- 1.1 The Department for Communities and Local Government has modified the Planning Practice Guidance (PPG) sections
 - housing for older people. The implications of these modifications and new national planning policy guidance for the Crawley Borough Local Plan are considered below.
- 1.2 The Planning Practice Guidance now requires plan makers to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and

Need

2.2 In terms of needs arising from Crawley, West Sussex has an older age structure than England, with 21% of the population aged 65 and over compared with 17% nationally, and has the 9th highest (of 152) percentage residents aged 75+ of all local authorities in the country. Crawley is projected to be subject to the second highest percentage increase in the older population (at 31%) and the number of residents receiving residential support funded by West Sussex County Council (WSCC) to increase proportionately. Karen Wells, Head of Contracts and Performance at

- Policy CH5 introduces a requirement for new housing developments to be capable of adapting to the changing needs of residents through the application of Lifetime Homes Standards, or being built to Category 2 accessible and adaptable dwellings, as described by national standards. This is considered to be in conformity with, and address the new requirements , set out in the PPG (see para. 1.3 above).
- Policy H1 sets the overall housing target for the borough, of 5,000 dwellings over the full Plan period between 2015 and 2030. This is based on capacity assumptions set out in the Housing Trajectory, which includes specific sites and an element of anticipated windfalls. Policy H2 allocates specific sites for housing development, each of which include an indicative dwelling capacity figure. Other relevant policies within the Housing Chapter include Policy H3: Housing Mix and Policy H4: Affordable and Low Cost Housing.
- 3.5 As Care Home stock forms a very specific part of the housing needs market, it is considered

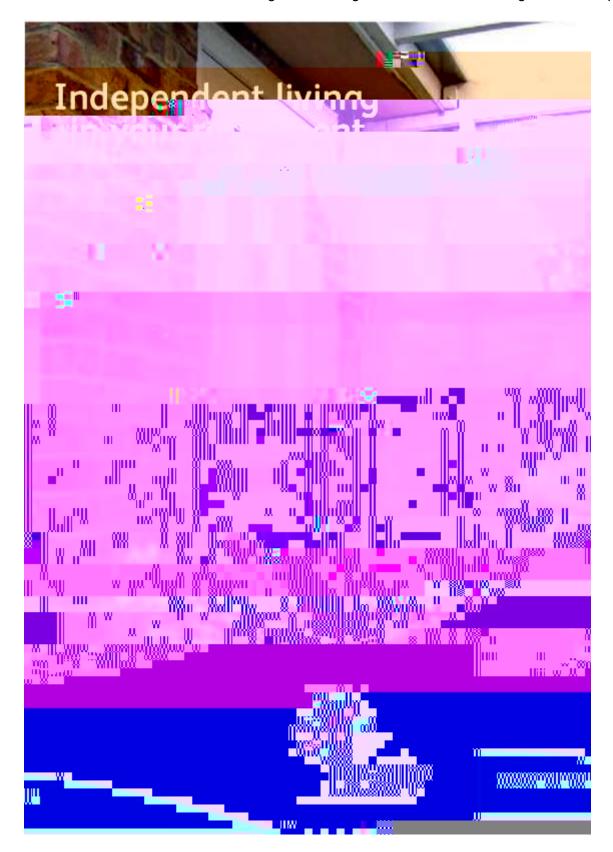
ffordable

Provision, therefore, applies in relation to the protection of existing Care Home facilities. Under this Policy the loss of such provision through the redevelopment of sites for alternative uses would be prevented unless an equivalent replacement or improvement is provided, or there is sufficient alternative offer in the area (Main Modification MM147)

3.6 It is, however, accepted that the CBLP as submitted does not explicitly address the requirements of older people, due to its drafting pre-dating the PPG modifications. For this reason, main modifications to the Local Plan Housing Chapter are proposed, as set out in Appendix B. The modification explains the increasing importance of providing housing for older people, cross refers to Policy CH5 and Policy IN1, and explains that, because of the low impact nature of the use, housing for older people would be positively considered on any housing site. It is, therefore, not considered necessary to allocate specific sites, nor to set

