accessible and adaptable general-needs housing are key to this.
5. The draft SPD (Appendix 2) covers issues of:
 - Need and demand for specialist and supported accommodation - in terms of appropriateness to the needs of Gateshead's residents

- Types of provision (both in terms of accommodation and the model of care/support), and their key attributes and quality
- The model of management of the accommodation and the care and/or support provided
- Location
- Design (including technology) and appearance
- Accessibility and adaptability
- Space standards
- Affordability

6. The Draft Supplementary Planning Document (SPD) is attached at Appendix 2.

Recommendations

7. It is recommended that Cabinet:
- i. Approves the draft Specialist and Supported Accommodation Supplementary Planning Document (SPD) for public consultation at the end of September/Early October 2021.
 - ii. Delegates authority to the Strategic Director, Economy, Innovation and Growth, following consultation with the Cabinet Members for Environment & Transport, Housing and Economy to publish the SPD for a further period of consultation in the event of amendments resulting from this initial consultation.

For the following reasons:

- i. To enable the Council to effectively deliver the policy objectives of the Local Plan.
- ii. To allow the process of adoption to progress in the timeliest way.

Policy context

1. The Core Strategy and Urban Core Plan for Gateshead and Newcastle (CSUCP) was adopted on the 25th March 2015 and forms part of the Gateshead Local Plan. Making Spaces for Growing Places, part 3 of the Local Plan was adopted 1st February 2021. This SPD is supplementary to the CSUCP and MSGP.
2. The purpose of this SPD is to provide guidance to those intending to develop and seek planning permission for specialist and supported accommodation in Gateshead, it does not introduce new policy.
3. The SPD supports delivery of a range of Core Strategy and Urban Core Plan (CSUCP) Policies, including: CS9, CS11, CS13, CS14, CS15 and CS16, and Making Spaces for Growing Places (MSGP) Policies MSGP10, MSGP11, MSGP12 and MSGP14.
4. The SPD will also help achieve many of the objectives of the Gateshead Housing Strategy, the Social Care Market Position Statement (MPS), and contribute to the Council's wider Thrive objectives. The SPD considers key national policy requirements and relevant best practice guidance.
5. This SPD has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning (Local Planning) (England) Regulations 2012 and is a material consideration in the determination of planning applications.

Background

Purpose of the SPD

6. The purpose of this SPD is to provide guidance to those intending to develop and seek planning permission for specialist and supported accommodation in Gateshead. It sets out:
 - what the Council takes into account when considering the suitability of specialist and supported accommodation;
 - expected general standards for development;
 - matters of consideration relating to specific types of accommodation.
7. The SPD will support the Council in discharging its care, support and health responsibilities, specifically with regard to ensuring the provision of a range and sufficiency of appropriate and suitable accommodation that will meet the health and social care, and support needs of Gateshead's residents.
8. It will contribute to the Council's wider objectives of sustainable neighbourhoods and improved health and wellbeing and equality, as set out in the Making Gateshead Thrive pledges and reflected in the Gateshead Housing Strategy.

9. Given the context of unprecedented and growing pressures on public finances, there is an expectation that specialist and supported accommodation operating in Gateshead should be provided for the residents of Gateshead. The SPD will help to ensure that proposals for the development of specialist and supported accommodation are appropriate and will not contribute to an oversupply of provision. The SPD also advises applicants of the need to demonstrate that their proposal is not likely to place unjustifiable demands on existing wider infrastructure and services in Gateshead including health, social care and education.
10. The draft SPD relates to social housing and market housing development and covers new build, conversions, extensions and alterations to existing premise.

Evidence

11. In determining whether proposals for development covered by the draft SPD would meet local need, the SPD will work in conjunction with the Council's Social Care Market Position Statement (MPS), and evidence within both the Joint Strategic Needs Assessment (JSNA) and the Strategic Housing Market Assessment (SHMA).
 - The MPS sets out identified care needs of the Borough's residents, and seeks to shape the market to meet those needs. It sets out the Council's direction in terms of its own commissioning of care and support services, together with its expectations of those services.
 - The JSNA provides headline data that helps to identify the health and wellbeing needs of our residents and is key to identifying strategic priorities.
 - The SHMA establishes the objectively assessed housing need for Gateshead and is used to inform the Local Plan.

