

Specialist and Supported Housing Supplementary Planning Document 2022

Consultation Statement (Second Consultation)

March 2022

Following the adoption of the Core Strategy and Urban Core Plan (CSUCP) in March 2015, and Making Spaces for Growing Places (MSGP) in February 2021, Gateshead Council have prepared a Specialist and Supported Housing Supplementary Planning Document (SPD). The SPD does not set out policy but provides more detailed guidance on implementation of relevant CSUCP and MSGP policies. The document will provide guidance to those intending to develop specialist and supported accommodation in Gateshead. It sets out:

- what we take into account when considering the suitability of specialist and supported accommodation;
- expected general standards for development; and
- matters of consideration relating to specific types of accommodation.

CSUCP Policy CS11 aims to promote lifetime neighbourhoods with a good range and choice of accommodation, services and facilities to meet varied and changing needs. Point three of the policy aims to achieve this by increasing the choice of suitable accommodation for the elderly population and those with special needs including bungalows, sheltered accommodation and extra care accommodation. MSGP expands on this through policies MSGP10 Accessible and Adaptable Dwellings, MSGP11 Housing for Specific Groups, and MSGP12 Housing Space Standards. The SPD will provide more specific guidance on the implementation of these policies.

The first consultation on the SPD ran for six weeks from 1 October to 12 November 2021, and the second from 12 January to 10 February 2022. Consultation was carried out in accordance with the Town and Country Planning Regulations 2012 and the Council's Statement of Community Involvement. Statutory consultees and all those on the Local Plan consultation database were contacted by email and invited to comment. The documents were made available on the Council website, and hard copies were available to view by appointment at the Civic Centre.

First Consultation

Representations were received from six consultees. Comments included discussion of the need for specialist housing provision in specific areas such as Bensham, issues such as public transport accessibility or biodiversity, and concern that aspects of the document go beyond the scope of an SPD. The representations received have resulted in a few minor amendments to the SPD, and these are summarised in the table below.

Summary of representations received during 2021 consultation 1 October – 12 November

Consultee	Summary of representation	Response	Action
Northumberland County Council	<p>Broadly supportive of the SPD with detailed comments and suggestions made, including highlighting drafting errors.</p> <p>Support for idea to look at ‘the most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process,’ not later in the planning process.</p> <p>‘Maximum 400 metre distance’ - should not be exclusive, some schemes operate very well at a larger distance and many residents rely on taxis/relatives/friends for transport and may not choose/or be able to walk from their home.</p> <p>Recommends reference to developing BSI PAS 6463: Design for the mind – Neurodiversity and the built environment – Guide.</p> <p>Section 4.7 should include consideration of schemes for care leavers ages 17-24.</p>	<p>Thank you for your comments, these will be considered in preparing the next draft of the SPD.</p> <p>The ‘maximum 400 metre distance’ is included in the supporting text to MSGP11 (Housing for Specific Groups) as a ‘starting point’, it is not intended to be exclusive. Furthermore, the SPD provides guidance on interpreting existing policy, so amending this wording would go beyond the scope of the SPD.</p> <p>Paragraph 77 of the document makes reference to BSI PAS 6463. It is noted that the publication date for this guidance has been pushed back; this will be updated in the next draft of the SPD.</p> <p>Schemes for care leavers are included in paragraph 4.6.1 of the SPD.</p>	Amend SPD where appropriate based on comments received.
Natural England	Welcome the opportunity to comment, consider the SPD unlikely to have significant effects on the natural environment. Advise the Council to consider a number of specific issues:	Thank you for your comments. The SPD provides guidance on interpreting existing Local Plan policy. The document includes reference to MSGP11 (Housing for Specific	N/a

	<p>Green Infrastructure - SPD could consider making provision for Green Infrastructure (GI) within development. Suggest also considering issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Biodiversity Enhancement - SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework.</p> <p>Landscape Enhancement - SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p>Other design considerations – NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).</p> <p>Natural England should be consulted if the SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, or if significant changes are made to the SPD which would impact the natural environment.</p>	<p>Groups), which sets out that on-site open space, or good accessibility to open space is expected at specialist and supported accommodation and care schemes. Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD.</p>	
Taylor Wimpey (Barton Willmore)	<p>Broadly supportive of the principle of a Specialist and Supported Housing SPD.</p> <p>Concerned that the SPD would introduce new policy rather than building upon and providing guidance on existing policies, in this case CS11. SPD paragraph 151 encourages housing developers to liaise with the Council regarding the provision of homes to meet the specific</p>	<p>The SPD provides guidance on the interpretation and application of all Local Plan policies, including CS11 and also MSGP10, MSGP11, and MSGP12. In particular, MSGP10 in particular requires 25% of homes on sites of 15 or more to meet Building Regs M4(2). Paragraph 151 of the draft SPD encourages developers to liaise with the Council regarding</p>	<p>Amend paragraph 61 to clarify that oversupply of supported accommodation for people with specific care needs should</p>

