

Policy H2

Density and Mix of New Residential Development

Specialist ~~Accommodation Housing~~ for ~~the Elderly to Meet the Specific Needs of Older People~~

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 meet the specific needs of older people~~, 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 older people with specific needs~~, where these also fall into the definition of affordable housing set out in the Framework.

2. Developments consisting solely of specialist housing to meet the specific needs of older people

~~Developments to provide 100% consisting solely of specialist accommodation housing for the elderly to meet the specific needs of older people~~, including residential care homes, will be approved ~~provided~~ that ~~all of criteria i. to iv. below are met~~:

- ~~•i.~~ 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;
- ~~•ii.~~ 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;
- ~~•iii.~~ The development complies with the development strategy and other policies of the plan; and
- ~~•iv.~~ Convenient access arrangements are provided for vehicles providing hospital transport.

3. Specialist housing to meet the specific needs of older people: required features

~~Developments will be considered by the Council to be purpose-built 100% consisting solely of specialist accommodation housing to meet the specific needs of older people, i.e. retirement living/sheltered housing, extra care housing / housing with care and residential care homes / nursing homes will not be required to include provision for affordable housing provided that they also meet all of the elderly if following criteria a. to f.:~~

- ~~•a.~~ All areas used by residents will comply with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings);
- ~~•b.~~ A communal lounge or similar social facility for the exclusive use of all residents is included within the development;
- ~~•c.~~ A shared laundry service is provided for the use of all residents;

~~▲d.~~ The development will be ~~marketed with~~ subject to an occupancy restriction on age for residents of over 55;

~~▲e.~~ 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

~~▲f.~~ An emergency alarm call service is provided for all residents.

~~On sites where 100% specialist accommodation for the elderly is proposed as defined above, 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 to be specialist housing for older people~~ genuinely provides for their needs. ~~Accordingly, In order to promote the delivery of new homes for older people,~~ the Council will classify developments ~~as purpose-built for the elderly specialist housing to meet the specific needs of older people~~ providing it meets all of the additional requirements 2.i. to iv. and 3.a. to f. set out in policy H2.

Consequent modification:

Policy H4

Affordable Housing

Size and Type

Schemes of sheltered/extra care housing for social rent/affordable rent to ~~the elderly older people~~ may be provided to meet affordable housing requirements, in conjunction with a Registered Social Landlord. Such schemes should meet the requirements of ~~100% specialist accommodation for the elderly criteria 2 i. to iv. and 3 a. to f. in~~ of policy H2.