

Policy H4

Housing for Older People

1. Proposals for new retirement housing are required to meet the following technical and design criteria, in addition to the criteria set out in the Policy H1 (Housing Mix). Proposals should:
 - a. Reflect the latest independent evidence on older persons housing needs. Alternative methods of assessment, such as outdated reports, anecdotal evidence or generic evidence not tailored to older persons' specific needs, will not be considered appropriate;
 - b. Be within sustainably located and well-connected areas of the District, where there is easy access to shops, community facilities including healthcare, public transport and other services appropriate to the needs of the future occupiers;
 - c. May be located in rural villages where an up-to-date Local Housing Needs Survey or other independent evidence of need, as agreed by the Council, identifies a local need for older persons accommodation;
 - d. Incorporate the latest HAPPI (Housing our Ageing Population Panel for Innovation) design principles, where possible, in order to offer attractive alternatives to the current home;
 - e. Incorporate an accessible lift in flatted developments of 2 or more storeys, unless otherwise agreed by the Council;
 - f. Provide access to private and/or communal outdoor space; and
 - g. Provide high quality homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, which contributes towards addressing the challenge of climate change.
2. Developments of 50 or more dwellings (except 100% affordable housing schemes), in appropriate locations subject to the criteria above, will be expected to provide units for older people. This is to be informed by the latest evidence including up-to-date Local Housing Needs Surveys. The inclusion of housing suitable for older people on smaller sites is also encouraged.
3. Development proposals for older persons C3 accommodation forms part of the overall housing need for Sevenoaks District, and will trigger Policy H2 (Provision of Affordable Housing).