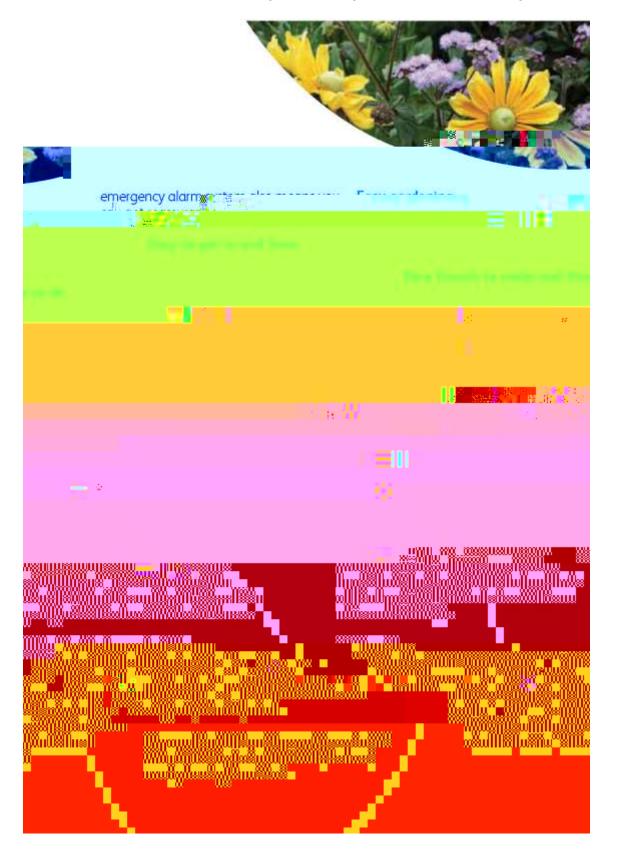
^{4.1} The site of Oakhurst Grange is currently Use Class C2 (residential care home). It is not necessary to allocate the site for this purpose as the principle of its use for residential care is already established. Policy IN1 protects the loss of this site unless an equivalent replacement is provided or it is proven that there is sufficient alternative offer in the area.

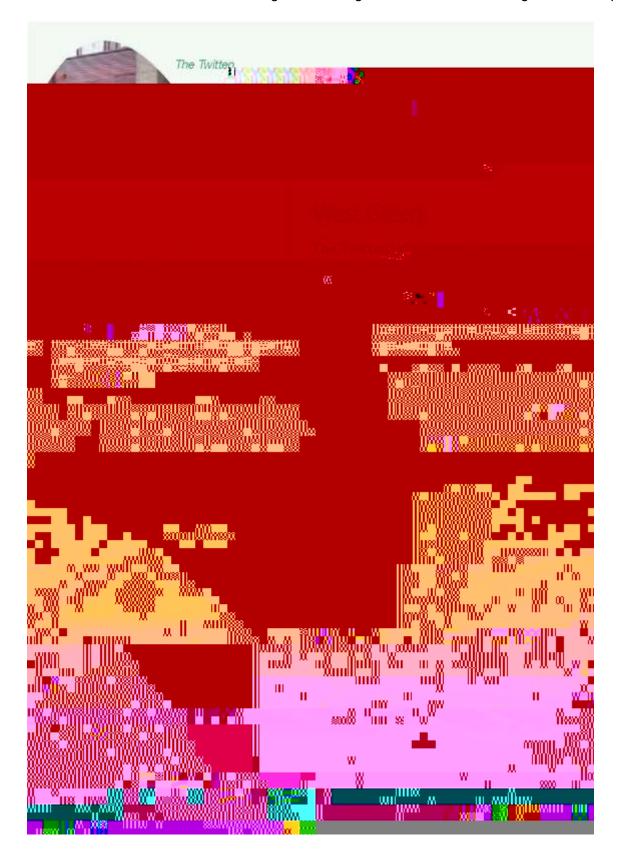
^{4.2} The specific site characteristics support the continued use of the site for this purpose, primarily for the reasons that it is a secluded and discrete site, in an elevated position, providing a sunny aspect, and of a suitable size to enable the viable provision of such care facilities



