	<p>Surrey Heath Borough Council</p> <p>Pre-Submission Surrey Heath Local Plan (2019 – 2038) : (Regulation 19)</p> <p>Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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OR
Planning Policy and Conservation, Surrey Heath Borough Council,
Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD.

By 12.00 noon 20th September 2024 NO LATE REPRESENTATIONS WILL BE ACCEPTED

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Last Name <input type="text" value="Westray"/>	<input type="text" value="Warner"/>
Job Title <input type="text" value="Managing Director"/> <small>(where relevant)</small>	<input type="text" value="Senior Director"/>
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Post Code <input type="text"/>	<input type="text" value="ME19 6QR"/>
Telephone Number <input type="text"/>	<input type="text" value="██████████"/>

E-mail Address

Do you wish to be notified of when any of the following occurs? (place an X in the box to indicate which applies)

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	✓	
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Name or Organisation :

SageHaus Living – represented by Tetlow King Planning

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

Policy

HA1/27

Other, e.g.
policies map,
table, appendix

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)

Yes

No

4.(2) Sound (please refer to guidance notes)

Yes

No

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

No

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

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We welcome and support the proposed allocation of this site specifically to deliver specialist older persons housing in the form of up to 60 units of extra care housing in order to address the clearly identified need that is expressed through the Specialist and Accessible Housing Topic Paper that has been prepared in support of the emerging local plan.

We welcome the fact that the topic paper has regard to the clear definitions of the different forms of specialist accommodation as set out in the PPG and that through this policy the council specifically looks to identify and allocation sites to deliver extra care housing given the clear benefits that such housing can have not only in terms of improving the health and wellbeing of future residents but on wider society through release of under occupied larger family housing as well as reduced pressures on the health and social welfare system.

Whilst we are not necessarily entirely in agreement with the identified need within the LHNA, we do note that it demonstrates need for 369 units of extra care (titled Housing with Care) by 2038 such that with the proposed allocation of 60 units from this site (and the additional 60 from HA1/26) there remains a significant demand over the plan period.

(Continue on a separate sheet / expand box if necessary)

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No, I do not wish to participate at the oral examination


Yes, I wish to participate at the oral examination

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8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

If there are any challenges to the proposed allocation of site HA1/27 then as promoters of the site we reserve the right to request to attend and engage in the discussions with objectors and the examining Inspector to make the case for retention when there is an overwhelming need in the council's own evidence base and a very limited proposed supply at present through emerging policy.

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Name or Organisation :

SageHaus Living – represented by Tetlow King Planning

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

Policy

H6

Other, e.g.
policies map,
table, appendix

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)

Yes

✓

No

4.(2) Sound (please refer to guidance notes)

Yes

✓

No

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

✓

No

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We welcome the principle of this policy to clearly meet the needs of an ageing population and to meet the evidence of need as shown in the Council's LHNA and the Specialist and Accessible Housing Topic Paper.

We have no particular concerns or reservations over most of the criteria under bullet 1 save for b) where it implies requiring support from "*the appropriate authorities responsible for primary health care and social care provision...*" solely on the basis that private sector operators looking to meet the majority of the identified need within the extra care/housing with care sector rarely receive noted support from such bodies as they are primarily focussed on meeting the needs within the social sector. A lack of clear support should not therefore be held against such schemes where they clearly meet identified needs as set out under bullet a).

The other concern is over the loose approach to implications of affordable housing provision as set out under bullet 3) where it establishes the need for individual viability assessments. This of itself goes against the PPG approach where it is clear that viability should be fully assessed at the plan making stage. The Council's own viability assessment (March 2024) indicates clearly at paragraph 6.36 that "*We note that there have been recent retirement housing applications and developments in Surrey Heath suggesting that developers are able to make such adaptations and deliver viable schemes although these have been delivered without affordable housing, supporting our finding that affordable specialist older persons accommodation as part of a market development is not viable in the current financial climate.*" (emphasis added) This reflects that the current plan excludes the need for such schemes where meeting the C2 use class definition are not required to provide affordable housing due to the costs associated with delivery. Given that the council's own viability assessment in support of this emerging plan states that this remains the case it seems perverse for a policy to seek to require viability evidence on a case by case basis. Indeed the assessment takes this further at 7.7 noting "*It may well be that when market conditions improve and/or a different form of this development come forward that some contribution could be made, although the results indicate this would be minimal. It is possible that a specialist retirement housing developer would be able to make adaptations to layout and/or purchase land at the lowest of our BMLVs in order to optimise viability. The council could therefore consider a lower or nil contribution of affordable housing in specialist older persons accommodation..." (emphasis added) Rather than testing the implications of a reduced contribution the council have instead opted to go against the advice of the PPG and require case-by-case appraisals which is considered both unnecessary and unjustified having regard to the council's own evidence.*

(Continue on a separate sheet / expand box if necessary)

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No, I do not wish to participate at the oral examination


Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We reserve the right to request to attend any hearing session relating to this emerging policy being that we represent a promoter/operator of one of the proposed site allocations to meet this specialist housing sector (1 of only 3 sites being specifically allocated in the emerging plan) and therefore with a vested interest in how this policy might be affected through any potential changes to the policy criteria, especially in the context of the affordable housing approach.

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3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

Policy

H7

Other, e.g. policies map, table, appendix

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4.(1) Legally compliant (please refer to guidance notes)

Yes

No

4.(2) Sound (please refer to guidance notes)

Yes

No

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

No

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Our concerns with this policy largely mirror the comments made in respect of emerging policy H6 and the relationship to the need for a case-by-case viability assessment relating to the provision of affordable housing from specialist housing despite the council's own viability assessment demonstrating that such schemes are not viable with any provision and that the council should consider "a lower or nil contribution of affordable housing in specialist older persons accommodation..." The current suggested approach is open ended in that it requires a case-by-case approach to viability as well as an individual consideration of what the "appropriate provision of affordable homes" would be for a specialist housing scheme which is considered to be vague and inappropriate as a means to delivering much needed accommodation.

(Continue on a separate sheet / expand box if necessary)

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Paragraph

Policy

E3

Other, e.g.
policies map,
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✓

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4.(2) Sound (please refer to guidance notes)

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We note that the supporting text states at 6.29 that the requirement to deliver 20% BNG as a minimum has been fully tested through the Local Plan Viability Assessment. We see no specific evidence of how this has been considered in the context of the delivery of specialist housing, which is already constrained and the same assessment demonstrating delivery of affordable housing with present costs is not viable. Specialist housing schemes need a certain quantum of development to make the ongoing operation of communal facilities viable and whilst the proposed allocations are both 60 units this is towards the lower end of size to be viable for the operation of communal facilities and annual service charges. The requirement to potentially develop less of a site to deliver the 20% requirement (or additional costs for off-site credits) may therefore further impact on a sector already struggling to be viable.

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