

Issue 38		Accommodation for an Ageing Population	
Development plan reference:		Policy 38 (Para 19.12, Page 86)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number)			
Paul Jenkins (74), Kingussie & Vicinity Community Council (93), Mrs E Holland (153), Julian Walford (155), Strutt & Parker LLP for Balnagown Castle Properties Ltd (229), NHS Highland (411), Helen Jenkins (527)			
Provision of the development plan to which the issue relates:		Policy remit and application	
Councils summary of the representation(s):			
<u>Strutt & Parker for Balnagown Estate (229)</u>			
<ul style="list-style-type: none">Object to the policy. The identification of specific sites in the local plan for such uses may only serve to artificially inflate land prices and potentially restrict delivery. Would support a change to policy that identified broad search areas. (229)			
<u>Kingussie & Vicinity Community Council (93)</u>			
<ul style="list-style-type: none">It is vital that at the very least, existing sheltered accommodation is well maintained and upgraded. It would also be appropriate to increase available support, enabling elderly people to enjoy a good quality of life in their own homes for as long as possible. (93)			
<u>NHS Highland (411)</u>			
<ul style="list-style-type: none">Agree that in some cases the private sector may be able to cater for an ageing population. However do not believe that community integration and the positive contribution of older people are emphasised sufficiently. (411)Suggest the document makes it clear that large scale care home developments would be entirely unacceptable. (411)			
<u>Helen Jenkins (527), Paul Jenkins (74), Mrs E Holland (153)</u>			
Suggest that it is important to anticipate the effects of our ageing population on health provision;			
<ul style="list-style-type: none">not just more care in the home, but need to plan for more hospital places, more specialist medical practitioners,and other social and physical infrastructures required to support an older population.neither of these points were reported in Annex 2 and it follows that there is neither analysis nor a response by the CouncilYoung people will continue to leave the Highland area in search of jobs and adventure. Older people will move in.(74, 527)			
<u>Julian Walford (155), Strutt & Parker for Balnagown Estate (229)</u>			
<ul style="list-style-type: none">Fully support the need to cater for an ageing population, and the requirement for a 'true mix of housing types', in particular single storey houses of a range of sizes. Whilst appreciating that 'supplementary guidance' is to be issued, Policy 38 must be strengthened so that			

development has to include this mix (just as there is already a specific requirement for 'affordable housing').

- The allocation of sites appropriate for the development of housing for an ageing population will emphasis the appropriateness of sites to developed specifically for this purpose. Sites are likely to be allocated within urban areas close to facilities and services, and generally consist of brownfield opportunities. These sites would also be appropriate for housing generally and not in locations where a housing use would be inappropriate. Residential land values would apply regardless of the specific housing types.

Modifications sought by those submitting representations:

- Amend the policy to read “Where there is an identified need and a proposal lies within the area of search identified in the Supplementary Guidance the Council will presume in favour of development, unless material considerations indicate otherwise”. (229)
- The increase in the ageing population requires additional social and medical services. (153)
- Prepare Supplementary Guidance incorporating a broad area of search based on need and proximity to facilities and services. (229)
- Existing sheltered housing should be well-maintained and upgraded. Increase the available support to enable elderly to enjoy a good quality of life in their own homes for as long as possible. (93)
- Incorporate a more explicit requirement to support community integration across age and social groupings. (411)
- Make statement in para 19.11.4 to make clear large size/scale care home development would be entirely unacceptable. (411)

Summary of responses (including reasons) by Planning Authority:

Various

- The Planning remit does not extend to the delivery of social services but the Council more widely continues to work with the NHS to deliver a service that assists the elderly in the types of care and support available to meet their needs and have delivered a Joint Community Care Plan that deals with issues outwith the scope of Planning legislation and this consultation. (74, 93, 527)
- References to provision of social infrastructure is more correctly dealt with by the Council's Social Work Services. Issues relating to provision of hospital facilities are addressed by NHS Highland, however, an ongoing dialogue between the Council and the NHS serves as a forum to raise common issues. (74, 93, 527)
- Demographics indicate that the majority of immigrants are of a working age and not retirees. In addition the policies supporting the relocation

of Inverness College and campus for the University of the Highlands and Islands will increase the attraction of the area for younger people.

NHS (411)

- The supporting text to the policy indicates that outcomes of policy application should lead to the ability of the older population to live longer in their community and that new development aimed specifically at this sector should aim to be integrated in the community. (411)
- The policy as stated seeks to identify sites appropriate for the accommodation of an ageing population, this does not support nor preclude the potential directly for the provision of care home development. (411)
- There are sectors of the population, across the board, that will require specialist accommodation beyond that which can be accommodated within the wider community. The potential for the development of such facilities should not be excluded, but observe the comment that the scale of homes should be appropriate to meet local needs. (411)
- The supporting text, (para. 19.11.4) indicates that proposals for care home provision will be assessed in consultation with Social Work Services and the NHS. It is considered appropriate to indicate that the scale of proposal should be appropriate to meet local needs. (411)

Julian Walford (155), Strutt and Parker for Balnagown Estate (229)

- The preparation of Supplementary Guidance will provide be able to provide guidance on where the Council would expect to see sites specifically allocated to meet a defined need and also where developers will be required to meet an identified housing need for older people through the provision of a mix of house types. Unlike the affordable housing issue there is no specific national guidance that would inform and support a benchmark approach.
- The identification of appropriate sites will form part of the general development factors relating to allocated land. Sites for such development will mainly be urban in nature and generally involve brownfield sites, with consequent costs required for redevelopment and potentially lower valuation. These allocations would indicate residential use as appropriate for the site with an emphasis on the particular suitability for accommodation for an ageing population. The Council would expect a general residential valuation that would therefore apply to these sites.

Any further plan changes commended by the council

- Add sentence to end of paragraph 19.11.4 to provide more guidance regarding scale of care homes, to read,
- “Proposals for new care home facilities should be of a scale that is appropriate to meet local needs.”

Reporter’s conclusions:

Added by Reporter at later date.

Reporter's recommendations:

Added by Reporter at later date.