



2 July 2019

Ian Kemp  
Programme Officer  
Daventry Part Two Local Plan (Examination)

Dear Ian

**POLICY HO8 REVISIONS:**

Reference is made to above draft document submitted by Daventry District Council during the course of the examination.

We make a number of minor suggestions.

The Planning Authority will need to be mindful of the Planning Practice Guidance (Housing and Disabled People) published on the 26 June 2019 and the clarity provided: this should be reflected in the policies and plan text.

There is a concern that the Housing Market Evidence of 2017 and the Study of Housing and Support Needs of Older People across Northamptonshire 2017 documents (both already two years old) might be put forward as exact study documents-they are not, they are purely useful time limited guidance tools.

A concern is raised that too rigid an imposition of policy will be counterproductive.

Therefore we agree largely with Option A but unsure about the phrase *will be expected* that seems too prescriptive and we consider the use of the word *aim* should be incorporated into POLICY HO8 (A and B)-hence the wording changes getting rid of the phrase *will be expected* and substitute the word aim. The text will then read *Developments will aim.....*

**Specialist Accommodation:**

There needs to be an understanding that older persons housing needs are many and varied and there is a lack of choice in this District.

The provision in the policy should not be purely about specialised accommodation with care and support, the active rural elderly need to have housing choices also; this will help to free up under-occupied family accommodation so the elderly have housing choices enabling them to downsize and family accommodation can then be released onto the market-it is an equitable housing solution benefitting all parties.

Appropriate downsizer accommodation is therefore required and we suggest this section of POLICY 8 (D) is re-titled Specialist, Older Persons and Retirement Housing and the preamble text is changed to reflect this as well as the detail of the text.

Finally dementia care housing should be provided where appropriate and in accordance with the latest specialist guidance. The policy should reflect this. As to locations why restrict such housing to Daventry Town and Primary Service Villages?

We trust these comments will be of use.

Yours Sincerely  
STEPHEN LUCAS MRTPI  
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