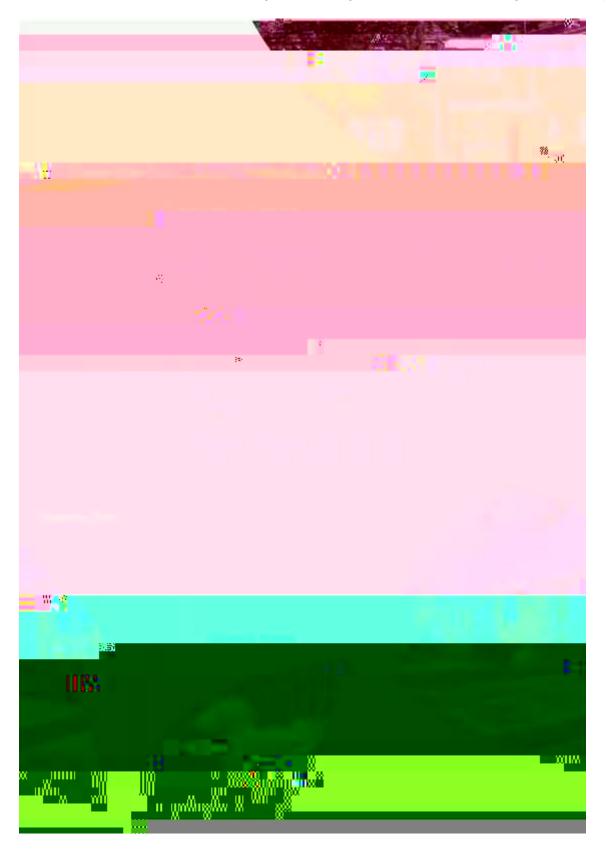


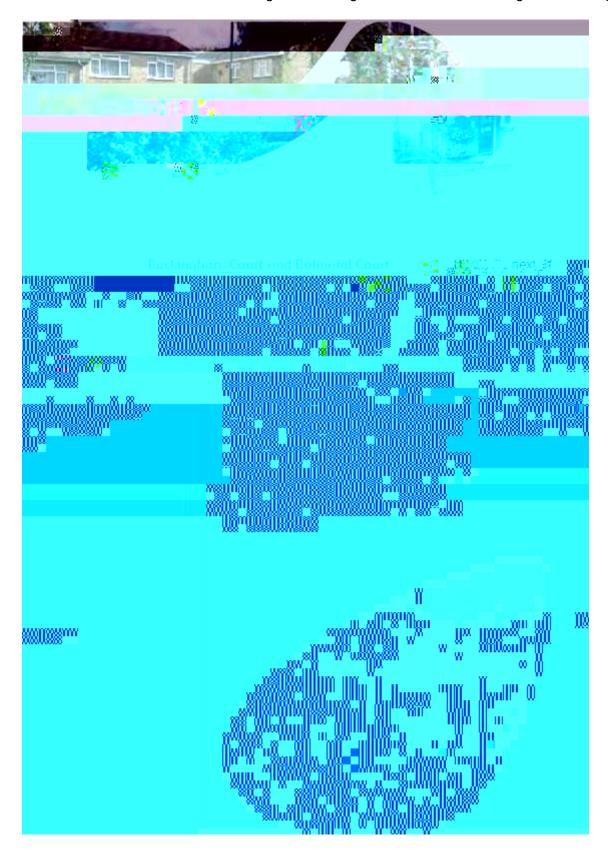
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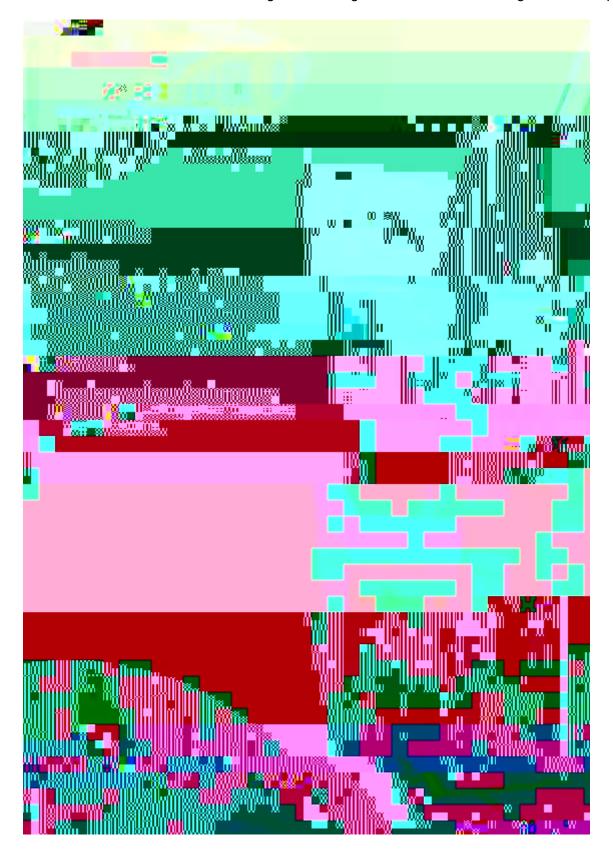


