

SWDP 20: Housing to Meet the Needs of Older People



- A. The provision of housing suitable for the needs of older people will be encouraged on all allocated and windfall sites of five units or more as part of the market housing mix through policy SWDP14 and affordable housing mix through policy SWDP15.
- B. Where housing for older people falling into Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) is proposed, permission will be granted provided that:
- i. There is an evidenced requirement for that type of accommodation;
 - ii. The scheme has good access to public transport, healthcare, shopping and other community facilities or, where the proposed scheme lacks such access, it can be demonstrated that there would be significant benefits to the local community from the scheme in its proposed location and the scheme would provide on-site services and facilities and tailored transport services to meet the needs of residents; and
 - iii. Where a mix of use classes C2 and C3 is proposed on a single site, the affordable housing requirements of policy SWDP15, are met in respect of the C3 element.

Reasoned Justification

1. The 2011 Census indicates that 19.8% of residents in south Worcestershire are aged 65 and over, compared with an average of 16.4% for England and Wales. South Worcestershire has an ageing population and significant growth is predicted in older households. Older people range from those recently retired to the very elderly, and from those who are active to the very frail. Therefore, a wide range of housing is required to meet the needs of older people. This includes a general need for flats, bungalows and smaller houses, some of which will be built to allow future adaptations to enable people to remain within their homes, to more specialist provision, such as extra-care housing. Most housing sites of five units or more can incorporate homes that can help to meet the general needs of older people. Urban extensions, because they are generally larger, may also be able to provide a wider range of accommodation suitable for older people.
2. It is considered that the specialist housing needs identified for older people (e.g. C2 housing) will be delivered primarily in Worcester and the towns, but also in other sustainable locations with good access to public transport, healthcare shopping and other community facilities. However, it is recognised that where there is a significant benefit to the local community, less sustainable locations may be considered acceptable to help meet an undersupply of specialist housing for older people. This would only be applicable to schemes involving the provision of on-site services and facilities and tailored transport services to meet the needs of residents where a conventional approach to assessing sustainability may be less relevant.
3. The Plan seeks to enable the provision of extra-care housing and supported housing, particularly where the need is informed by population trends in an area.