

**FAREHAM BOROUGH COUNCIL
LOCAL PLAN PART 2
DEVELOPMENT SITES AND POLICIES PLAN**

ISSUE 8: OTHER HOUSING ISSUES

REPRESENTATION DREP 394

**LAND AT HOLLY HILL LANE
ELDERLY PERSONS HOUSING**

FOR MR WILLIAM TRACY

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1.0 Response to Inspector's Question 8.1

Does the plan do sufficient to meet the needs of the elderly? Should sites be identified which may be suitable for elderly persons housing?

- 1.1 My client is keen to provide a form of housing provision that is not covered by the general policies set out in the plan. A form of development is envisaged which is geared specifically towards the elderly that might be described as a 'mini' retirement village. It would ideally comprise independent dwellings.
- 1.2 The site at Holly Hill Lane could provide in retirement complex with a communal hub with a range of facilities to serve the residents. The form of residential accommodation is not determined but it could include retirement apartments, 'almshouses' or bungalows, a care home possibly with a dementia unit. The needs of the elderly are varied and a mix of residential accommodation type may be called for.
- 1.3 It is considered that this site should be allocated specifically for this purpose. Without adequate provision for the elderly the Plan is not effective and therefore it should be considered 'unsound'.
- 1.4 The Plan summaries the population projections for older people and recognises that there is dramatic growth in the percentages of older people. Paragraphs 5.190 and 5.191 set out the population projections for the older age cohorts based on the 2011 Census and the Hampshire Long Term Populations Projections. It is clear that the population is ageing. For example it is predicted that between 2011 and 2026 the cohort of 85+ will see an increase of 78%.
- 1.5 The Plan proposes 3 policies providing for older people. These are DSP42 New housing for Older Persons, DSP43 Improvements to Older Persons housing and DSP44 Change of Use or Redevelopment of older Persons Housing. These are all criteria based policies which is appropriate in the case of DSP43 and DSP44. However in respect of new developments it is considered that it is imperative that specific sites are identified for old persons housing.
- 1.6 Without the allocation of specific sites developments for older people must compete in the market place for sites already in the urban area or allocated for residential development.
- 1.7 Older persons housing needs to be well planned and in appropriate locations. It must be in a sustainable location as it is likely to be a hub of activity. It is likely to be a destination of carers, cleaners, doctors, nurses, chiropodists, hairdressers and other visitors.

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- 1.8 In terms of site characteristics it needs to be sufficiently extensive to maximise efficiency of operation. Older persons' housing needs adequate parking facilities, servicing access and amenity grounds.
- 1.9 Unless the plan makes some specific allocations for retirement housing areas such developments will be not be facilitated and will have to compete with new housing development for appropriate sites.
- 1.10 Suitable sites for older persons;' housing can be found within the Borough typically on the edge of settlements where services are close by but there is also adequate space to accommodate the development and provide an attractive setting.
- 1.11 The site at Holly Hill Lane provides an edge of settlement site in a sustainable location. My client has for some time expressed his wish to make his land available for accommodation of the elderly. The previously submitted representation sets out in more detail the benefits of this site and the modification which is sought.
- 1.12 It is only by identifying specific sites that growing problem of accommodating the elderly can be properly addressed.