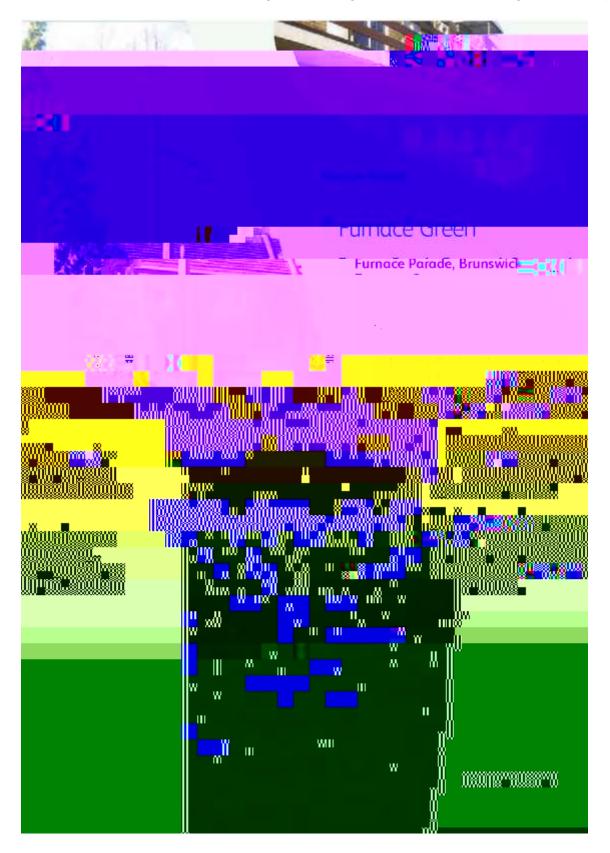


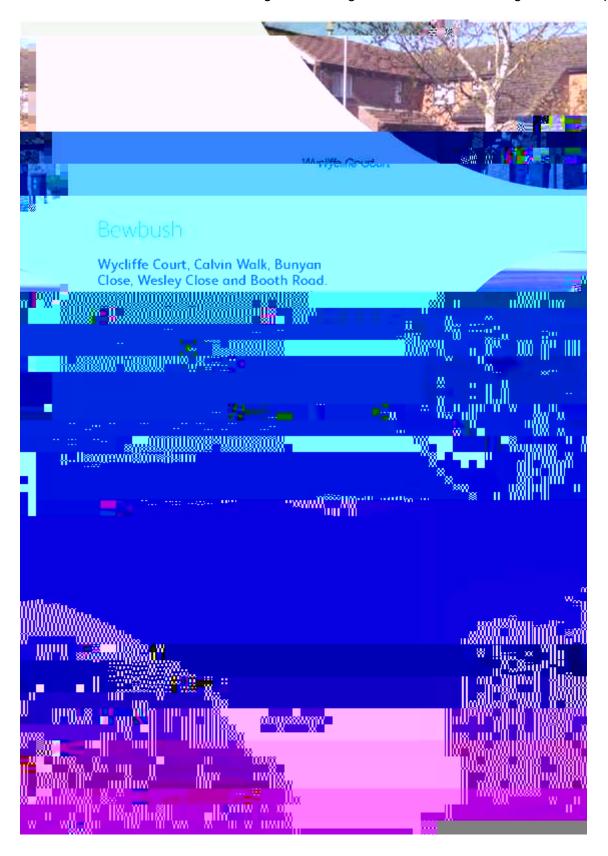
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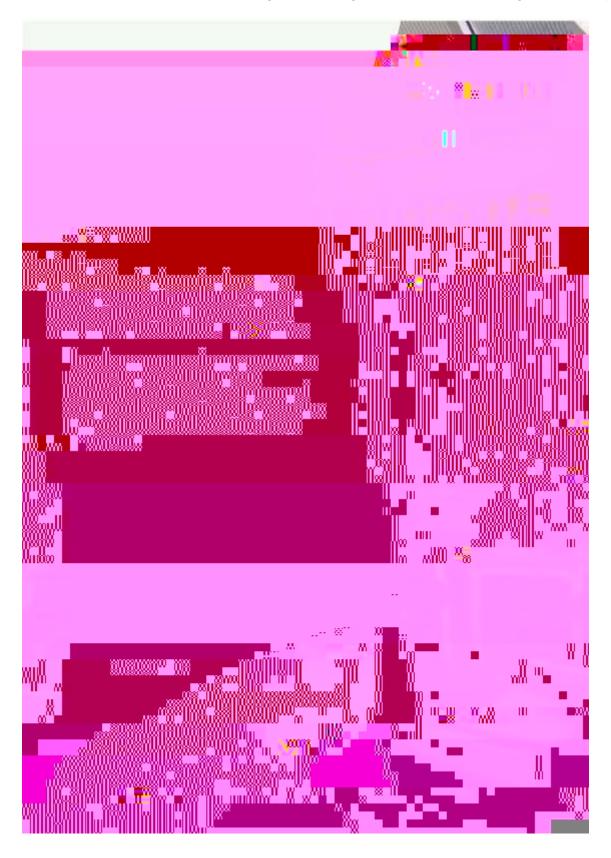


