

Appendix T2

Extract from the submitted *Draft Core Strategy* within the *Horsham District Local Development Framework to 2018 (November 2005)*

Accompanies the report

Continuing care retirement communities

A guide to planning

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POLICY CP16

Inclusive Communities

Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from:

- i) people with special needs, including the disabled or those with learning disabilities;**
- ii) the needs of an ageing population, particularly in terms of housing and health;**
- iii) the requirements of rural workers or essential workers in rural areas;**
- iv) the co-ordination of services to fulfil the needs of young people; and**
- v) the specific needs of minority groups within the District, including gypsies and travellers (see Policy CP17 below).**

Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services. It is important that development should contribute towards meeting the needs of all sections of the community and help to encourage social cohesion. We will therefore seek to ensure that opportunities are taken to address identified needs and that the services which promote and support health and well-being are accessible and effective, having regard to the circumstances of the people for whom they are provided.

GENERAL DEVELOPMENT CONTROL POLICIES DOCUMENT

POLICY DC 37

Retirement Housing and Care Homes

- a. Retirement housing will be permitted within defined built-up areas if it:**
 - i. is accessible to local shops, services, community facilities and public transport; and,**
 - ii. includes appropriate amenity space and suitable car parking**

b. Larger scale 'continuing care retirement communities' will be permitted only in appropriate locations outside defined built-up areas where they can be justified in terms of the need being met, and:

- i. provide accommodation for a full range of needs, including care provision separate from the self-contained accommodation;**
- ii. include services and facilities, including transport, to meet the needs of residents and which contribute to the wider community; and**
- iii. incorporate a scale of buildings which is appropriate to the rural context and which provides for the maintenance or enhancement of the local environment.**

c. Care and nursing homes will be permitted in order to meet the care needs of the elderly or other groups in need of specific specialist care provided that:

- i. the development incorporates appropriate staff accommodation and / or is the subject of an agreed Green Travel Plan;**
- ii. the need for the form and type of development in its particular location is fully justified as being essential to the identified care provision.**

Any proposal for retirement housing or care homes should also comply with all other relevant policies, particularly those relating to character and design.

The number of elderly living in the District is expected to continue to rise, therefore there will be a continuing need to provide a range of appropriate accommodation in suitable locations. There is also a need to consider the requirements of people with other specialist care requirements, who are not necessarily elderly. As a District we wish to be able to support applications for a variety of accommodation provided that they meet the criteria set out in the policy.

Residents of retirement housing schemes are often still very mobile but may not have access to a car, therefore we expect applicants to consider their needs and be in locations that are within easy reach of services and facilities.

Continuing care retirement communities are a new concept that seek to provide care for the growing elderly population from sheltered housing through to full nursing care. The developments are more 'self-contained' and therefore must provide most of the facilities and services required by the residents as well as opening these facilities to residents of the local areas. These developments do not necessarily have to be in the built-up areas but proposals will need to be well related to existing communities and fully justified as set out in the proposed policy. We would favour schemes that enhance the local environment for example by re-using rural brownfield sites.

Residents of care/nursing homes are normally provided with full residential care and as a result it is not essential for such homes to be located close to shops and other facilities. In addition rural locations can benefit some residents, therefore there may be occasions when they could be accommodated in a countryside location or be an appropriate use for a large rural building/house or a rural brownfield site. It is acknowledged that this may not be the most sustainable option, but this could be mitigated by the provision of staff accommodation within a development and the adoption of Green Travel Plans that also consider the needs of visitors.

Applicants should comply with all other relevant policies within the Plan, particularly those relating to character and design, be that for applications within the built-up area or the countryside.