The process for adopting the SPD

12. Cabinet authorisation is required to proceed with a formal public consultation process that must accord with Regulations (The Town and Country Planning (local Planning) England Regulations 2012) and the Council's Statement of Community Involvement 2020.
13. Appendix 3, sets out a proposed programme for consultation and ultimate adoption of the SPD.
14. The first stage public consultation will be undertaken using the Council's web-site Consultation Portal. Relevant housing providers and stakeholders will be sign-posted to the Portal. The draft SPD will be published on the Council website, and it will be made available to view, but appointment only at the Council offices (as per the requirements in the Regulations). The proposed consultation period would be six weeks.
15. Once consultation comments on the draft SPD have been received, consideration must be given to whether, and how, the draft SPD might be

revised to address the issues raised. Notification of any amendments will then be sent out, along with a statement setting out the representations received and how those representations have been addressed. During this four-week notification period, further representations can be made on the draft SPD.

16. Following this period of publication further amendments can be made to the draft SPD, then it will be brought back to Cabinet for approval and subsequently to Council for adoption. As soon as practical following its adoption, the SPD must be made available for inspection and published on the Council's web site, together with an adoption statement which must also be sent to anyone who has asked to be notified of the adoption of the SPD.

Consultation

17. The Cabinet Members for Adult Social Care, Children & Young People, Economy, Environment & Transport and Housing have been consulted.

Alternative options

18. There are no alternative options.

Implications of Recommendation

19. **Resources:**
 - a. **Financial Implications** – The Strategic Director, Resources and Digital confirms that there are no financial implications arising directly from this report.
 - b. **Human Resources Implications** – There are no human resource implications arising from this report.
 - c. **Property Implications** – There are no direct property implications arising from this report.
20. **Risk Management Implication** – There is a risk that without a robust SPD that meets legal requirements, a sufficiency and quality of suitable and sustainable specialist and supported accommodation will not be delivered, and development is more likely to contribute to an oversupply of some provision, unnecessarily adding to local care and support costs, and placing unjustifiable demands on existing wider infrastructure and services in Gateshead (including health, social care and education).
21. **Equality and Diversity Implications** – The SPD supports the Local Plan which includes an Equalities Impact Assessment.
22. **Crime and Disorder Implications** – The SPD will help ensure that the potential impact of specialist and supported accommodation will be

considered in relation to neighbourhood sustainability, community cohesion and local housing market balance.

23. **Health Implications** – The SPD supports the Local Plan which includes a Health Impact Assessment.
24. **Climate Emergency and Sustainability Implications** – The SPD supports the Local Plan which includes a detailed Sustainability Appraisal.
25. **Human Rights Implications** - None.
26. **Ward Implications** – All.

APPENDIX 2

Draft Specialist and Supported Accommodation SPD

APPENDIX 3

Programme for Adoption of SPD

| Milestones | Task or Decision | Target Date |
|--|---|--|
| Pre-Public Consultation | | |
| Housing & Economy Portfolio | Consultation pre-Cabinet | 22 nd June 2021 |
| Environment and Transport Portfolio | Consultation pre-Cabinet | 29 th June 2021 |
| Adult Social Care Portfolio. Children and Young People Portfolio | Consultation pre-Cabinet | 5 th July 2021 |
| Cabinet | Authorisation to go out to public consultation, and seek delegated approval to subsequently publish revisions made (in consultation with appropriate Portfolio holders) | 14 th Sept 2021 (submission deadline 24 th Aug) |
| Consultation - in accordance with Regulations (The Town and Country Planning (local Planning) England Regulations 2012), and the Council's Statement of Community Involvement 2020 | | |
| Consultation live on Council's Portal | Consultation period 6 weeks | Late Sept/ early Oct 2021 |
| | Mail-out to Local Plan consultation data base - Signpost Consultation Portal | Late Sept/ early Oct 2021 |
| | Mail-out to Housing Providers' Partnership - Signpost Consultation Portal | Late Sept/ early Oct 2021 |
| Post Consultation - in accordance with Regulations (The Town and Country Planning (local Planning) England Regulations 2012), and the Council's Statement of Community Involvement 2020 | | |
| Housing & Economy Portfolio | Consult on amended draft | Nov/Dec |
| Environment and Transport Portfolio | Consult on amended draft | Nov/Dec |
| Adult Social Care Portfolio. | Consult on amended draft | Nov/Dec |
| Children and Young People Portfolio | Consult on amended draft | Nov/Dec |
| Publish revised Draft | Set out how we've taken on board | Dec 2021 /Jan 2022 |

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| | comments received. Consultation period 4 weeks. | |
| Housing & Economy Portfolio | pre-Cabinet | Spring 2022 |
| Adult Social Care Portfolio | pre-Cabinet | Spring 2022 |
| Cabinet | Recommend to Council adoption of final draft. | Spring 2022 |
| Council | Adoption of final draft. | Spring 2022 |
| Adopted SPD published | Load onto web site | Spring 2022 |