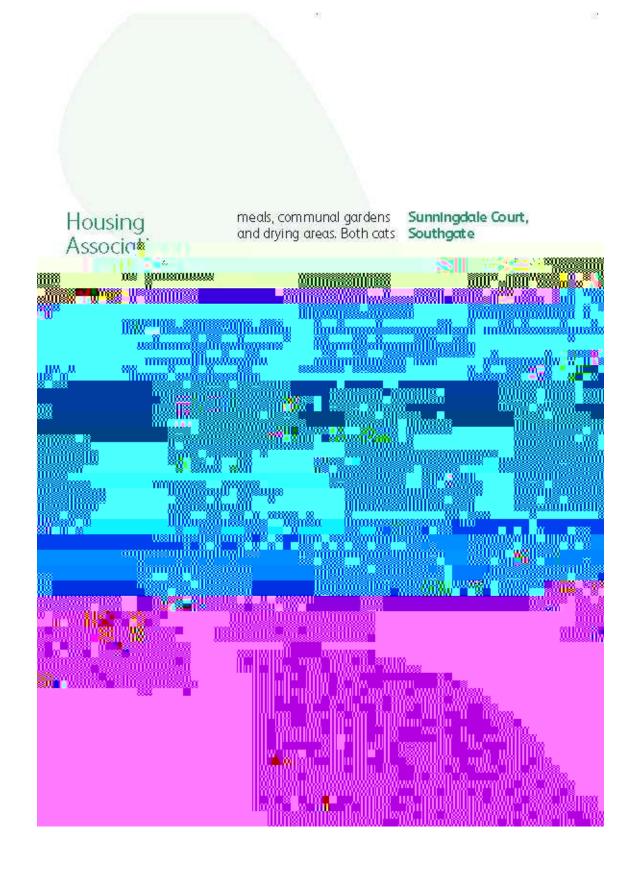




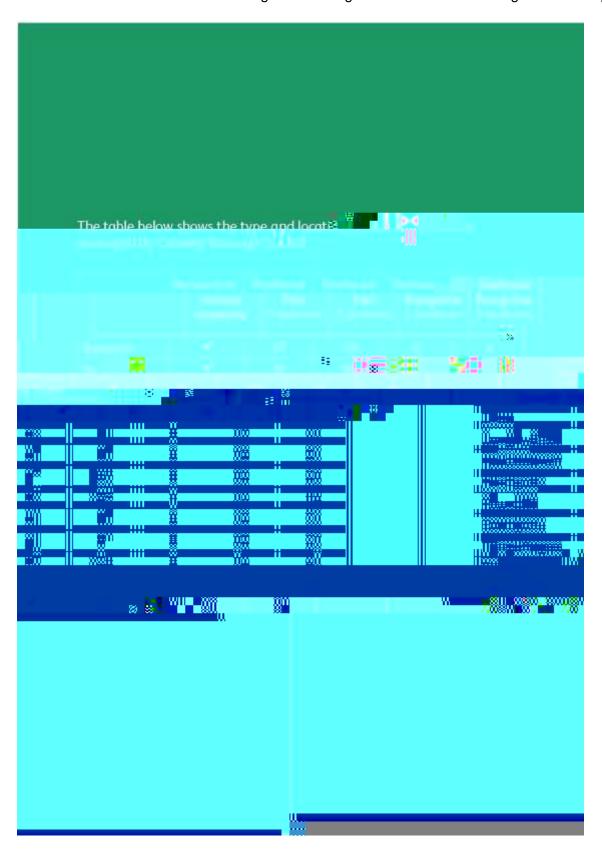




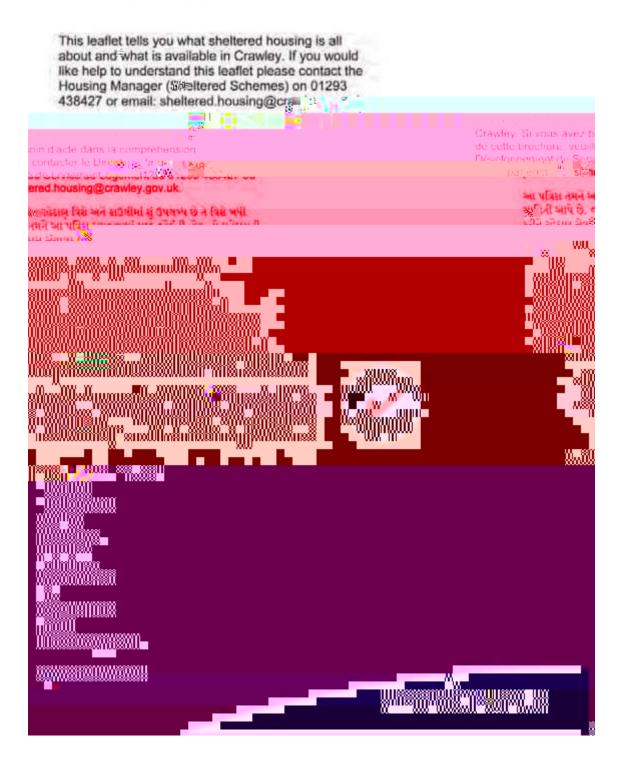


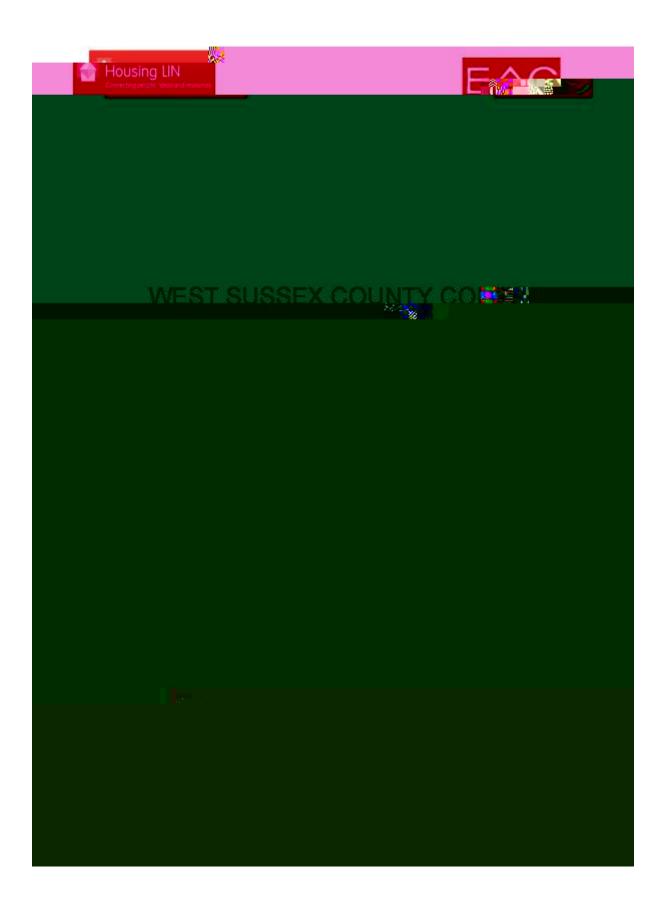


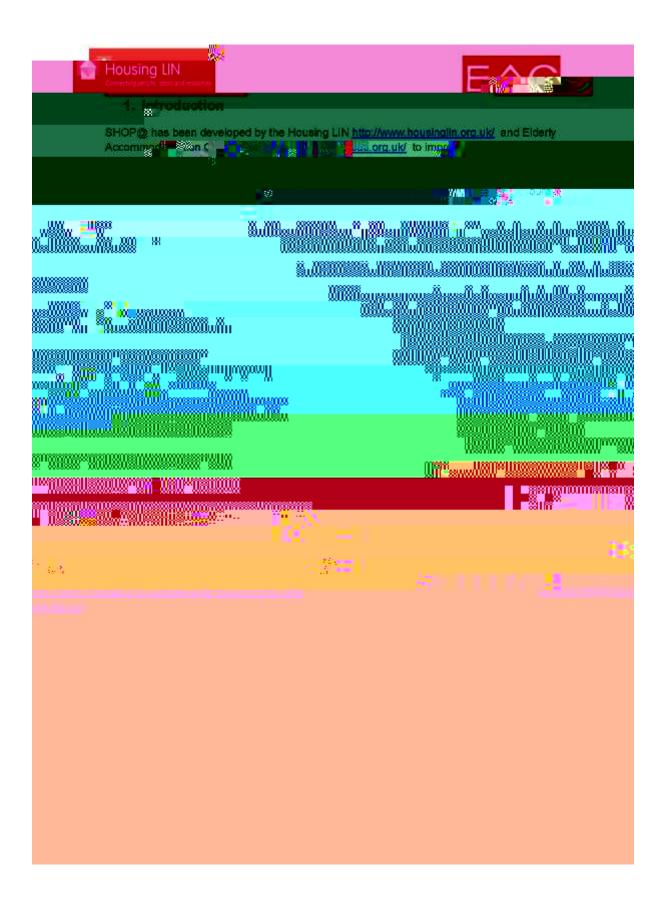




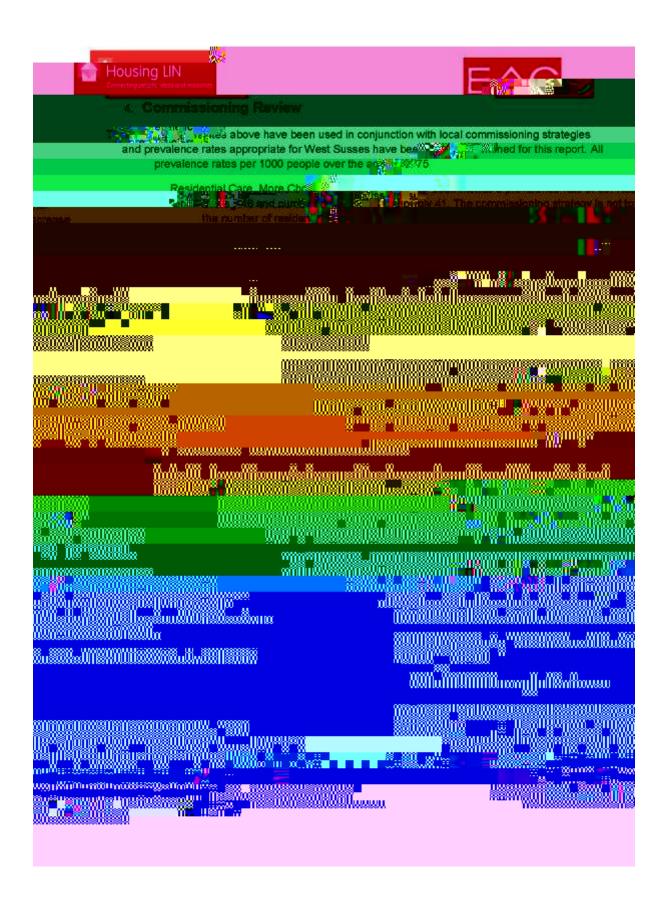
Contacting us