	<p>needs of older people, and to consider whether there is an unmet need for other specialist housing in the local area. Concerned that paragraph 61 places a locational policy requirement on what it considers to be 'suitable' accommodation, and that the reference to an 'oversupply' or the ability to limit accommodation to residents of Gateshead only goes beyond what is included in CS11.</p> <p>It is suggested that as currently drafted, the SPD goes beyond the existing development plan.</p>	<p>the needs of older people, and states that where appropriate these needs could be met as part of a new development proposal. This wording does not introduce a new requirement, and is not inconsistent with adopted Local Plan policies.</p> <p>Paragraph 61 will be amended to clarify that oversupply of supported accommodation for people with specific care needs should be avoided, and to remove the locational requirement.</p>	<p>be avoided, and to remove the locational requirement.</p>
The Coal Authority	<p>Within the Gateshead Council area there are recorded risks from past coal mining activity at surface and shallow depth.</p> <p>The Planning team at the Coal Authority have no specific comments to make on this document.</p>	<p>Thank you for your comments.</p>	<p>N/a</p>
Nexus	<p>Support the principle of the SPD to ensure that residents live in well-located, safe, and accessible homes. Specific consideration should be given to the proximity of public transport in planning for any type of housing, and is a key issue for supported, accessible and adapted housing in particular.</p> <p>Agree with paragraphs 72-73 and welcome the commitment of requirements for sustainable transport provision. Nexus welcome any pre-app consultation on transport provision/access. Aside from locational criteria, applicants should also be mindful that Nexus will view any specialist or supported housing development applications in terms of access to public transport and the consideration given to pedestrian access and other forms of active travel, such as cycling. This will be assessed with consideration given in context to the type of development</p>	<p>Thank you for your comments.</p>	<p>N/a</p>

	and location as per the application.		
Ricia Hopkinson	<p>There is a need to provide for vulnerable and older people, Gateshead does not seem to have many pleasant older person's housing near the centre or in Bensham. Concerned about access to suitable housing for other people such as younger people starting out or those with mental health issues.</p> <p>There should be some change around help for people to rent, and some protection also for landlords. The leasehold legislation also needs to change. Support using existing housing rather than too many new builds as most flats/houses are suitable in their lay-out.</p>	<p>Thank you for your comments. The SPD sets out standards for specialist and supported housing development in Gateshead, including but not limited to housing for older people, vulnerable young people, and people with physical or learning disabilities.</p> <p>The SPD provides guidance on implementing existing policies rather than allocating sites. The Council published a separate Gateshead Housing Strategy in 2019 which provides a framework for all our housing-related strategic functions and activity, including all the statutory housing documents the Council has a duty to produce, including a homelessness and rough sleeping strategy.</p>	N/a

Second Consultation

Representations were received from eight consultees. Comments included confirmation that many consultees had no further comments to make on the document, and highlighted relevant guidance. The representations received have resulted in a few minor amendments to the SPD. The submitted comments, and the Councils' response, are summarised in the table below.

The SPD will now be taken to Cabinet and full Council for approval prior to adoption.

Summary of representations received during 2022 consultation 12 January – 10 February 2022

Consultee	Summary of representation	Response	Action
Taylor Wimpey (Barton Willmore)	Welcome the opportunity to comment but do not wish to make any further representations. Would like to discuss the three sites included in their first response to the SPD consultation.	Thank you for your comments. The Council will undertake a Call Out for Sites as part of an evidence base refresh, which would inform any future review of the Core Strategy and Urban Core Plan. Taylor Wimpey will be able to submit sites for consideration as part of this process, although at this stage the Council does not consider there to be exceptional circumstances to justify release of Green Belt land for housing or commercial uses.	N/a
HSE (Health and Safety Executive)	No specific comments. Highlighted tools for identification of major hazards and relevant planning guidance.	Thank you for your comments.	N/a
Environment Agency	Confirmed that the Environment Agency has no comments to make on this document.	Thank you for your comments.	N/a
Sunderland City Council	Welcome the opportunity to comment but have no comments to make on the SPD.	Thank you for your comments.	N/a
Northumbria Police	Paragraph numbers should be updated to reflect the most recent NPPF (2021). The reference to para 91 (b) (92(b) under the 2021 NPPF) should also include reference to para 130(f).	Thank you for your comments. NPPF paragraph references have been updated to reflect the most recent version of the document. Paragraphs 17 and 19 refer to NPPF paragraph	Update NPPF paragraph numbering to account for 2021 NPPF update, and

	<p>Enhanced standards of security are required at specialist and supported housing in accordance with Part 2 of the Housing National Statement of Expectations (NSE).</p> <p>Wherever it is compatible with the needs of the residents, and/or function of the facility, consideration should be given to achieving the appropriate Secured By Design certification.</p>	<p>130, with paragraph 19 specifically quoting NPPF 130 (f).</p> <p>Paragraph 29 of the SPD refers to safety in the context of Part 2 of NSE.</p> <p>Reference to Secured by Design will be added under paragraph 77.</p>	make reference to Secured by Design guidance under paragraph 77.
The Coal Authority	<p>Within the Gateshead Council area there are recorded risks from past coal mining activity at surface and shallow depth.</p> <p>The Planning team at the Coal Authority have no specific comments to make on this document.</p>	Thank you for your comments.	N/a
Natural England	<p>This Supplementary Planning Document is unlikely to have major effects on the natural environment, but may nonetheless have some effects.</p> <p>Confirmed that they do not wish to make any specific comments, but advise the Council to give consideration to a number of issues.</p>	<p>Thank you for your comments. The SPD provides guidance on interpreting existing Local Plan policy. The document includes reference to MSGP11 (Housing for Specific Groups), which sets out that on-site open space, or good accessibility to open space is expected at specialist and supported accommodation and care schemes.</p> <p>Introducing additional requirements will not be possible at this stage as it would go beyond the scope of the SPD.</p>	N/a
Homes England	<p>Welcome the opportunity to comment and note the intentions of the SPD.</p> <p>Homes England does not wish to make any representations on the document as proposed.</p>	Thank you for your comments.	N/a