

[REDACTED]

From: [REDACTED]
Sent: 24 April 2018 10:22
To: [REDACTED]
Subject: FW: Development and the older generation

From: [REDACTED]
Sent: 08 March 2018 11:28
To: _WEB_Local Plan
Subject: Development and the older generation

For the attention of the Chief Planning Officer

Sir
We hear a great deal about the housing shortage and the 'selfish' older generation in a large family house. We are a case in point. We own a lovely 4 bedroom bungalow with a large garden at the top of a hill. Having been here for 12 years we are looking to downsize to 3 bedrooms and a smaller garden, with a garage and parking.

You may as well look for unicorns. The only options seem to be 1/2 bedroom rabbit hutches on 'retirement developments' with no parking and a communal bit of grass or apartments next to main roads (McCarthy and Stone in Stroud). Three of our friends have left the area in the last year having failed to find anything suitable. This has a detrimental effect on them, their families and the local activities. Childcare is no longer available, the grown up children are not on hand for the occasional bit of help, transport costs rise, local charities lose their volunteers and supporters; the social costs are endless. Very few bungalows come on the market and those that do, are snapped up in hours; one sold near us last week in 36 hours for over the asking price and 2 others are advertised for 'offers in excess of....', thus inflating the market and effectively cutting out those who still need to sell. We could sell, rent (dead money) and hope something comes along which we could snap up but at our age we do not want to be moving twice with the additional costs incurred.

There is a large development in Dursley, Littlecombe, which still has considerable building in hand. We have been told that 'there might be a couple of bungalows in 2020' but the usual excuse is given that they are land hungry and uneconomic. This is nonsense. My son has recently bought a property there with a huge garden which could easily have accommodated 1 if not 2 decent bungalows. Whilst cost might be of some concern, most of us seeking to downsize have a decent property to sell and would be prepared to spend slightly more to get what we need and want.

The developers tell us this is not their fault, that it is the District Council which imposes the number of houses to the acre, number of 'social' properties etc. SDC prides itself on 'sustainability'. Where is the social sustainability in forcing local residents out of the area, away from their families and interests, increasing road traffic and care costs- the spin-offs are endless. Many of the new properties are 3 storey; again, how is this practical with an ageing population?

Surely it is time that SDC led the way in ensuring that a % of all new development over a certain number of homes - say 10% of developments over 20/30 properties should be bungalows? Surely homes for elderly but independent home owners is just as much a social need as those for young families?

[REDACTED]

From: [REDACTED]
Sent: 10 March 2018 11:44
To: [REDACTED]
Subject: Re: Development and the Older Resident

Follow Up Flag: Follow up
Flag Status: Completed

Dear [REDACTED]

Thank you for your reply. I shall follow up the references and look at the local plan. However, my immediate reaction to the points listed above is that the building activity I see locally does not meet these requirements, still less the wider issues I raised.

Looking at recent development in this area - Littlecombe and The Halt in particular - in the light of the above points;

9 and 10; there is no housing in either development which meet 'the particular needs' of the elderly, such as bungalows, level access, wider doors etc. I raised this issue with the MD of St Modwen who said there 'might be a couple of bungalows' in 2020. Can no-one see from the housing market that bungalows are highly sought after and would sell at a premium?

12; neither development has any services or infrastructure such as shops or public transport.

14; neither development has flexible or adaptable properties; many are three storey - hardly elderly friendly - and have no room to expand to create additional living space such as a 'granny annexe'.

29; meeting the needs of an elderly population etc. How ? None of the other parameters address this in any specific way. Fine words but no evidence.

In addition to my own circumstances I have worked for many years in the charity sector, particularly with disabled veterans of all ages, many of whom have the same issues and have found that in general the local authorities have little or no understanding of the needs of those with disabilities or age related issues. We do not all want the one bed-roomed rabbit hutch dear to the designers of accommodation for the elderly; we do need decent space, easy access, manageable gardens, parking for a caravan etc.

I should welcome your offer to add my contact details to the database.

Jane Jennings

On 8 March 2018 at 13:27, [REDACTED] > wrote:

Dear [REDACTED]

Thank you for your e-mail in respect of the issues you have encountered in securing appropriate housing for the older resident in the District. Issues such as this are important and indeed formed part of our recent public consultation regarding the Stroud District Local Plan Review. Chapter 1 set out 40 key issues which included points you have raised at:

Issues

- 9.** Meeting the District's identified future housing needs including the particular needs of the elderly and the needs of the travelling communities.
- 10.** Working with neighbouring authorities to meet the needs of the housing market area as a whole.
- 12.** Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development.
- 14.** Ensuring new housing design is flexible and adaptable, to meet the changing needs of diverse households.
- 15.** Updating existing housing stock across the District, to make it more fuel efficient, warmer and healthier to live in.
- 16.** Providing opportunities for self-build/custom housing, smaller sized developments and new models for housing delivery, to diversify and stimulate the housing market.
- 22.** Promoting high quality and locally distinctive design, incorporating where possible innovative, space efficient and flexible forms for modern living and working.
- 27.** Maintaining and improving the sustainability of our villages as places for living and working, by improving access to services, such as health and education, and jobs.
- 29.** Meeting the needs of an increasingly elderly population, enabling people to live independently for longer.
- 33.** Achieving mixed, balanced and cohesive communities offering a sense of community identity and belonging, tolerance, respect and engagement with people from different cultures, background and beliefs.
- 34.** Working with neighbouring authorities to meet the housing, economic and infrastructure needs of the wider market area.
- 35.** Working with public health providers to ensure that health and wellbeing is central to the planning and design of new development, including the provision of well designed and insulated homes, the creation of vibrant places, and a network of open spaces with opportunities for play, enhanced biodiversity and flood risk resilience.

The link to the Issues and Options Consultation document is here if you wish to inspect it further:

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan-review>

Residents and groups have made representations on similar matters to yours as part of the consultation which officers will carefully consider. We do welcome your comments and observations and would strongly encourage you to engage with the Local Plan Review process to make comments on housing needs, housing design and services to support older residents. For your information the published Local Plan Review Timetable is:

Issues and options consultation	Autumn 2017	An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs
Preferred options consultation	Autumn 2018	We should know much more about quantifying development needs by this time and about future preferred options and alternatives
Final draft plan consultation	Autumn 2019	A final chance to check that we have the right draft plan in place
Pre-submission consultation	Autumn 2020	The formal stages of making representations on the plan
Modifications	Summer 2021	Consultation on any proposed modifications to the plan
Adoption		It is anticipated that the new Local Plan will be adopted by Winter 2021/22

We wish to thank you for your interest and willingness to make comments about older resident needs and hope that you will become involved in the remaining public consultation stages of the Local Plan Review. If you wish I can add your contact details to the Local Plan Review Consultation database. Let me know.

Yours Sincerely

[Redacted signature]

[Redacted contact details]



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