

Policy H2

Density and Mix of New Residential Development

Specialist Accommodation for the Elderly

1. Provision within residential development sites

In order to meet the needs of an ageing population in Fylde, at least 20% of homes within residential developments of 20 or more homes should be designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings), unless it is demonstrated that this would render the development unviable. Affordable housing requirements set out in Policy H4 may be met partly by the provision of homes designed to accommodate the elderly, where these also fall into the definition of affordable housing set out in the Framework.

2. Developments consisting solely of specialist accommodation for the elderly

Developments to provide 100% specialist accommodation for the elderly, including residential care homes, will be approved providing that:

- It is situated to provide easy access to regular public transport. Within larger development sites, the part of the site in closest proximity to bus stops with a regular service should be chosen for this type of accommodation;
- The proposal is well-designed, avoiding unnecessary use of high fencing around the perimeter, orientated towards the street with an entrance on the street side of the building providing the shortest possible pedestrian access, including usable outside landscaped gardens with seating, and access and parking for vehicles well separated from pedestrian routes;
- The development complies with the development strategy and other policies of the plan; and
- Convenient access arrangements are provided for vehicles providing hospital transport.

Developments will be considered by the Council to be ~~purpose-built~~ 100% specialist accommodation for the elderly if:

- All areas used by residents will comply with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings);
- A communal lounge or similar social facility for the exclusive use of all residents is included within the development;
- A shared laundry service is provided for the use of all residents;
- The development will be marketed with a restriction on age for residents of over 55;
- A daily hot meals service is provided either through a central facility on-site or through an outside provider to residents who require it; and
- An emergency alarm call service is provided for all residents.

On sites where 100% specialist accommodation for the elderly is proposed as defined ~~above~~ in this section, affordable housing contributions will not be sought.

9.46 In order that new developments provide for the housing needs of Fylde, it is important that accommodation purportedly designed for the elderly genuinely provides for their needs. Accordingly, the Council will classify developments as ~~purpose-built specialist accommodation~~ for the elderly providing it meets a series of requirements set out in the policy.