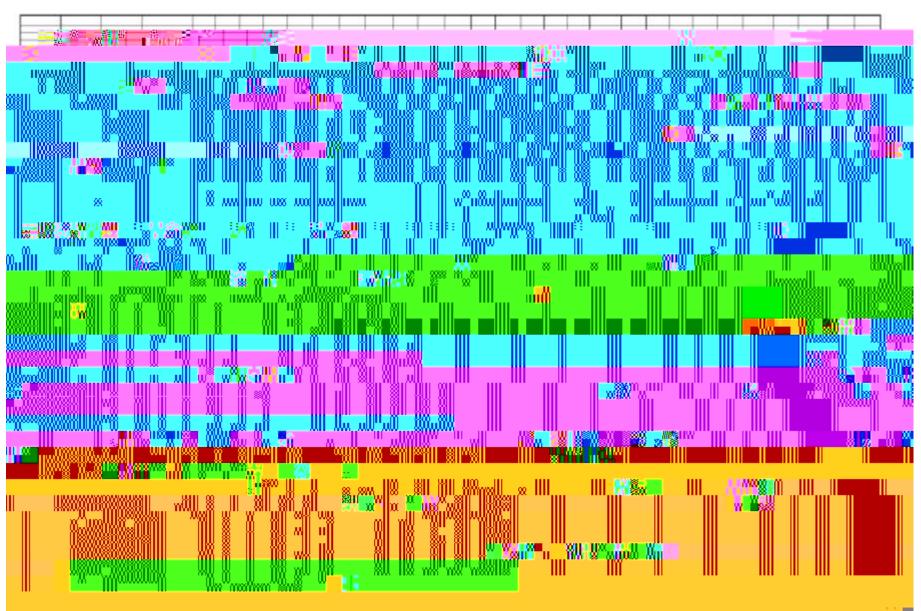








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Insert new text into Housing Chapter introductory section, after paragraph 6.27:

- 6.28 Although Crawley has a greater proportion of younger people than the rest of the south east, with two-thirds of its population under 45 years of age, the need to provide housing for older people is an increasingly important issue for Crawley, with 13% of the population aged over 65⁴. The population in Crawley has increased in all age cohorts over the age of 30 and reduced in all those younger than 30, with the largest growth in proportion in the retirement population which increased by 2.8% over the 20 year period to 2009.
- 6.29 Housing elderly people, and meeting their needs through either support or care, is a complex matter. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows,