

# Specialised Housing Study: Older & Disabled People

Oadby & Wigston Borough Council

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MARCH 2024

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## Executive Summary

This Specialised Housing Study for older and disabled people's housing has been prepared on behalf of Oadby and Wigston Borough Council ("the Council") by Nexus Planning and Nexus Analytics and Research.

The National Planning Practice Guidance document 'Housing for Older and Disabled People' (NPPG, 2019) states that within the UK people are living longer lives and the proportion of older people in the population is increasing. Consequently, there is a "critical" need for more housing for older people, as well as for a better choice and quality of accommodation.

The NPPG also states it is "crucial" that appropriate housing is provided for people with disabilities to ensure individuals can live safely and independently with greater choice and control over their lives; and that the number of people with disabilities will increase given the increasing proportion of older people in the population.

In this context, the Study seeks to establish the need for accommodation for older and disabled people in the Borough. Specifically, it investigates the supply and demand of bungalows in response to anecdotal concerns raised by local stakeholders that a large number are being lost through redevelopment and extensions to create 2 storey dwellings.

The key conclusions of this Study are summarised below:

- There is a significant, and growing, proportion of older people in the Borough - in particular, a large proportion of people aged 75 and over.
- The number of wheelchair users in the Borough is projected to increase by 27.6% between 2021 and 2041, with the number of people experiencing dementia also projected to increase by 44.4% over this period.
- There is insufficient accommodation coming forward to meet the above need.
- **There is a need for all types of accommodation for older people over the Plan period, with the greatest need being for housing with support (262 units in 2021 rising to 587 units in 2041) followed by housing with care (276 units in 2021 increasing to 397 units in 2041).**
- The quality of older person's accommodation is currently satisfactory, although if not maintained appropriately, it will likely decline over the coming years.
- Market research indicates there is a significant demand for bungalows mainly by older people. However, there appears to be a lack of bungalows available to meet this demand and limited stock coming forward given new bungalows are rarely constructed.

The Study makes a series of recommendations on how a robust planning policy can be formulated in relation to housing for older and disabled people as part of the Local Plan Review currently underway, as set out below:

- *Need* - The Study has established a clear need for more older person's accommodation in the Borough up to 2041. Any policies should therefore take a proportionate approach to requiring the submission of a need assessment as part of future relevant planning applications.
- *Site Allocations / Quota of Housing for Older People* – Consideration should be given to a Borough-wide target for delivering homes for older people over the Plan period consistent with the findings of this Study if feasible to do so.
- *Type of Accommodation* – Policies should encourage all accommodation types to cater for the Borough's aging and disabled population over the Plan period.
- *Affordable Housing* – As the Study identifies a need for more affordable accommodation for older people (although the need is greater for market housing), more affordable housing for older people should be encouraged.

- *Retention of Existing Older People's Accommodation* – Given the scale of the need, policy should prevent the loss of existing accommodation for older people unless certain criteria are met. I.e. poor quality of the accommodation.
- *Bungalows* – It is recommended the Council consider an appropriate policy in its emerging Local Plan. The Council should also give consideration to attaching a planning condition to planning permissions for new bungalows, which restricts their sale to those aged 50 or over for example, or those aged under 50 but with evidence of a need to live in an accessible bungalow. A planning condition along the lines of the above would, in principle, meet the tests of planning conditions set out in national planning guidance and assist in ensuring new bungalows are occupied by those who need them most.
- *Quality of Accommodation* – Local Plan policies should support the provision of high-quality accommodation suited to the specific needs of residents and consider specific amenity space and parking standards to guide new development.
- *Technical Housing Standards* – The M4(1): Visitable Dwelling standard is currently mandatory through the Building Regulations, with the M4(2) Accessible and Adaptable standard also due to become mandatory shortly. This Study also demonstrates that a sufficient need exists to justify the delivery of the M4(3): Wheelchair user standards, which will help bring forward an adequate supply of accessible housing within all categories and enable a greater proportion of disabled people to meet their needs at home. The Council should therefore seek to deliver future policies that will require all new dwellings to be built to at least meet M4(1) and M4(2) standards, as well as encourage M4(3) standards where viable.

## 1. Introduction

- 1.1 This Specialised Housing Study for Older and Disabled People's Housing has been prepared on behalf of Oadby and Wigston Borough Council ("the Council") by Nexus Planning and Nexus Analytics and Research.
- 1.2 The National Planning Practice Guidance document 'Housing for Older and Disabled People' (NPPG, 2019) highlights that, within the UK, people are living longer lives and the proportion of older people in the population is increasing. The need to provide housing for the growing number of older people nationally is therefore "*critical*" - a scenario replicated at the local level within most authorities in the country.
- 1.3 Aside from the need to deliver more housing for older people, the NPPG also highlights a need to provide a better choice of accommodation to suit the changing needs of older people, enabling them to live independently for longer, feel connected to their communities, and help reduce costs to social care and health systems.
- 1.4 In addition, the NPPG states it is "*crucial*" that appropriate housing is provided for people with disabilities to ensure individuals can live safely and independently with greater choice and control over their lives; and that the number people with disabilities will increase given the increasing proportion of older people in the population.
- 1.5 In line with national trends, the Leicester and Leicestershire Housing and Economic Needs Assessment (HENA, 2022) has identified that over the next 20 years there will continue to be a high proportion of disabled people in the Borough, with the number of people aged 65 and older also likely to increase significantly. Accordingly, the HENA has identified a potential shortfall in accommodation for both older and disabled people within the Borough by 2041.
- 1.6 A review of the adopted Local Plan is currently underway and is at the early stages of preparation. In light of the HENA findings, the aim of this Study is to therefore carry out further research into the number of older and disabled people in the Borough, and the amount and type of accommodation required over the new Local Plan period. Specifically, the Study investigates the supply and demand of bungalows in the Borough in response to anecdotal concerns raised by the local community and Members that a large number of bungalows – which form a suitable form of accommodation for older people – are being lost to redevelopment or conversion to 2 storey dwellings.
- 1.7 In light of the research findings, the Study then makes a number of recommendations for how to formulate a robust planning policy in relation to housing for older and disabled people in order to ensure the right number of homes are delivered, in the right place and at the right time.
- 1.8 It is envisaged this will enable individuals that might be under-occupying residential properties, to move to accommodation of a more manageable size, better-suited to their needs – in turn having a positive knock-on effect on the supply and delivery of other forms of housing.
- 1.9 The Study will form a key evidence base document in the Local Plan Review (LPR), and is structured as follows:
  - Section 2 provides an overview of the spatial context and demographic profile of the Borough, specifically in relation to older and disabled people.
  - Section 3 reviews national planning policy guidance against which any Local Plan policy relating to older and disabled people would be required to conform, as well as regional and local policy documents relating to older and/or disabled people.

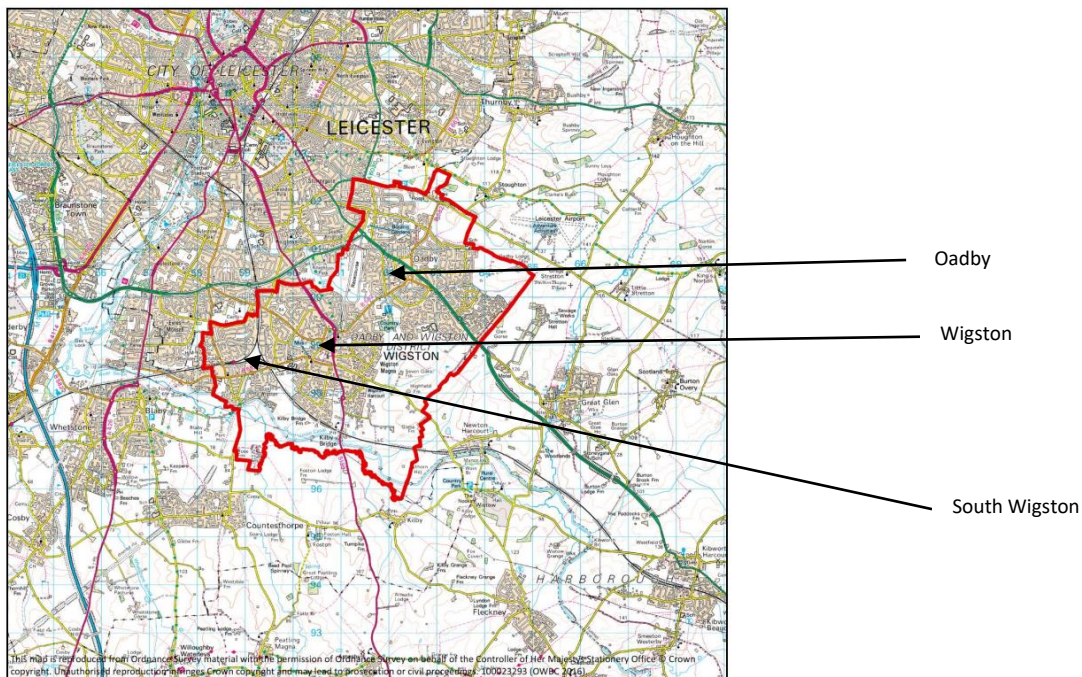
- Section 4 sets out the methodology and findings of the research. Specifically, the current and future proportion of older and disabled people in the local population; and the existing supply, demand and therefore need for housing for older and disabled people taking into account the findings of the HENA. The supply and demand for bungalows, and the preferred location for any new housing has also been considered.
- Section 5 sets out the overall conclusions of the Study and Nexus' recommendations for how a robust policy relating to housing for older and disabled people might be formulated as part of the LPR.

## 2. Oadby & Wigston Borough

### Spatial Context

- 2.1 The Borough of Oadby and Wigston is a small, predominantly built-up authority adjoining the south-east boundary of Leicester City. Indeed, all of the Borough's urban areas fall within the Leicester Principal Urban Area (PUA).
- 2.2 The strong spatial relationship of the Borough to Leicester City is illustrated below:

Figure 2.1 Location of Oadby & Wigston Borough

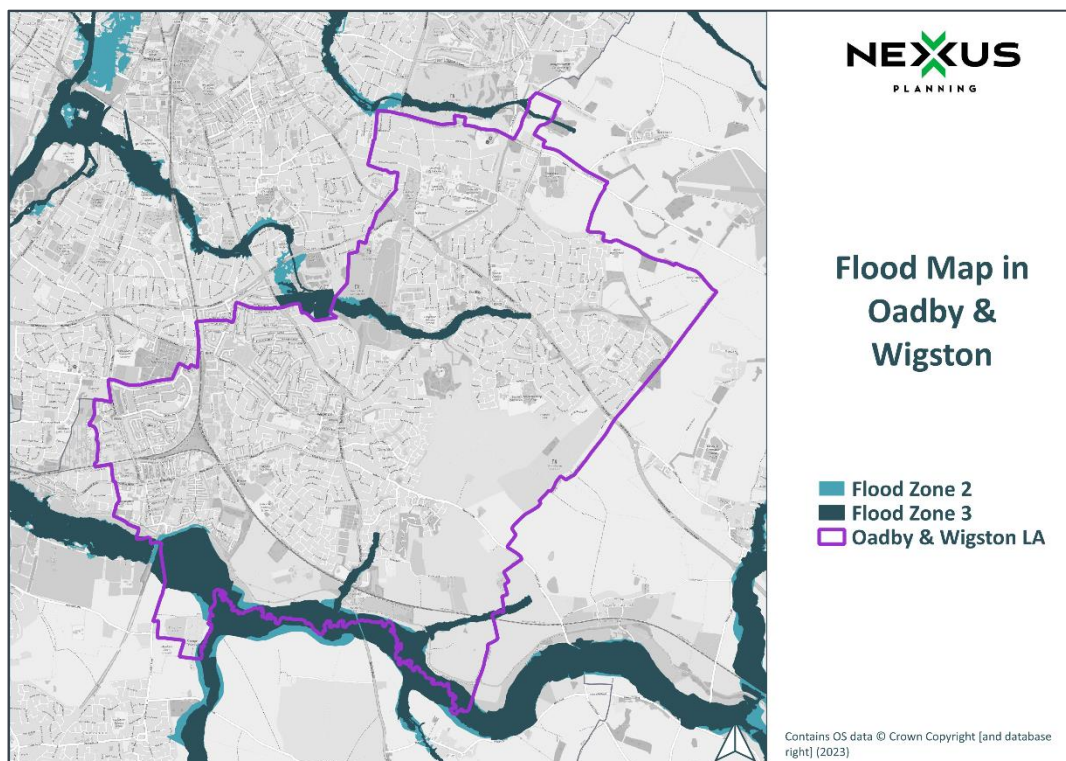


- 2.3 The Borough has a population of just 57,753 (Census 2021) and an area of approximately 2,400 hectares. Indeed, data from the Office for National Statistics (ONS) demonstrates that of the 374 local authority districts in the UK, the Borough is the 11<sup>th</sup> smallest - 3<sup>rd</sup> smallest if the 8 London Boroughs smaller than Oadby and Wigston are discounted<sup>1</sup>.
- 2.4 The majority of the population reside within the 3 main urban settlements of Oadby in the northern half of the Borough, Wigston in the central part of the Borough and South Wigston in the south-west (see above).
- 2.5 An extract from the adopted Local Plan Policy Map is provided in [Appendix 1](#). As illustrated on the map, land surrounding the urban area in the south, south-east and north-east of the Borough comprises undeveloped fields and - with the exception of a large residential allocation to the east of Wigston (discussed later) - is designated as 'Countryside'. A parcel of land to the north-west; and in the central part of the Borough comprising the Leicester Racecourse and Brocks Hill Country Park is also designated as Green Wedge.

<sup>1</sup> Standard Area Measurements (2021) for Administrative Areas in the United Kingdom, ONS

- 2.6 Adopted local planning policies relating to the Countryside and Green Wedge place criteria-based restrictions on new development in these areas, with only small-scale development related to outdoor sport, recreation and/or leisure generally considered acceptable.
- 2.7 In addition, the Borough's southern boundary is formed by the River Sence with the Grand Union Canal running alongside this approximately 100-200 metres to the north. As a consequence of this, a large area of land in the southern part of the Borough (also designated as Countryside) falls within Flood Zone 3 (high risk) where residential development (including for older and disabled people) is severely restricted (see map below).

Figure 2.2 Flood Risk Map



Source: Flood Maps for Planning, Environment Agency

- 2.8 Due to a combination of the relatively small size of the Borough and the aforementioned physical constraints, the level of growth coming forward in the Borough is therefore spatially restricted.

### Local Demography

- 2.9 According to 2021 Census data, the Borough had – at that time – a population of 57,753. This represents a population increase of 2.8% since the 2011 Census when the population was 56,170. However, it is a significantly smaller increase than in England (6.6%) and the East Midlands (7.7%) over the same time period.
- 2.10 Census 2021 data also illustrates the age profile of Borough residents, as set out in the table below. This shows that the Borough has an older population in comparison to England, East Midlands and Leicestershire, with a larger proportion of people aged 65 and over.



Figure 2.3 Age Profile of the Borough in Comparison to Leicestershire, the East Midlands and England

Age Group	Population	% of total population	Leicestershire % of total population	East Midlands % of total population	England % of total population
0-15	10,537	18.2%	17.5%	18.1%	18.6%
16-64	34,913	60.5%	61.7%	62.4%	63.0%
65+	12,303	21.3%	20.8%	19.5%	18.4%
Total population	57,753	100.0%	100.0%	100.0%	100.0%

Source: Census 2021

2.11 With regards to the health of the local population, Census 2011 asked respondents to assess the status of their general health on the following scale: very good, good, fair, bad or very bad. The responses of all residents in the Borough, in comparison to Leicestershire, the East Midlands and England, are presented in the table below. As seen, reported health is slightly higher in the Borough in comparison to the East Midlands and England, though slightly lower than that of Leicestershire.

2.12 Data derived from Census 2011 and set out in the table below, indicates that residents of the Borough have improved health when compared to regional and national averages, although slightly worse health in comparison to Leicestershire as a whole.

Figure 2.4 Health Status of in the Borough in Comparison to Leicestershire, the East Midlands and England, 2011

General health	Oadby & Wigston	Leicestershire	East Midlands	England
Very good or good health	81.8%	83.0%	81.4%	80.4%
Fair health	13.4%	12.7%	13.1%	14.0%
Bad or very bad health	4.8%	4.3%	5.5%	5.6%

Source: Census 2011

2.13 Looking specifically at the population of over 65s, it can be seen in the table below that similar trends are followed, wherein health in the Borough is high in comparison to regional and national averages, but slightly lower than that of Leicestershire as a whole.

Figure 2.5 Health Status of over 65s in the Borough in Comparison to Leicestershire, the East Midlands and England, 2011

General health	Oadby & Wigston	Leicestershire	East Midlands	England
Very good or good health	53.1%	53.9%	49.2%	50.7%
Fair health	34.5%	34.2%	36.4%	34.8%
Bad or very bad health	12.5%	11.9%	14.4%	14.5%

Source: Census 2011

2.14 The table below outlines the average life expectancy in each ward of the Borough, the Borough as a whole, Leicestershire and England. The life expectancy for males in the Borough is broadly in line with national averages, although female life expectancies are slightly higher.

2.15 Within the Borough, however, there is considerable variance between different wards. As seen in the table below, life expectancies in Oadby wards are generally higher than in wards located in Wigston and South Wigston.

Figure 2.6 Life expectancy, 2016 to 2020

Ward	Male	Female
South Wigston	76.9	82.4
Wigston Fields	78.1	83.4
Wigston All Saints	78.3	81.8
Wigston Meadowcourt	85.3	93.3
Wigston St Wolstans	78.3	82.5
Oadby St Peter's	77.9	86.7
Oadby Brocks Hill	79.8	84.6
Oadby Woodlands	81.1	88.6
Oadby Uplands	82.1	87.1
Oadby Grange	83.1	85.6
Oadby & Wigston	79.7	84.4
Leicestershire	80.6	84.2
England	79.5	83.2

Source: Life expectancy, 2016 to 2020, years, The Office for Health Improvement and Disparities

- 2.16 In addition, according to the Index of Multiple Deprivation (IMD, 2019), which measures deprivation across seven domains – income, employment, education, health and disability, crime, barriers to housing and services, and living environment – the Borough is ranked 249<sup>th</sup> out of 317 local authorities in England where 1 is the most deprived and 317 is the least deprived. The Borough therefore sits within the upper quartile of local authorities indicating it has a relatively low level of deprivation. Indeed, it consistently ranks amongst the 50% least deprived local authorities.
- 2.17 The table below illustrates how the Borough ranks across the seven aforementioned domains out of 317 local authorities. Although there is some variation across the different domains, the Borough ranks highest in living environment (296<sup>th</sup>) but lowest in health and disability (170<sup>th</sup>).

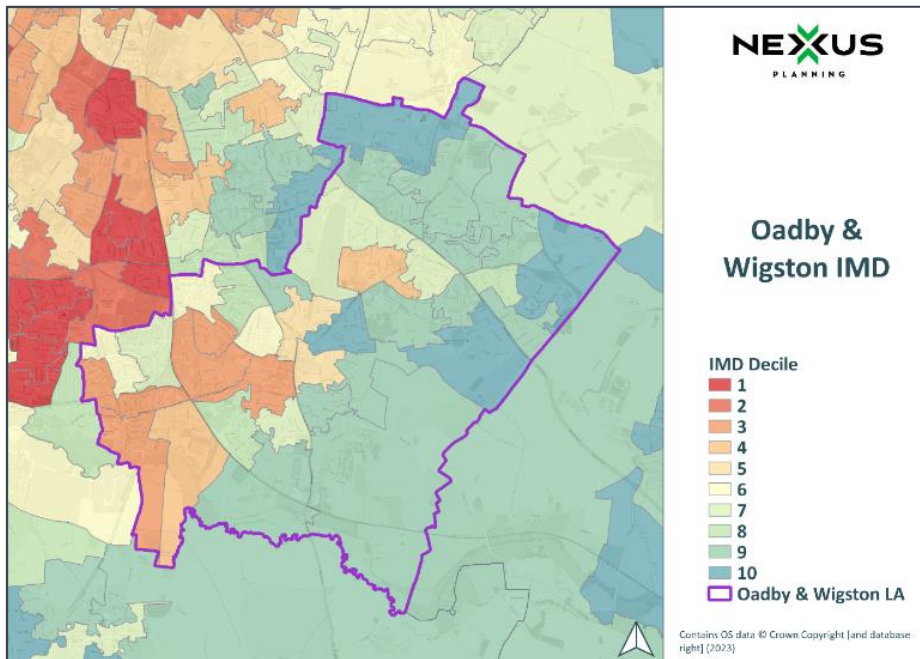
Figure 2.7 Borough Ranking for the Seven Index of Multiple Deprivation Domains

IMD	Income	Employment	Education	Health and Disability	Crime	Barriers to Housing and Services	Living Environment
249	214	214	191	170	229	251	296

Source: Index of Multiple Deprivation (2019)

- 2.18 However, as illustrated in the map below, the score is polarised with the IMD score varying considerably within the Borough. Indeed, Oadby to the north of the Borough is generally less deprived, with some areas sitting in the least 10% deprived nationally, but areas in South Wigston to the south have generally higher levels of deprivation.

Figure 2.8 Index of Multiple Deprivation Scores for the Borough



Source: IMD 2019

2.19 The tables below display the tenure of people aged 65 and over in the Borough, Leicestershire, the East Midlands and England. These show that the proportion of over 65s in the Borough living in accommodation they own is very high, particularly in the 65-74 age group, and is higher than seen across Leicestershire, the East Midlands and England.

Figure 2.9 Tenure of population aged 65 and over in the Borough, 2011

Tenure	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	88.6%	87.2%	83.5%
Rented from council	5.2%	6.4%	7.7%
Other social rented	1.6%	1.8%	3.6%
Private rented or living rent free	4.5%	4.6%	5.2%

Source: Census 2011

Figure 2.10 Tenure of population aged 65 and over in Leicestershire, 2011

Tenure	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	85.0%	81.6%	72.1%
Rented from council	6.8%	8.7%	13.4%
Other social rented	3.5%	4.5%	7.1%
Private rented or living rent free	4.7%	5.2%	7.4%

Source: Census 2011

Figure 2.11 Tenure of Population Aged 65 and Over in the East Midlands, 2011

Tenure	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	78.6%	76.0%	66.7%
Rented from council	10.3%	11.9%	15.7%
Other social rented	5.0%	6.2%	8.7%
Private rented or living rent free	6.0%	5.9%	8.8%

Source: Census 2011

Figure 2.12 Tenure of Population Aged 65 and Over in England, 2011

Tenure	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	76.3%	74.8%	68.2%
Rented from council	9.5%	10.4%	12.0%
Other social rented	7.8%	8.8%	11.7%
Private rented or living rent free	6.4%	6.0%	8.1%

Source: Census 2011

## 3. Planning Policy Context

3.1 This section analyses the national and local planning policy context in relation to housing for older and disabled people.

### National Planning Policy Framework (2023)

3.2 The NPPF sets out the Government's planning policies for England and how they should be applied.

3.3 At the heart of the NPPF is a *"presumption in favour of sustainable development"* (paragraph 10), which comprises three overarching and interdependent economic, environmental and social objectives that paragraph 8 explains need to be pursued in mutually supportive ways.

3.4 The social objective is of particular relevance to this Study with paragraph 8 advising strong, vibrant and healthy communities should be delivered, as well as a sufficient number and range of homes provided to meet the needs of present and future generations, and fulfil the requirements to have *"well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"*.

3.5 One of the key aims of the NPPF is to *"significantly boost the supply of homes"*, with paragraph 60 advising *"it is important that [...] the needs of groups with specific housing requirements are addressed without unnecessary delay"*.

3.6 Paragraph 63 also states *"the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies"*. This includes older and disabled people who are specifically mentioned in paragraph 63 and defined in the Glossary of the NPPF as follows:

- **Older People:** *"People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs"*.
- **Disabled People:** *"People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs"*.

3.7 Footnote 52 of the NPPF also advocates the use of optional technical standards in creating new places with an adequate supply of accessible housing.

3.8 In addition, paragraph 128 states *"planning policies and decisions should support development that makes efficient use of land"* taking into account a variety of factors including the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it (criterion a), local market conditions and viability (criterion b), the availability and capacity of infrastructure and services (criterion c), and the desirability of maintaining an area's prevailing character and securing well-designed places (criteria d and e).

### National Planning Practice Guidance: 'Housing for Older and Disabled People' (2019)

3.9 The NPPF is supported by a number of NPPG documents, which provide further information on how the policies contained in the Framework should be applied.

3.10 'Housing for Older and Disabled People' (2019) is of particular relevance to this Study and makes clear in paragraph 006 (in line with paragraph 62 of the NPPF) that authorities should set clear policies to address the housing needs of particular groups such as older and disabled people, which can set out how proposals for the different types of housing that these groups are likely to require will be considered.

3.11 With regards to older people, the first line of the NPPG makes clear the extent to which the population is ageing and therefore the need to deliver a better quality and choice of accommodation:

*"The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking"* Our emphasis.

3.12 The NPPG therefore reinforces the statement in the NPPF that policy-making authorities should determine the needs of the existing population of older people as well as those approaching or reaching retirement over the plan period; and explains in paragraph 006 that policies "*could provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period*".

3.13 Paragraph 013 indicates that authorities can allocate sites for housing for older people but advises it is up to the plan-making body to decide whether to do so. Indeed, doing so can provide greater certainty for developers and encourage the provision of sites in suitable locations, which may be appropriate where there is an identified unmet need for specialist housing.

3.14 In terms of identifying the housing requirement for older people, paragraph 004 states the age of residents can be drawn from Census data, including projections of population and households; and the tenure and type of accommodation can be obtained from a number of online tool kits such as the Strategic Housing for Older People Analysis Tool (SHOP@) and/or evidence from Joint Strategic Needs Assessments prepared by Health and Wellbeing Boards.

3.15 In addition, paragraph 016a of the NPPG confirms accommodation for older people should be counted towards local authority housing figures and suggests authorities "*could also provide indicative figures or a range for the number of units of specialist housing for older people needed*".

3.16 The NPPG explains in paragraph 003 that the health and lifestyles of older people, and in turn their housing needs, differ greatly with paragraph 010 setting out the following types of accommodation for older people:

- **Age-restricted general market housing:** *This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.*
- **Retirement living or sheltered housing:** *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*
- **Extra care housing or housing-with-care [now known as Integrated Retirement Communities]:** *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently*

*with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

- **Residential care homes and nursing homes:** *These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes”.*

3.17 However, paragraph 010 makes clear the above is not definitive with paragraph 012 advising innovative and diverse housing models may need to be considered where appropriate.

3.18 Paragraph 012 also makes specific reference to bungalows in the suite of accommodation available for older people, stating *“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, or homes which can be adapted to meet a change in their needs. Plan-makers will therefore need to identify the role that general housing may play as part of their assessment”.*

3.19 In addition, paragraph 012 states authorities will need to consider the size, location and quality of dwellings needed for older people in the future in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish.

3.20 Indeed, paragraph 013 states the location of housing for older people is a key consideration for people who may be considering whether to move; and advise factors to consider include the proximity of sites to public transport, local amenities, health services and town centres.

3.21 With regards to housing for disabled people, paragraph 002 of the NPPG recognises the need to provide appropriate accommodation advising *“it is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime”.*

3.22 Paragraph 003 explains disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. However, it states local authorities may also wish to consider groups outside of the scope of this definition as considering the variety of needs will enable disabled people to live more safely and independently.

3.23 In identifying the housing needs of disabled people, paragraph 005 states multiple sources of information may need to be considered in relation to disabled people who require adaptations in the home. Specifically, information regarding the number of people with a long-term limiting illness can be obtained from Census data, and the number of disability benefit claimants can be obtained from the Department for Work and Pensions. Although the NPPG makes clear that not all these people will necessarily require adaptations in the home.

3.24 Applications for Disabled Facilities Grant (DFG) will also provide an indication of levels of expressed need. Although this will underestimate total need as there may be a large number of people who would want or need an adaptation, but would not have applied to the DFG.

- 3.25 The importance of inclusive design in housing for older and disabled people is also discussed in paragraph 017, which states that inclusive design can help break down unnecessary physical and psychological barriers and exclusions caused by poor design of buildings and places, therefore fostering social inclusion. However, it warns inclusive design is often mistakenly seen as a Building Regulations issue to be addressed once planning permission has been granted, and that the needs of users such as older and disabled people are often considered too late in the day.
- 3.26 Paragraph 018 expands on this advising that *“inclusive design can help older and disabled people live more independently and reduce health and social care costs. Inclusive design should not only be specific to the building, but also include the setting of the building in the wider built environment”*.
- 3.27 The paragraph then sets out a series of design issues to consider in new developments. This includes the design principles set out in the ‘Housing our Ageing Population Panel for Innovation’ (HAPPI) report such as provision of spaces with good lighting, wheelchair access, flexible and adaptable spaces, and social spaces promoting interaction; as well as the ‘Building for Equality: Disability and the Built Environment Report’.
- 3.28 Paragraph 019 expands on this stating *“evidence has shown that good quality housing and sensitively planned environments can have a substantial impact on the quality of life of someone living with dementia. People with dementia need to have access to care and support to enable them to live independently and homes need to be designed with their needs in mind [...] There should be a range of housing options and tenures available to people with dementia”*.
- 3.29 Accordingly, the NPPG advises local planning authorities to consider certain design principles when developing new housing for people with dementia including an easy to navigate physical environment, good orientation and familiarity, reduction in unnecessary clutter, disorienting visual and auditory stimuli.
- 3.30 In addition, paragraph 008 encourages the provision of accessible and adaptable housing advising stating that it is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.
- 3.31 Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, sufficient circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.
- 3.32 Where a need for accessible and adaptable housing exists and in order to bring forward an adequate supply of this type of housing, paragraph 009 states plans are expected to make use of the optional technical housing standards; and encourages housing policies to set out the proportion of new housing delivered to the following standards subject to evidence of need, viability and a consideration of site specific factors:
- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)
  - M4(2) Category 2: Accessible and adaptable dwellings
  - M4(3) Category 3: Wheelchair user dwellings
- 3.33 Although it should be noted that the Category M4(1) is mandatory through Building Regulations in any event, with Category M4(2) also due to become mandatory imminently.



## Housing Our Ageing Population (2022)

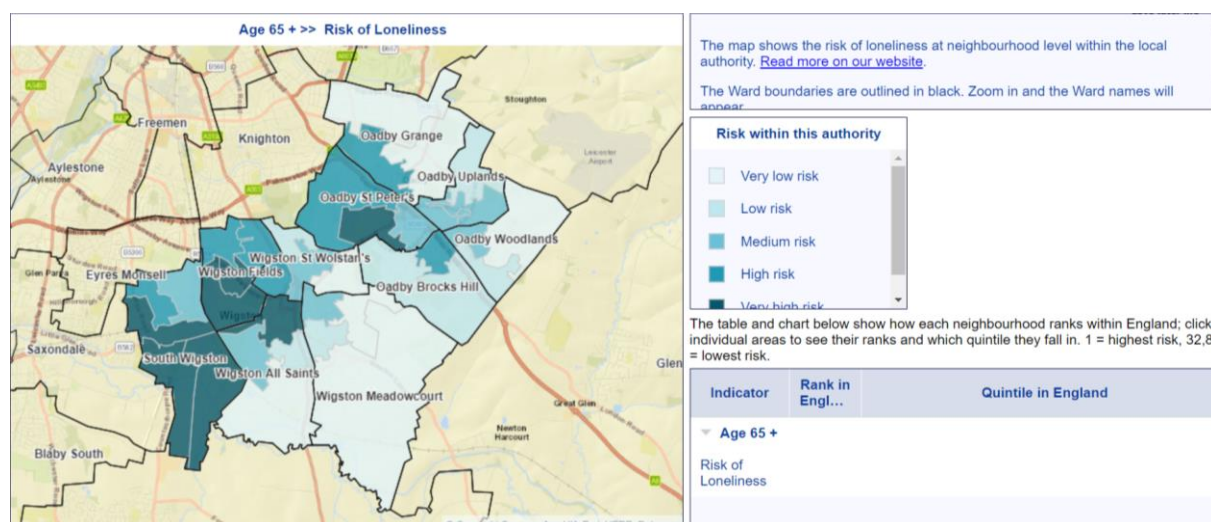
- 3.34 This report was produced by commissioned by the Local Government Association and Housing Learning and Improvement Network and makes a number of recommendations to Government on how the needs of people in later life can best be addressed.
- 3.35 The report explains society is ageing and more people require housing that meets their needs as they age. Specifically, it states that between 2014 and 2039, over 70% of projected household growth will be made up of households comprising someone aged 60 or older; therefore the suitability of the housing stock is of critical importance to the health of individuals and impacts on public spending and the NHS.
- 3.36 The report also explains that due to the increasing number of older people, they are now key players in the wider housing market and Councils are well-placed to exercise local leadership and take a greater strategic approach to enhance the housing and lifestyle choices for people in later life.
- 3.37 The report makes the following key recommendations insofar as they are relevant to this Study:
- The planning system should be used to facilitate a wide range of housing options suitable housing for older people. This will help to free up larger homes for families in need of space. Specifically, the document references the 'Homes for later living' report, which advises 3 million people over 65 want to move to a smaller property but are put off by the lack of choice.
  - Councils should set out in their Local Plan evidence base (as in this Study), details of the need for different types of housing suited to older people including mainstream housing that is suitably designed and/or adapted and specialist types of housing to better suit the changing needs of people in later life.
  - Deliver a range of tenures that provides choice for older people who want to rent (social/affordable and market rent) as well as people who want to buy (outright ownership and shared ownership) housing that is designed to meet their needs.
  - Deliver housing options that can support people living with dementia and other complex health conditions.
  - Deliver housing that promotes mixed communities and inter-generational living.
  - Adapt and future-proof existing homes. Indeed, the report specifically notes that 80% of the homes we will be living in by 2050 are already built. It is therefore about making best use of the existing housing stock, the wider age-friendly built environment, age-friendly communities and supporting people in their own homes to have access to timely interventions and access to social networks.

## All the Lonely People: Loneliness in Later Life (2018)

- 3.38 This report into loneliness in older people was carried out by Age UK building on previous work carried out by them into the issue.
- 3.39 The report states that (at the time the document was produced) around 1.4 million older people in England were "*often lonely*". Notwithstanding this, it explains that the proportion of older people that are lonely has remained fairly static over time. However, as result of population growth, the number of people aged 50 and over living in England who will often feel lonely will reach 2 million people by 2025/26 unless the problem is tackled. Loneliness is therefore one of the key issues currently facing older people.

- 3.40 The report advises that the likelihood of being lonely is not necessarily greater in old age. Although older people are more likely to experience loneliness if they have no one to open up to when they need to talk, are widowed, are in poor health, feel as if they do not belong in their neighbourhood, are unable do what they want and/or live alone.
- 3.41 There are also other circumstances which reduce older people’s ability to participate in the community and can inhibit their ability to maintain or establish new meaningful relationships such as physical and mental health difficulties, sensory impairments, money worries, caring responsibilities, neighbourhoods which are not age friendly i.e. have poor public toilet provision, poor public transport accessibility and uneven pavements. This is in addition to high levels of crime and/or the fear of unfriendly or untrustworthy people.
- 3.42 With specific regard to Oadby and Wigston, data obtained from the Office of Health Improvement and Disparities ‘Fingertips’ web site, states that residents within the Borough score slightly higher for loneliness than the regional and national average, with 23.74% of residents experiencing loneliness compared with 22.7% in East Midlands and 22.26% in England.
- 3.43 In addition, an extract from the Age UK online mapping tool allowing the risk of loneliness in different geographical areas to be identified is provided below and indicates South Wigston in particular is at “very high risk” of loneliness.

Figure 3.1: Map Showing Likelihood of Those Aged 65+ in Oadby and Wigston Experiencing Loneliness



Source: <https://data.ageuk.org.uk/loneliness-maps/england-2016/oadby%20and%20wigston/>

### Falls: Applying all Our Health (2022)

- 3.44 This report was prepared by Public Health England who transitioned into the Office for Health Improvement and Disparities (OHID) on 1 October 2021.
- 3.45 The Introduction to the document states that “people aged 65 and older have the highest risk of falling; around a third of people aged 65 and over, and around half of people aged 80 and over, fall at least once a year”.
- 3.46 The report also contains a number of concerning statistics regarding falls as summarised below:

- Falls are the number one reason why older people are taken to the emergency department at Hospital.
- Unaddressed fall hazards in the home are anticipated to cost the NHS England £435 million.
- A review of long-term disability found that around 20% of hip fracture patients entered long-term care in the first year after fracture.
- Hip fractures alone account for 1.8 million hospital bed days and £1.1 billion in hospital costs every year.

3.47 The report explains that the likelihood of falls is increased if an individual suffers osteoporosis, and the causes of having a fall are multifactorial - the result of the interplay of multiple risk factors including:

- Muscle weakness
- Poor balance
- Visual impairment
- Polypharmacy – and the use of certain medicines
- Environmental hazards
- Some specific medical conditions, which might make a person more likely to fall.

3.48 In order to minimise the incidence of falls, the report therefore recommends all older people undertake physical activities to improve muscle strength at least twice a week, which can include circuit and/or resistance training, Nordic walking, weights, ball games and/or racquet sports.

3.49 The above statistics appear to be replicated at local level with the NHS Leicester, Leicestershire and Rutland Oadby and Wigston Needs Assessment (2022) advising that there is expected to be an increase of 918 patients aged over 65 (27%) between 2020 and 2040 resulting from falls.

3.50 Active Together operate a 'Steady Steps' exercise programme aimed at helping older people retain and build muscle strength as a prevention approach against falls in the local older persons' population. This alone is not enough to minimise the incident of falls and is not accessible to all in relation to limited spaces, criteria-based entrance and is dependent on access to the service.

3.51 The National Falls Prevention Coordination Group's Falls and Fracture consensus statement report advocates for a 'whole system approach' to prevention including:

- Risk factor reduction across the life-course
- Case finding and risk assessment
- Strength and balance exercise programmes
- Healthy homes
- High-risk care environments

- Fracture liaison services
- Collaborative care for severe injury.

## Leicester & Leicestershire Housing & Economic Needs Assessment (HENA, 2022)

- 3.52 The Housing and Economic Needs Assessment (HENA, 2022) provides a joint evidence base relating to housing and employment needs across the Leicester and Leicestershire sub-region and will be used to inform preparation of Local Plans.
- 3.53 Specifically, it is envisaged the HENA will help authorities within the sub-region identify the amount and type of housing needed and where it should be located.
- 3.54 Chapter 11 of the HENA explores the housing needs of older and disabled people. Specifically, paragraph 11.41 provides an estimate of the proportion of older people within various authorities in Leicester and Leicestershire using the 2019 ONS Mid-Year Population Estimates. It states that in 2019 the population of those aged over 65 was relatively high in the Borough at 21.7%, which is significantly above the sub-regional average of 17.7%. The proportion of over 75s is also particularly high at 11.2% of the population – the highest in the sub-region – with the second highest authority being Melton at 10.1%.
- 3.55 In addition, although based on 2011 Census data, Figure 11.3 indicates that a significant proportion of older people in the Borough are owner occupiers (86.7%), which is the highest in the sub-region with only 8.5% and 4.8% of older people in social rented and private rented accommodation respectively.
- 3.56 As set out in the below table from the HENA, the document shows the estimated needs for different types of older person’s housing in the Borough:

Figure 3.2 Extract from Table 11.21 of the HENA – Specialist Housing Need in the Borough for 2020-41 – Adjusted for SHOP@Review Assumptions

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/20pprox. (-ve)	Additional demand to 2041	Shortfall/20pprox. by 2041
Housing with support	Market	69	185	443	258	206	464
	Affordable	54	311	347	36	161	197
Total (housing with support)		122	496	790	294	367	661
Housing with care	Market	31	18	199	181	92	273
	Affordable	13	10	86	76	40	116
Total (housing with care)		44	28	284	256	132	389
Residential care bedspaces		39	336	253	-83	117	34
Nursing care bedspaces		44	180	284	104	132	237
Total bedspaces		83	516	537	21	249	271

- 3.57 This indicates a shortfall by 2041 of all types of housing for older people, with the greatest shortfall being for housing with support (661), followed by housing with care (389), then residential and nursing care (271). This amounts to a need for 1,321 units of accommodation for older people over the 2020-2041 period (63 per annum) – which to put this into perspective is roughly 1 new development comprising housing for older people per year. It should be noted that the tables do not necessarily include recent grants of planning permission for residential care and nursing care facilities.

3.58 The HENA highlights that there is a trend where there is a much higher need for older person’s accommodation in areas where the population/household projections are more modest. This includes the Borough and will influence the proportional need for older persons specialist housing. Accordingly, Table 11.22 of the HENA concludes that the need for accommodation for older people amounts to 75% of all homes in the Borough, which is the highest of all authorities in the sub-region by some margin and significantly above the average of 21.6%.

Figure 3.3 Extract from Table 11.22 of the HENA – Estimated proportion of need as older persons housing – linking to baseline projections

	Housing with care/support	Bedspace allowance	Total need	Indicative % all homes
Leicester	4,566	494	5,060	18.8%
Blaby	1,180	345	1,524	17.9%
Charnwood	2,802	651	3,453	18.5%
Harborough	1,567	368	1,936	22.2%
H & B	2,216	565	2,781	26.9%
Melton	710	156	866	56.2%
NWL	1,576	536	2,112	18.3%
O & W	1,050	150	1,200	75.0%
Leicestershire	11,101	2,771	13,872	22.8%
L & L	15,667	3,265	18,933	21.6%

3.59 Paragraph 11.82 recognises that the provision of a choice of attractive housing options to older people is a key component of achieving a good housing mix and may enable some older households to downsize from homes that no longer meet their needs or are expensive to run; and provide the opportunity for older households to ‘rightsize’, which can help improve their quality of life.

3.60 With regards to housing for people with disabilities, Table 11.6 of the HENA indicates the Borough has a relatively high proportion of people with disability or long-term health problems – 17.3%, which is the joint second highest authority in the sub-region alongside Leicester but behind North West Leicestershire at 18.1%.

3.61 Paragraph 11.51 also explains that older people are more likely to have a long-term health problem or disability (LTHPD) with Table 11.4 highlighting that 52% of those aged 65 or over in the Borough have a LTHPD. Table 11.6 of the HENA also highlights that between 2020 and 2041 there is expected to be a 46.8% increase in people aged 65 and over with dementia and a 38.3% increase in people of this age with mobility problems.

Figure 3.4 Extract from Table 11.9 of the HENA – Projected Changes to Population with dementia or mobility problems – local authorities (population aged 65+)

Local Authority	Disability	2020	2041	Change	% Change
Oadby & Wigston	Dementia	971	1,425	454	46.8%
	Mobility problems	2,437	3,370	933	38.3%

3.62 Paragraph 11.60 explains that this “provides clear evidence justifying delivering ‘accessible and adaptable’ homes as defined in Part M4(2) of Building Regulations, subject to viability and site suitability” in line with the NPPG.

- 3.63 Paragraph 11.62 states *“the analysis suggests that there is likely to be some increase in the number of younger people (generally those aged 16/18 to 64) with a disability across the study area”*, although it is unclear how this conclusion is arrived at.
- 3.64 In addition, Table 11.28 indicates there is expected to be a need for 270 wheelchair units in the Borough between 2020 and 2041, which represents 12.3% of all housing need. This is relatively high, being greater than the Leicester and Leicestershire average of 8.1%. Although the supporting text explains that this is possibly due to relatively modest baseline population/household projections in the area.
- 3.65 Table 11.29 further states that, of these 270 wheelchair units, 23% of market homes and 61% of affordable homes in the Borough should be for wheelchair users. In relation to the situation across the entirety of Leicester and Leicestershire, paragraph 11.109 also recommends that *“to meet the identified need, the Councils could seek a proportion (maybe up to 10%) of all new market homes to be M4(3) compliant and potentially around a quarter in the affordable sector. These figures reflect that not all sites would be able to deliver homes of this type. In the market sector these homes would be M4(3)A (adaptable) and M4(3)B (accessible) for affordable housing. This recognises that not all sites/schemes will be able to deliver to policy standards”*.
- 3.66 Table 11.33 of the HENA provides the percentage of households who are owed a prevention or relief duty between June 2018 and March 2021:

Figure 3.5 Extract from Table 11.33 of the HENA – Support needs of households owed a prevention or relief duty (June 18 – Mar 21)

	Leicester	Blaby	Charnwood	Harborough	H&B	Melton	NWL	O&W	Average
Mental health problems	21%	23%	18%	28%	13%	10%	14%	23%	19%
Ill health and disability	16%	13%	8%	9%	6%	7%	10%	16%	11%
Experienced abuse	8%	21%	11%	12%	4%	7%	9%	13%	11%
Offending history	9%	3%	5%	7%	2%	3%	5%	3%	4%
History of homelessness	6%	4%	3%	4%	1%	4%	3%	1%	3%
Drug or alcohol dependency	10%	6%	8%	12%	5%	6%	6%	4%	7%
Other	6%	12%	9%	7%	5%	7%	7%	8%	8%

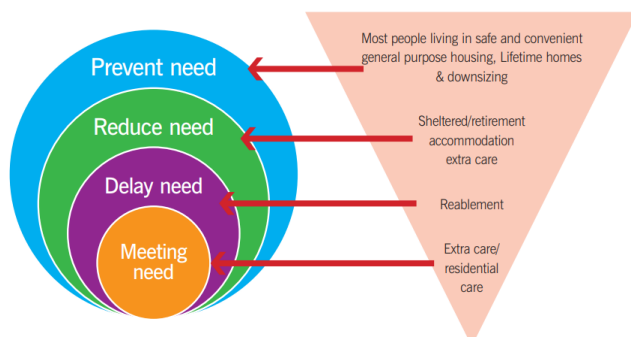
- 3.67 This indicates that between 2018 and 2021 in the Borough, 8% of households were owed a prevention or relief duty on average, the majority of which related to mental health problems (23%) and ill health and disability (16%). However, there were relatively few households with issues of drug or alcohol dependency (4%), a history of homelessness (1%) or offences (3%).
- 3.68 The HENA makes a number of recommendations on page 242 relating to housing for older and disabled people in the sub-region, and those conclusions and recommendations relating specifically to the Borough are summarised below:
- There is a clear need to increase the supply of older persons’ housing, accessible and adaptable dwellings and wheelchair user dwellings.
  - Councils could consider requiring all dwellings to meet the M4(2) standards and 10%-25% of homes to meet the M4(3) wheelchair user dwellings standards with a higher proportion in the affordable sector.

- Where the authority has nomination rights the following should be considered: M4(3) should be wheelchair accessible dwellings (constructed for immediate occupation) and in the market sector they should be wheelchair user adaptable dwellings (adjustable for occupation by a wheelchair user). However, there will be cases where this may not be possible (e.g. due to viability or site-specific circumstances), therefore any policy should be applied flexibly.
- Councils should consider a different approach for market and affordable housing, recognising that Registered Providers may already build to higher standards and households in the affordable sector are more likely to have some form of disability.
- Regarding housing for older people, Councils should consider the different use classes of accommodation, requirements for affordable housing contributions (linked to the viability of provision), and practical considerations such as the ability for developments to be mixed tenure given the way care and support services are paid for.

### Leicestershire Adult Social Care Accommodation Strategy for Older People 2016-2026

- 3.69 The Strategy is intended to guide, coordinate and facilitate Adult Social Care’s contribution to developing different types of accommodation and support for older people with a particular focus on wellbeing and enabling individuals to live in their homes for longer.
- 3.70 The Strategy sets out a vision to prevent need, reduce need, delay need and meet the need for health and social care services as illustrated in the figure below:

Figure 3.6 Extract from the Leicestershire Adult Social Care Accommodation Strategy for Older People 2016-2026



- 3.71 Evidently, this strategy is focussed on enabling individuals to live in their own homes/retirement accommodation as long as possible with any care needs addressed via housing with care and, as a last resort, residential care.
- 3.72 The Strategy makes specific reference to bungalows advising they are “very popular with older people downsizing but it is clear that there remains an inadequate supply and consequently increases prices. District and Borough Council strategies will be considering providing bungalows in locations where a specific demand for bungalows can be established and bungalows on smaller plot sizes may make them more affordable to provide and afford”.

### Leicestershire Adult & Communities Services Commissioning Intentions 2021-2024

- 3.73 The Commissioning Intentions outline the Adults and Communities Department’s intentions for services they intend to commission over the period 2021-2024.

- 3.74 The intentions are based on maximising outcomes for individuals with a particular emphasis on independent living including increased use of asset-based support and strategies.
- 3.75 In line with the Accommodation Strategy for Older People, the document explains there are 5 key areas that underpin Leicestershire County Council's (LCC) approach to commissioning, which includes wellbeing, preventing need, reducing need, delaying need and meeting need.
- 3.76 In discussing these areas, the document explains LCC:
- *"Aims to increase the County's extra care [housing with care] provision, helping older people to stay in the community for much longer. We will particularly welcome developments which are tailored to those living with dementia"; and,*
  - *"Wants to move away from residential care, particularly for adults of working age towards more independent models for living. We wish to commission more supported living schemes, particularly for those with mental health needs".*

### Leicestershire Adult & Community Services Market Position Statement (MPS, 2016 and Updated in 2023)

- 3.77 The Market Position Statement (MPS) summarises the supply and demand of adult and community services in Leicestershire, highlights business opportunities within the local care market and is intended to be used by providers to plan for the future, informing business choices such as investment in capital or workforce.
- 3.78 With regards to accommodation for older people, the MPS states there are 6 housing with care schemes comprising 254 flats that commission care on behalf of LCC, which as of February 2023 included 16 vacant units. Two are in Blaby – the adjoining authority to the west (Birch Court comprising 33 housing with care units and operated by Hanover Group, and Oak Court comprising 50 units and run by East Midlands Housing). However, none of these 6 schemes are located in the Borough.
- 3.79 In respect of housing with care, the MPS states *"the Council intends to support more people to consider extra care housing [housing with care] as an alternative to a residential care setting where people can live in their own individual self-contained flat but with the reassurance that flexible care and support is available, on-site, 24 hours a day, 7 days a week to meet individuals' changing needs. The ambition for the current contract is for the opportunity for more people to be supported to move into extra care housing [housing with care] with higher care and support needs. The Council has an ambition to grow extra care [housing with care] provision across the County".*
- 3.80 With regards to care homes, the MPS states that as of April 2023 there were 163 care homes registered in Leicestershire, of which 27 were nursing homes. A map showing the location of the home is not provided. However, the MPS comments that there is an uneven distribution of services with fewer services in the east of the county.
- 3.81 The MPS states there is a significant self-funder market in Leicestershire, underpinning a strong residential care sector. However, it advises the challenge is the relative cost, as many beds are only available at fees in excess of the band rates paid by the Council, particularly for nursing placements. As self-funder fee rates increase the MPS therefore forecasts that more people are likely to come to the Council for financial assistance. Indeed, the MPS states total expenditure on residential and nursing care is in excess of £100 million per annum – one of the most significant areas of spend for LCC.
- 3.82 The MPS therefore makes clear, in line with LCC's commissioning intentions, that their longer-term intentions are *"to prevent and reduce the need for residential care and promote the development of alternatives"*, such as housing with care.



- 3.83 Regarding dementia, the MPS states there are over 10,000 people with dementia in Leicestershire, including approximately 300 people aged 64 and under but most of whom are aged over 65. A Dementia Support Service exists and aims to provide good quality guidance and support. However, it does not provide personal care or other daily living support making clear that the majority of social care support for people with dementia is provided via housing with care, residential and nursing care, as well as families and other informal carers etc.
- 3.84 In addition, the MPS advises a “*recent quality analysis*” indicates the quality of care home provision in LCC is slightly below the national average with 76% of homes rated by CQC as good or outstanding compared with 79% nationally.

### **Building Accommodation to Meet the Needs of People in Leicestershire Investment Prospectus 2019 – 2037 (2019)**

- 3.85 The Leicestershire Investment Prospectus outlines LCC’s proposals for delivering different types of accommodation to meet their aim of developing different housing and community options in a range of locations, enabling many people older people and those with disabilities to remain safe and independent in a suitable home that connects them to other people, their community and the services they need or might need in the future.
- 3.86 The Prospectus outlines 6 key opportunities for LCC, which are summarised below:
- Develop more accommodation for older people in town centres
  - Development more Supported Living schemes
  - Develop more housing with care developments
  - Develop more schemes providing transitional accommodation
  - Develop special assessment and dementia-friendly units
- 3.87 In line with the Commissioning Intentions, the Prospectus contains a general bias towards people living in their own home or housing with care accommodation, stating that “*most people who have care and support needs now, or who may develop care and support needs in the future, wish to be supported in their own home or move to a home that can better meet their needs instead of moving into a residential care home*”.
- 3.88 The Prospectus therefore also advises that as the majority of older people are owner occupiers with significant resources, “*there is high demand for mainstream housing that meets the needs of older people. [...] Accessible accommodation that takes into consideration ramps, lifts, grab rails and wet rooms or ground floor apartments would be ideal to meet this growing need*”.
- 3.89 Specifically, the Prospectus highlights that LCC are keen to look at developing housing with care schemes within the Borough as there are currently none and demand will be significant over the next 20 years.

### **Strategic Housing Land Availability Assessment Report (SHLAA, 2022)**

- 3.90 The SHLAA forms part of the evidence base for the Local Plan Review (see below) and has been prepared as one of the annual monitoring documents that seek to in order to demonstrate that the Borough has a minimum 5 year supply of deliverable housing sites in line with NPPF requirements.
- 3.91 Due to the relatively small size of the Borough, the SHLAA has identified 10 sites that are considered deliverable and developable within 5 years as set out below:

Figure 3.7 Extract from the SHLAA (2022) – Deliverable and Developable within 5 Years

Settlement	Site	Area (hectares)	Number of net dwellings
Oadby	Land At Cottage Farm Glen Road		100
Kilby Bridge	Land to the east and west of Welford Road	3.02	40
Wigston	Phase 1 Wigston DfG	1.26	38
Wigston	26-32 Bull Head Street	0.0777	17
Wigston	No. 2 Central Avenue & No. 14 Long Street	0.085	12
Wigston	Land Adjacent to Nos. 26-28 Station Road	0.12	12
South Wigston	Land at Bennett Way	0.13	8
Wigston	8-10 Long Street	0.089	3
Wigston	No. 66 Blunts Lane	0.023	2
Oadby	Land Adjacent To 23 Highcroft Road	0.1261	1
<b>Total</b>			<b>233</b>

- 3.92 However, care and retirement developers typically seek sites in accessible areas within reasonable distance of shops and services and require a greater quantum of communal facilities than general needs housing such as communal lounges, café and activity areas, treatment rooms for visiting healthcare or wellness practitioners, and administration space such as the Manager’s office and staff areas. Many housing with care and care home developments also include dining areas or restaurant, with some developers also providing additional, ‘luxury’ communal facilities such as a spa, pool and cinema room.
- 3.93 On account of this, a certain number of units/bedrooms are required to make the scheme financially viable, which can vary significantly depending on factors such as the specific type of accommodation proposed, the land value in the area concerned and extent of communal facilities.
- 3.94 Indeed, in our extensive experience of preparing and submitting planning applications on behalf of care and retirement operators, a typical retirement apartment scheme (which would comprise much less communal facilities than a housing with care or care home scheme) would need to comprise approx. 26-35 apartments to be viable, in turn requiring a site of at least 0.4ha depending on the location and density. A housing with care or care home scheme, which would comprise a greater quantum of communal facilities, would need to comprise upwards of 50 bedrooms as an absolute minimum, although most comprise over 80 bedrooms, in turn necessitating a site of at least 0.5ha. The above point is illustrated in the table provided in [Appendix 5](#), which lists the land buying criteria for various care and retirement developers.
- 3.95 Of the above SHLAA sites, only 3 therefore have potential to deliver a care and retirement scheme – Land at Cottage Farm, Glen Road (100 dwellings); Land East and West of Welford Road, Kilby Bridge (40 dwellings); and Phase 1b Wigston DfG (38 dwellings). Although only Cottage Farm Road is likely to be of sufficient size to accommodate a housing with care/care home scheme with Welford Road and Phase 1b Wigston likely to suitable for retirement apartments only.

### Adopted Local Plan (2019)

- 3.96 The Adopted Local Plan sets out planning policies to help guide decision-making on applications for new development in the Borough.
- 3.97 Regarding housing, Policy 2 (Spatial Strategy) states the Borough will allocate sufficient land to provide at least 2,960 new additional homes over the 2011-2031 Plan period; and advises this will be achieved by prioritising the reuse of previously

developed land and concentrating development within key centres and the Leicester Principal Urban Area. Notwithstanding this, it advises land has been allocated outside of these areas to ensure development needs are met.

- 3.98 In addition, Policy 12 (Housing Density) states *“the Council is committed to delivering homes in an effective and efficient manner”* with the supporting text explaining the Borough is compact in size and predominantly urban in nature with a finite supply of land on which new development can be located.
- 3.99 Policy 11 (Housing Choices) is of most relevance to this Study and states that *“all residential development must contribute towards delivering a mix of dwelling types, tenures and sizes that meet the identified needs (and / or demand) of the communities within the Borough. All new residential development proposals must demonstrate how they contribute to achieving the identified needs as set out within the Housing and Economic Development Needs Assessment. [...] The Council will support the development of bungalows, student halls of residence, specialist care accommodation, elderly care accommodation and retirement accommodation that meets an identified need and is proposed in appropriate sustainable locations”*.
- 3.100 However, there are no policies relating specifically to housing for disabled people, or accessible or adaptable housing. Generally, there is also no explanation in the Local Plan of the pressing need for accommodation for older and disabled people. Therefore, the Council are of the view this policy should be enhanced or replaced as part of the Local Plan Review currently underway (see below) and guided by the findings of this Study.

### Local Plan Review

- 3.101 As outlined above, the Borough is in the process of reviewing the Local Plan, which will include a review of Adopted Local Plan Policy 11, which addresses housing for older and disabled people. The content and wording of the resultant policy will be based on robust evidence provided by this Study.
- 3.102 As part of the Local Plan review, an initial Call for Sites consultation took place between September and November 2020 the results of which were published alongside the Regulation 18A Issues and Options (Key Challenges) consultation document and Sustainability Appraisal Scoping Report between August and September 2021. Alongside this a further Call for Sites consultation was carried out.

## 4 Research Findings

- 4.1 This section outlines the research findings and methodology employed by Nexus.
- 4.2 In undertaking the research, and in order to maintain a degree of consistency with the HENA, the terms ‘housing with support’, ‘housing with care’ and ‘care homes’ have been employed in line with the definitions set out in the Glossary.

### Older Persons’ Housing

#### Demand for Older Persons’ Housing

- 4.3 As outlined in Section 3, the HENA includes an analysis of housing needs for older and disabled people across Leicester and Leicestershire. Upon reviewing the HENA, this methodology was considered sound. On this basis, and for consistency, the same methodology of identifying specialised housing requirements for these groups has therefore been followed as far as possible.
- 4.4 The first step has been to analyse current and future demographic trends within the Borough over the new Local Plan period with reference to a combination of ONS Census 2021 data, POPPI (‘Projecting Older Population Information’) and PANSI (‘Projecting Adult Needs and Service Information’) data. This has enabled an understanding of how the population of those who are disabled and/or aged over 65 are likely to evolve.
- 4.5 The table below compares the age structure of the Borough to Leicestershire, the East Midlands and England and shows there are a greater proportion of people aged 65 and over in the Borough, and a particularly large percentage of people aged 75 and over.

Figure 4.1 Age Structure of the Borough in Comparison to Leicestershire, the East Midlands and England, 2021

Age Group	Oadby & Wigston	Leicestershire	East Midlands	England
People aged 0-64	78.7%	79.2%	80.5%	81.6%
People aged 65-69	5.2%	5.4%	5.2%	4.9%
People aged 70-74	5.3%	5.7%	5.3%	5.0%
People aged 75-79	4.1%	4.2%	3.9%	3.6%
People aged 80-84	3.2%	2.8%	2.6%	2.5%
People aged 85-89	2.3%	1.7%	1.6%	1.5%
People aged 90 and over	1.3%	0.9%	0.9%	0.9%
<b>Total population 65 and over</b>	<b>21.3%</b>	<b>20.8%</b>	<b>19.5%</b>	<b>18.4%</b>

Source: Census 2021

- 4.6 To understand how the number of older people is expected to change over the Local Plan period, population projections have been formulated based on the Census 2021 figures and 2018-based subnational population projections, which is the most recent data available. Data from the alternative internal migration variant of the 2018 projections has also been used given this is the approach taken in the HENA.
- 4.7 The resulting population projections for the Borough for the period 2021 to 2041 are presented in the table below. These show that the overall population is projected to increase by 2,666 people between 2021 and 2041, which represents an increase of 4.6%. Over the same period, the population of over 65s is projected to increase by 3,380, which represents a more significant growth of 27.5%.

4.8 In addition, the below table demonstrates that the proportion of the population aged 65 and over is projected to increase considerably over that period. Indeed, over 65s represented 21.3% of the total population in 2021, which is expected to increase to 26.0% by 2041. However, there is some variance across the different age groups with the most significant increase seen in over 90s, but the growth of people aged 65-69 and 80-84 projected to slow after 2031.

Figure 4.2 Projected Age Structure of the Borough 2021-2041

Age Group	Number					% of total population				
	2021	2026	2031	2036	2041	2021	2026	2031	2036	2041
People aged 65-69	2,987	3,442	3,691	3,549	3,202	5.2%	5.9%	6.2%	6.0%	5.3%
People aged 70-74	3,051	2,789	3,211	3,467	3,362	5.3%	4.8%	5.4%	5.8%	5.6%
People aged 75-79	2,381	2,789	2,588	2,988	3,251	4.1%	4.8%	4.4%	5.0%	5.4%
People aged 80-84	1,848	2,028	2,406	2,274	2,645	3.2%	3.5%	4.1%	3.8%	4.4%
People aged 85-89	1,304	1,349	1,533	1,849	1,799	2.3%	2.3%	2.6%	3.1%	3.0%
People aged 90 and over	732	839	922	1,079	1,330	1.3%	1.4%	1.6%	1.8%	2.2%
<b>Total population 65 and over</b>	<b>12,303</b>	<b>13,244</b>	<b>14,360</b>	<b>15,239</b>	<b>15,683</b>	<b>21.3%</b>	<b>22.7%</b>	<b>24.3%</b>	<b>25.6%</b>	<b>26.0%</b>
Total population	57,753	58,254	59,073	59,625	60,419					

Source: Census 2021 and 2018-based subnational population projections (alternative internal migration model)

4.9 From this demographic data, the quantity and type of housing for older people required in the future has then been calculated. There is no single methodology for determining the current or future need for housing for older people; and as set out in the NPPG a variety of toolkits can be used to project demand.

4.10 The HENA considers three different toolkits in their assessment: the SHOP@ (2008) toolkit, the Housing in Later Life (2012) toolkit and the 2016 Housing LIN review. Each of these toolkits and the prevalence rates they suggest are highly contextual. All toolkits provide prevalence rates (presented as number per 1,000 people aged over 75) for different kinds of housing available. For information, the prevalence rates suggested by each toolkit is summarised in the table below:

Figure 4.3 Extract from Table 11.10 of the HENA – Range of suggested baseline prevalence rates from a number of tools and publications

Prevalence rate per 1,000 population aged 75+	SHOP@ (2008)	Housing in Later Life (2012)	2016 Housing LIN Review
Age-restricted general market housing	-	-	25
Retirement living or sheltered housing	125	180	100
Extra care or housing with care	45	65	30-40
Residential care homes	65	(no figure given except 6 for dementia)	40
Nursing homes (including dementia)	45		45

4.11 However, it is possible that prevalence rates for each housing type can be taken from different toolkits, which is the approach taken by the HENA. Indeed, the HENA largely adopts the prevalence rates outlined in the 2016 Housing LIN Review. However, it also considers national trends that have placed greater importance on care offered within the home, and less importance on the provision of residential and nursing care. As such, the residential and nursing home requirement has been lowered and the requirements for housing with care schemes increased.

4.12 Furthermore, the HENA has made adjustments to reflect the health and deprivation status of the Borough. Specifically, the prevalence rates have been lowered slightly to reflect the improved health status in the Borough compared with other districts in Leicestershire. Similarly, as the Borough is generally a less deprived, the HENA increases the need for

market homes and reduces the need for affordable homes. Age-restricted and retirement living/sheltered housing has also been combined into one category – ‘housing with support’, which is considered a sound approach given the similarities in the definitions of each contained in the NPPG. The resulting prevalence rates used in the HENA are presented in the table below:

Figure 4.4 – Extract from Table 11.12 of the HENA – Prevalence rates used in analysis of older person needs – Leicester & Leicestershire (rates per 1,000 population aged 75+)

Housing with support		Housing with care		Residential care	Nursing care
Market	Affordable	Market	Affordable		
69	54	31	13	39	44

4.13 Therefore, taking the approach used in the HENA, certain prevalence rates for different housing types i.e. housing with support, housing with care or care homes have been adopted, which by applying these rates to the local population enables the demand for different types of housing for older people in the Borough to be estimated. The below table therefore projects the needs for different kinds of specialised housing in the Borough over the period 2021 to 2041:

Figure 4.5 Projected Housing Needs for Older People in the Borough, 2021-2041

		Prevalence	2021 Demand	2041 Demand	Increase in Demand
Housing with support	Market	69	432	623	190
	Affordable	54	338	487	149
<b>Total housing with support</b>		<b>123</b>	<b>771</b>	<b>1,110</b>	<b>340</b>
Housing with care	Market	31	194	280	86
	Affordable	13	81	117	36
<b>Total (housing with care)</b>		<b>44</b>	<b>276</b>	<b>397</b>	<b>121</b>
Residential care bedspaces		39	244	352	108
Nursing care bedspaces		44	276	397	121
<b>Total bedspaces</b>		<b>83</b>	<b>520</b>	<b>749</b>	<b>229</b>

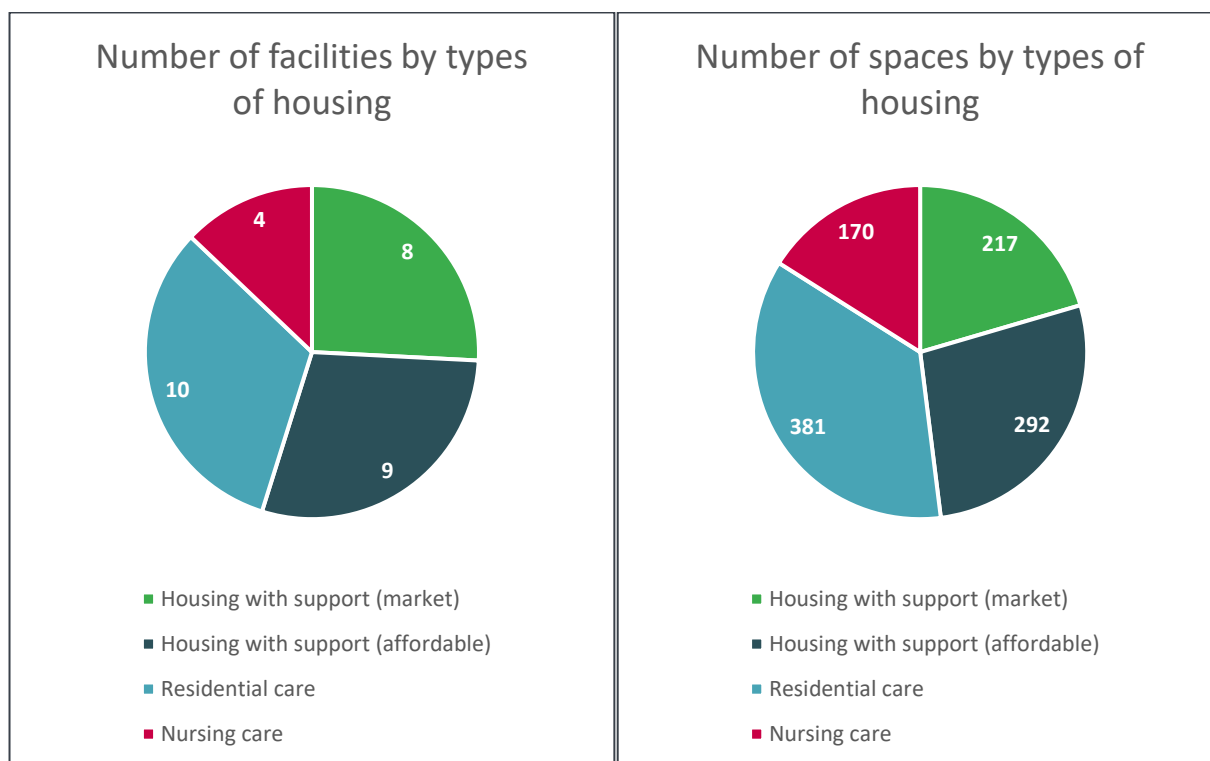
### Supply of Older Persons' Housing

- 4.14 The current supply of older persons' housing has been analysed using the Elderly Accommodation Counsel (EAC) Housing Option website, the Care Quality Commission Website (CQC) and carehome.co.uk.
- 4.15 A full list of identified developments can be found in [Appendix 2](#) and the headline results are summarised below.
- 4.16 According to EAC data, there are a total of 31 developments within the Borough offering some form of housing for older people, which can accommodate a total of 1,060 people. The figure below summarises the housing options available.

However, of these 31 developments, 17 are market or affordable housing with support facilities (55%) with 10 comprising residential care homes (32%), and the remaining 4 comprising nursing care homes (13%). Notably, there are currently no housing with care developments within the Borough.

4.17 In terms of the number of units by types of housing, just under half (48%) are within housing with support developments. Although a significant number of units exist within residential care homes (36%) and the remaining 16% within nursing homes.

Figure 4.6 Types of Housing for Older People in the Borough



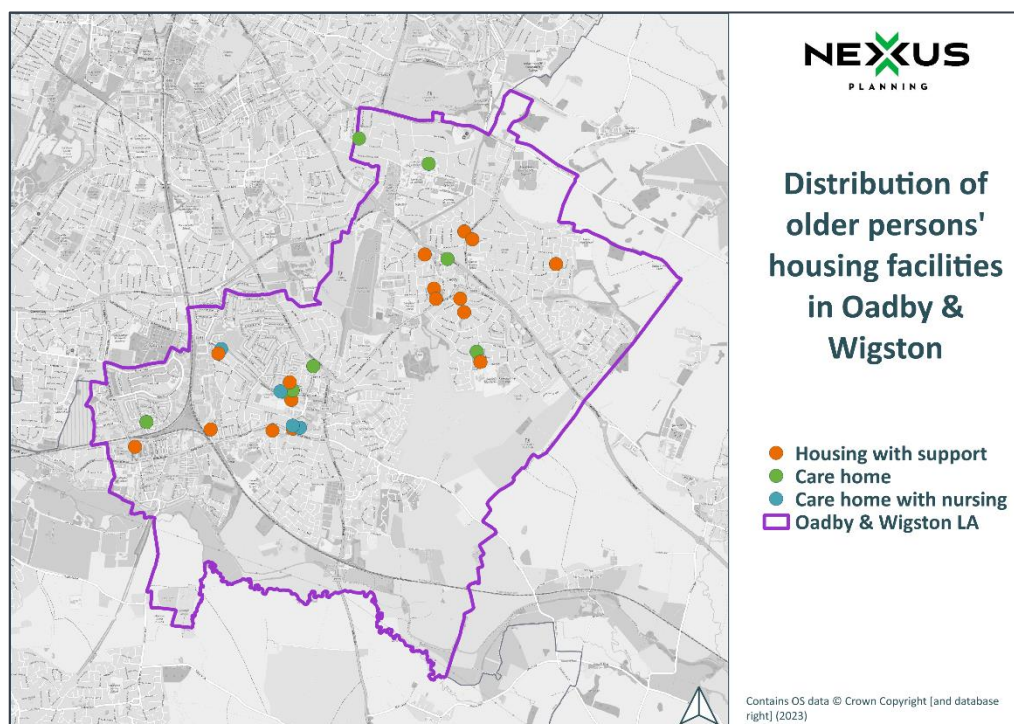
Source: EAC data

4.18 In terms of the availability of housing with support accommodation, the above figure shows there are 8 market facilities and 9 affordable facilities with a greater number of affordable spaces (57%) in comparison to market spaces (43%).

4.19 EAC data also shows that within housing with support facilities there are a range of housing options available including studios, one-bedroom and two-bedroom apartments; and, although the majority of units are individual apartments, a quantum of bungalows are also available.

4.20 The figure below illustrates the location of developments within the Borough. As seen, developments are not distributed evenly throughout the borough, but rather are clustered around the centres of Oadby and Wigston, with a smaller number also located in South Wigston.

Figure 4.7 Distribution of housing facilities in the Borough



### Forthcoming Supply

- 4.21 In order to establish the amount of housing for older people that is likely to come forward in the future, discussions have been held with Borough officers as well as a review of the Council’s planning application records.
- 4.22 As of July 2023, two relevant applications have been granted planning permission, as set out in the table below.

Figure 4.8 Forthcoming Schemes

Application Reference	Address	Description of Development
21/00206/FUL	23 Stoughton Drive, South Oadby, LE2 2RJ	Demolition of all existing structures including a single dwelling and construction of a 60 bedroom residential care home (use class C2) and associated access, parking and landscaping.
22/00236/FUL	51 Paddock Street, Wigston, LE18 2AN	Change of use of Community Centre plus extension and conversion of existing garage to create 14 supported living dwelling flats.

- 4.23 As illustrated in the table, there is currently one forthcoming 60 bed dementia care home and one forthcoming housing with support scheme comprising 14 units.
- 4.24 However, there are no recent planning permissions comprising housing with care accommodation, and no applications awaiting determination for any form of housing for older people.

### Calculating Needs

- 4.25 By contrasting projected demand for older peoples’ housing to the existing and future supply, the need for housing for older people and how it is likely to develop over the period 2021 to 2041 can be established. This is illustrated in the table below. In the 2021 supply column, we have included the current total numbers of places available. The 2041 supply column details the future supply based on current supply and the two forthcoming developments listed at Figure 4.8. The



2041 shortfall/surplus column illustrates the resulting need for later living accommodation after accounting for likely supply.

Figure 4.9 Need for Older Peoples' Housing in the Borough

		2021 demand	2021 supply	2021 shortfall/surplus	2041 demand	2041 supply	2041 shortfall/surplus
Housing with support	Market	432	217	-215	623	231	-392
	Affordable	338	292	-46	487	292	-195
<b>Total (housing with support)</b>		<b>771</b>	<b>509</b>	<b>-262</b>	<b>1,110</b>	<b>523</b>	<b>-587</b>
Housing with care	Market	194	0	-194	280	0	-280
	Affordable	81	0	-81	117	0	-117
<b>Total (housing with care)</b>		<b>276</b>	<b>0</b>	<b>-276</b>	<b>397</b>	<b>0</b>	<b>-397</b>
Residential care bedspaces		244	381	+137	352	441	89
Nursing care bedspaces		276	170	-106	397	170	-227
<b>Total bedspaces (care homes)</b>		<b>520</b>	<b>551</b>	<b>+31</b>	<b>749</b>	<b>611</b>	<b>-138</b>

- 4.26 The table shows that in 2021 there was a shortfall of 262 places in the housing with support category. There is a greater shortfall in market housing with support than affordable housing with support as there are more affordable units, despite the adopted prevalence rates suggesting a larger proportion of housing with support should be market housing.
- 4.27 In addition, as no housing with care schemes currently exist in the Borough there is unsurprisingly a significant shortfall of 276 places.
- 4.28 There is also currently a surplus of 31 care home bed spaces. Although this is not equitable between residential and nursing care bedspaces with a surplus of 137 bedspaces in residential care homes, and a shortfall of 106 spaces in nursing care homes.
- 4.29 By using demand increases and forthcoming supply to understand how the position is likely to change over time, the need to 2041 has been projected. This is set out in the above table and shows that, by 2041, the shortfall of housing options in the Borough is projected to increase further due to the increasing population of older people and the lack of new schemes in the pipeline. There is also projected to be a significant shortfall across most housing types – 587 for housing with support, 397 for housing with care and 227 for nursing care. Albeit, a surplus of 89 residential care bed spaces is forecasted.

### Qualitative Assessment

- 4.30 Notwithstanding the quantitative supply of housing for older people, it is important – as outlined in the NPPG – to establish whether accommodation within the Borough is of a decent standard.

- 4.31 EAC provides data regarding the age of existing stock for 17 of the 31 total developments in the Borough comprising accommodation for older people. However, this data suggests stock is generally older. Indeed, only 4 of these have been constructed in since 2000 and only 1 has been built in the last 10 years. A review of the remaining 14 properties, using Google Streetview, indicate that these developments are also older properties. This implies the quality of accommodation is likely to further decline over time.
- 4.32 With specific regard to care homes, all developments must be registered with, and therefore assessed by, the Care Quality Commission (CQC) – an independent regulator of health and social care in England. CQC carry out regular inspections and rate services on the following 4-point scale: Outstanding, Good, Requires Improvement and Inadequate.
- 4.33 In the Borough, of the 14 care homes available, 1 has achieved ‘Outstanding’, while 9 others have achieved ‘Good’. However, 3 are considered to ‘Require Improvement’, and 1 has been deemed ‘Inadequate’.
- 4.34 According to the CQC, 83% of adult social care services are rated as good or outstanding<sup>2</sup>. In the Borough, this is the case for 71% of care homes, suggesting the quality of care available in the Borough is below the national average.
- 4.35 In addition, the majority of rooms within care homes have en-suites. Indeed, of the 14 care homes in the Borough, all have at least some en-suite provision. Furthermore, of the 551 bedspaces within care homes, 431 (78%) are en-suite. This indicates the quality of accommodation is relatively high as, although not a CQC requirement, en-suites and wet rooms are widely promoted within the industry in order to preserve the dignity of residents.

### Bungalows

- 4.36 The potential role of bungalows in helping deliver an increased choice of different types of accommodation for older people has been considered in light of the NPPG, which advises authorities to consider the role that general needs housing may play in addressing the housing needs of this group.
- 4.37 As outlined in Section 3, the Leicestershire Accommodation Strategy for Older People indicates there is significant demand for bungalows and a shortage of this type of accommodation. However, this applies to Leicester and Leicestershire as whole and does not appear to be based on solid empirical evidence.
- 4.38 In order to understand the local position, market information regarding the supply and demand for bungalows and the demographic profile of those interested in purchasing/renting this type of accommodation has been requested from 12 local estate agencies. These agencies were asked a series of questions as follows:
- How many currently offered for sale through your agency in Oadby and Wigston?
  - How regularly does a bungalow come forward for sale?
  - How many enquiries do you receive per month?
  - Do bungalows tend to sell fairly promptly?
  - Profile of bungalow purchaser i.e. family, single or older person, developer?
  - Do you think there is a shortage of bungalows in Oadby and Wigston?

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<sup>2</sup> The state of health care and adult social care in England 2021/22, Care Quality Commission

4.39 A table detailing the responses is provided in [Appendix 3](#), although the findings are summarised in detail below.

- The number of bungalows for sale at the time of the survey was variable ranging between 0% and 21.5% of total listings.
- The frequency at which bungalows come onto the market is also variable ranging from between once a year to once every 2 weeks.
- With the exception of one agency that only had 5 or 6 properties listed, most agencies reported received a lot of enquiries in relation to bungalows. This primarily ranged between 10 and 20 enquiries per month, but with one agency reporting 40 enquiries a month.
- All agents advised that older people were the main demographic group interested in purchasing a bungalow, although a couple of agencies also reported there being interest from property developers, younger couples and disabled people.
- Nearly all of the agencies considered there to be a shortage of bungalows for sale and advised that when they do come on the market they tend to sell quickly (but might take longer to sell if they require refurbishment).

4.40 In Nexus' opinion the results indicate a clear lack of supply of bungalows, but a significant demand - mainly by older people who it is assumed are attracted by the benefit of having a step free and spacious property with its own parking and outdoor space.

4.41 In addition, all planning applications related to the demolition/redevelopment of bungalows submitted to the Council since the adoption of the Local Plan in 2019 have been reviewed in order to establish whether planning permission has been granted and if so, the rationale. A list of planning applications is provided in [Appendix 4](#), which includes the rationale for the decision. This demonstrates that planning permission has been granted in numerous cases to redevelop or extend existing bungalows to create two storey houses, and in cases where planning permission has been refused it has been on site-specific grounds such as design and/or the impact on neighbours. Although it should be noted that, given planning permission is not required to demolish unlisted buildings not in a Conservation Area, there may be further bungalows that have been demolished.

4.42 Furthermore, a 'best practice' review of other authorities has been conducted into planning policies actively encouraging the development, or preventing the redevelopment/demolition, of bungalows. However, in our research we have come across only one such policy (Policy 11), which forms part of Fleet Neighbourhood Plan 2018-2032 in Hampshire and reads as follows:

*"Policy 11 – Safeguarding building stock for people of limited mobility including people with disabilities and older residents*

*1. Proposals for the conversion of bungalows (a bungalow is a house which has only one level, and no stairs) to a house comprising two or more storeys that will result in the loss of local homes especially suited to occupation by older people will not be supported.*

*2. Proposals for the modification of bungalows to adaptable standards to support independent living will be supported.*

*3. Proposals that result in the loss of homes especially suited to occupation by older people and/or people with limited mobility will not be supported.*

*Subject to compliance with Policy 10 the development of new bungalows will be supported".*

4.43 However, Neighbourhood Plans are typically subject to less stringent examination prior to being ‘made’ and this policy would have been formulated under the original NPPF when there was less emphasis on making effective and efficient use of land.

4.44 No policies have been identified within adopted Local Plans, which are subject to greater scrutiny prior to adoption.

### Disabled People’s Housing

4.45 In calculating the need for disabled housing in the Borough, the methodology of the HENA has again been followed. This uses data sources including PANSI and the English Housing Survey (EHS) to understand the current housing needs of the disabled population and how these are likely to change over the Local Plan period.

4.46 This section primarily focuses on the needs of the disabled population under 65. Indeed, whilst we recognise there is likely to be some overlap between the population of older and disabled people in the Borough, the housing needs of people over 65 with additional disabled needs have arguably already been captured in the older persons’ housing section, as the prevalence rates adopted consider a range of needs.

### Wheelchair User Housing

4.47 Calculating housing needs for wheelchair users is challenging due to incomplete data available at a local authority level and the range of housing options available to users.

4.48 However, to calculate the number of wheelchair users, data from the English Housing Survey (EHS) was first used in order to understand national prevalence rates. The EHS 2011-2012 details the number of wheelchair user households in England, from which prevalence rates per 1,000 households have been derived. To adjust this to rates more relevant to the Borough, the 2011 Census results on health in both the Borough and England have then been consulted. As seen in the table below, the proportion of people whose day-to-day activities are ‘limited a lot’ is generally lower in the Borough than in England. As a result, we have lowered the prevalence rates across all age categories under 85. The prevalence rate for residents remains the same at 146 per 1,000 people.

Figure 4.10 Calculating the number of wheelchair users in the Borough

Age group	National prevalence rates (EHS)	% of population whose day to day activities are limited a lot (2011 Census)		Oadby & Wigston as % of England	Oadby & Wigston prevalence rate
		Oadby & Wigston	England		
Under 60	5	3.2%	4.2%	77.8%	4
60-74	27	10.8%	13.9%	77.6%	21
75-84	68	27.3%	29.1%	93.7%	64
85 years and over	146	52.5%	52.3%	100.2%	146

4.49 Using these prevalence rates, the number of wheelchair users from 2021 to 2041 can then be calculated. As seen in the table below, there are 1,006 wheelchair users in the Borough in 2021, rising to 1,284 in 2041 – an increase of 278 people (27.6%).

Figure 4.11 Projected wheelchair users in the Borough, 2021-2041

Age group	Prevalence	Population (2021)	Wheelchair users (2021)	Population (2041)	Wheelchair users (2041)	Change (2021-2041)	% Change (2021-2041)
Under 60	4	41,928	163	41,303	161	-2	-1.5%
60-74	27	9,560	258	9,818	265	7	2.7%
75-84	68	4,229	288	5,896	401	113	39.4%
85 years and over	146	2,036	297	3,129	457	160	53.7%
<b>Total</b>		<b>57,753</b>	<b>1,006</b>	<b>60,146</b>	<b>1,284</b>	<b>278</b>	<b>27.6%</b>

4.50 Again, there is no straightforward method to calculate the housing solutions required for these wheelchair users due to the range of housing options available. In the majority of cases, wheelchair users are able to make their dwellings fully visitable through minor, moderate or major changes. However, data from the EHS 2014-2015 suggests that 20.5% of households with wheelchair users are currently living in a dwelling that it is not feasible to make it fully visitable. As such, a prevalence rate of 20.5% has been applied to calculate the number of wheelchair user homes required.

Figure 4.12 Projected need for wheelchair user dwellings in the Borough, 2021-2041

Age group	Current need	Projected need (2021-2041)	Total current and future need
Under 60	33	33	66
60-74	53	54	107
75-84	59	82	141
85 years and over	61	94	155
<b>Total</b>	<b>206</b>	<b>263</b>	<b>469</b>

4.51 As illustrated in the table a large proportion of wheelchair users are aged 65 or over, a number of which will have their needs met in specialist housing for older people. Although as not all of these individuals will reside in this type of accommodation there is evidently a need for specialist housing for disabled as well as older, people.

4.52 In addition, in terms of tenure of future wheelchair user housing, data from the EHS 2018-19 indicates that wheelchair user households are more likely to live in affordable housing. Indeed, 7% and 10% of all households live in local authority and housing association-maintained properties, which for households comprising a wheelchair user(s), is higher at 15% and 19% respectively.

#### Adults Aged 18-64 with Disabilities or Support Needs

4.53 To understand the housing needs of adults aged between 18 and 64 with disabilities or support needs data from PANSI has been utilised. PANSI publishes prevalence rates for a range of disabilities and support needs, which are then projected forwards to 2040. In the calculations, PANSI prevalence rates have been used but projected forwards using the population model based on Census 2021 figures and 2018-based population projections.

4.54 The table below illustrates how the number of adults aged between 18 and 64 with disabilities or support needs is likely to change over the period 2021 to 2041. As seen, across all categories, the number of affected adults is projected to decline. This is due to an overall declining population of 18 to 64-year-olds.

Figure 4.13 Projected population of people aged 18-64 in the Borough with disabilities or support needs

Disability or Support Needs	2021	2041	Change	% change
Common mental disorder	6,418	6,384	-34	-0.5%
Borderline personality disorder	814	810	-4	-0.5%
Antisocial personality disorder	1,109	1,083	-26	-2.3%
Psychotic disorder	236	233	-3	-1.3%
Two or more psychiatric disorders	2,428	2,405	-24	-1.0%
Autism Spectrum Disorders	327	313	-14	-4.2%
Learning disabilities	819	798	-21	-2.6%
Challenging behaviour	15	15	0	-2.6%
Impaired mobility	1,889	1,762	-127	-6.7%

Source: PANSI, Census 2021 and 2018-based subnational population projections

- 4.55 In addition, the Department for Levelling Up, Housing and Communities (DLUHC) collects data on homelessness at a local authority level, which shows that in October to December 2022 there were 73 homeless households recorded in the Borough<sup>3</sup>. Of these households, 78% had a support needs owed duty, 16% experienced physical ill health and disability, 22% had a history of mental health problems and 1% included someone with a learning disability.

### Dementia

- 4.56 Partially due to the increasing population of older people, the number of people with dementia is also expected to increase over the period 2021-2041 as detailed in Figure 4.14 below.
- 4.57 The table shows the number of people with dementia is projected to increase from 991 in 2021 to 1,431 in 2041 – an increase of 440 people or 44.4%. The vast majority of this increase is driven by the over 65 population, although there is also a small group of under 65s projected to have early-onset dementia.

Figure 4.14 Projected population of people with dementia

	2021	2026	2031	2036	2041
People aged under 65 predicted to have early-onset dementia	15	15	14	14	14
People aged 65-69 predicted to have dementia	51	58	62	57	50
People aged 70-74 predicted to have dementia	91	87	99	105	102
People aged 75-79 predicted to have dementia	148	166	165	182	199
People aged 80-84 predicted to have dementia	209	232	263	259	300
People aged 85-89 predicted to have dementia	239	256	302	318	326
People aged 90 and over predicted to have dementia	237	267	281	355	440
<b>Total population aged 65 and over predicted to have dementia</b>	<b>991</b>	<b>1,082</b>	<b>1,186</b>	<b>1,292</b>	<b>1,431</b>

Source: PANSI, Census 2021 and 2018-based subnational population projections

<sup>3</sup> Statutory homelessness: detailed local authority-level tables, October to December 2022, DLUHC

4.58 Evidently, there are expected to be significantly greater housing pressures for people with dementia over the Local Plan period as people suffering with dementia are likely to have diverse housing needs. Some may be able to continue living in their homes with in-home care, and others may choose to live in housing with support schemes. A smaller number may require full residential or nursing care and housing options for this group are discussed later on in this section.

### Supply of Disabled People's Housing

4.59 There are a variety of housing solutions for people with disabilities. In many cases, disabled people are able to remain in their home and can make alterations to enable this or can receive in-home care. However, in some cases it may be more appropriate for users to receive care in a residential care home.

4.60 Our analysis has identified a total of 20 care homes in the Borough which offer care for disabled populations. These are listed in [Appendix 5](#), although it should be noted a number of these also offer care for older people.

4.61 Care homes must be registered with the CQC to provide certain categories of care. As seen in [Appendix 5](#), care homes within the Borough can provide support for a wide range of care categories including dementia/Alzheimer's, learning disabilities, mental health conditions, physical disabilities, sensory impairments, eating disorders, substance misuse and for those detained under the Mental Health Act.

4.62 However, there is greater provision for some care categories than others. For example, 15 facilities are registered to provide care for physical disabilities, whereas only one facility is registered to provide care for substance misuse or those detained under the Mental Health Act.

### Location of Developments for Older and Disabled Persons' Housing

4.63 As part of this Study, the potential location of future developments providing accommodation for older and disabled people in relation to local centres, amenities and local transport facilities has been considered in order to ensure individuals retain/maintain their independence and connection to the community.

4.64 Manual for Streets, which provides guidance on the design and layout of streets, states in paragraph 4.4.1 "*walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot*". However, this guidance is aimed more at general needs housing and not specialist accommodation for older and/or disabled people where residents may have restricted mobility and are therefore more reliant on being in close proximity to shops and other facilities. Nexus considers that in the main, older persons and/or disabled persons housing should be located close to one of the Borough's town, district or local centres.

4.65 In addition, a review of the land buying criteria for approximately 50 care and retirement developers has been undertaken, the results of which are provided in [Appendix 6](#). Of these, there are 7 that seek development sites in close proximity to local amenities, which are a mixture of developers of retirement and housing with care accommodation. However, 2 cite a specific distance – the retirement apartment and housing with care developer McCarthy Stone (500m), and the retirement apartment developer Churchill Retirement Living (approximately 800m in line with Manual for Streets).

4.66 Based on the above, and Nexus' extensive experience of handling applications for care and retirement developers, 500m is considered to be an appropriate distance for frail older and/or disabled people to walk to local shops/services. A map has therefore been produced outlining a 500m walking distance from designated centres (see [Appendix 7](#)) as designated in the Local Plan Policy Map (see [Appendix 1](#)). Although it should be noted the walking distance may be affected in practice by major barriers such as 'A' roads and railway lines, which are marked on the maps. It is therefore

recommended that a 500m walking distance should be taken into account when assessing future applications / proposals for older persons and / or disabled housing development.

- 4.67 As set out in Section 2, land on the south-eastern fringe of Wigston has a residential allocation set out in Policy 20 of the adopted Local Plan for *“at least 600 new homes and in the region of 2.5 hectares of employment land”*. This site was granted outline planning permission in February 2023 for *“the demolition of existing agricultural buildings and the residential development of up to 650 dwellings, a new local centre and community facilities, land for employment uses, a primary school site, areas of public open space including children’s play, landscaping and drainage infrastructure, together with a link road through the site connecting the existing Welford Road roundabout with the Phase 1 development”* (ref. 21/00028/OUT). However, whilst reserved matters approval has not yet been granted and this permission does not include any new accommodation for older and/or disabled people, it is nonetheless illustrated on the maps as potentially a new local centre, improving accessibility to local facilities in this part of the Borough.
- 4.68 The maps also show a large area in the south-eastern part of the Borough that is not within walking distance of a centre. However, as set out in Section 2, the vast majority of this area comprises greenfield land falling within the ‘Countryside’ designation of the Local Plan Policies Map where there are strict controls over new development.
- 4.69 Overall, the maps illustrate that – taking into account the small size and constrained nature of the Borough – most of the existing built-up areas (to which it is assumed future development will continue to be directed), are within walking distance of a centre.

#### **Quality of Accommodation for Older and Disabled Persons’ Housing**

- 4.70 Whilst all residential developments should achieve a high quality design and living environment, it is particularly important when designing for older and disabled people given the mobility and health issues many individuals can inherently experience.
- 4.71 The design and layout of accommodation for older and disabled people also has an important role to play in reducing feelings of social isolation and loneliness in these groups, which can be brought on by experiences such as reduced mobility, losing a spouse etc. Indeed, as set out in Section 3, loneliness is one of the most significant issues facing older people in the UK.
- 4.72 In respect of housing for older people, specific design guidance exists aimed at encouraging a high quality of accommodation. For example, HAPPI (Housing our Ageing Population Panel for Innovation) design principles, which comprise 10 criteria that can be applied to developments:
1. Generous internal space standards designed to accommodate flexible layouts;
  2. Windows of a size and detail that ensure plenty of natural light;
  3. Home layouts that maximise natural light and ventilation with balconies, patios or terraces;
  4. Homes designed to be adaptable and ‘care ready’ so new technologies can be readily installed;
  5. Positive use of circulation space to promote interaction and to support interdependence;
  6. Provision of multi-purpose space with facilities designed to support a range of activities;
  7. Well-designed streets with plants and wildlife habitats to give colour, shade and shelter;
  8. Energy efficient homes that are well-insulated and well-ventilated;
  9. Adequate storage provided for bicycles, mobility aids and other personal belongings; and,



10. Shared external surfaces that prioritise pedestrians rather than cars.

- 4.73 Further design guidance is also provided in the University of Sheffield and Designing for Wellbeing in Environments for Later Life (DWELL) “Designing for Downsizers” document.
- 4.74 The University of Sterling has also created a Dementia Design Assessment Tool aimed at ensuring homes, premises are more accessible to an ageing population and those living with dementia.
- 4.75 At the local level, the Leicestershire Highways Design Guide includes specific parking standards for care homes, retirement accommodation, IRCs and disabled people. Although no specific unit size or amenity spaces standards exist for this type of accommodation.
- 4.76 The adopted Local Plan also contains general policies aimed at delivering a high quality design and layout in new developments, which will no doubt be rolled forward into the new Local Plan. However, it does not contain specific reference to, or requirements for, accommodation for older and/or disabled people.

## 5 Conclusions & Recommendations

5.1 This Section sets out the overall conclusions of the Study in relation to both older and disabled person's housing, and makes a series of recommendations for how Local Plan policy might be tailored to address the specific housing needs of these groups:

### Housing for Older People

5.2 In accordance with the findings of the HENA, this Study has confirmed that there is a significant, and growing, proportion of older people in the Borough compared with the national and regional figures – in particular, a large proportion of people aged 75 and over. In line with national trends, the number of people in the Borough experiencing dementia is also expected to rise by 44.4% between 2021 and 2041, the majority of which are older people.

5.3 However, there is insufficient accommodation for older people coming forward to meet this need with only 2 permissions granted since 2019 for a care home and small retirement development, no permissions for housing with care schemes and no planning applications for older people currently being considered by the Council (as of July 2023).

5.4 Consequently, there exists a need for all types of accommodation for older people over the Plan period, with the greatest need being for housing with support followed by housing with care and care homes.

5.5 The quality of provision in the Borough is generally also satisfactory at present.

5.6 This Study therefore makes the following recommendations for the review of adopted Local Plan policies relating to housing for older people:

- *Need* – Both this Study and the HENA have established that there is a clear need for more older person's accommodation in the Borough up to 2041. However, developments may come forward over the course of the Plan period that address said need. It is therefore recommended specialist housing policies take a proportionate approach to requiring the submission of a need assessment in support of planning applications.
- *Site allocations / Quota of Housing for Older People* – The SHLAA, which has been informed by a recent Call for Sites exercise, has demonstrated there are limited sites available, which are suitable for a retirement and/or care development. Although encouraged in the NPPG, it is not therefore considered reasonably possible for site allocations to address the need for more accommodation for older people. Similarly, the Study has demonstrated most residential sites that come forward over the Plan period are likely to do so in urban areas where it would be inherently difficult in practical terms to deliver a certain percentage of homes for older people on the site. However, a general Borough-wide target for the number of homes for older people to be delivered over the Plan period consistent with the findings of this Study (as in The London Plan for example) may be effective as a means of encouraging this type of development.
- *Type of Accommodation* – The Study demonstrates the greatest need is for housing with support and housing with care followed by care homes. It is therefore recommended planning policies encourage all types of housing for older people.
- *Affordable Housing* – The Study identifies a need for more affordable accommodation for older people. However, given the constrained nature of the Borough, it is considered a policy requiring care and retirement developments to provide an affordable housing contribution may deter new developments from coming forward in favour of sites in neighbouring Boroughs.

- *Retention of Existing Older People's Accommodation* – Given the scale of the need and constrained nature of the Borough, any policy should prevent a loss of accommodation for older people unless it can be demonstrated to the satisfaction of the Council that there is no longer a need for the accommodation due to, for example, the poor quality of the accommodation concerned and/or a long period of vacancy with no interest etc.
- *Bungalows* – Market research carried out with 12 local estate agents indicates that - in line with anecdotal concerns raised by Members - there is a significant demand for bungalows (mainly by older people who are likely to have a preference for a step-free property with its own parking and garden). However, there appears to be a lack of bungalows available to meet this demand, and limited stock coming forward given new bungalows are rarely constructed.

It is therefore recommended the Council consider an appropriate policy in its emerging Local Plan. The Council should also give consideration to attaching a planning condition to planning permissions for new bungalows, which restricts their sale to those aged 50 or over for example, or those aged under 50 but with evidence of a need to live in an accessible bungalow. Paragraph 56 of the NPPF states any planning conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects. In respect of the sixth text of reasonableness, the Local Government Association Planning Advisory Service web site states “it would be unreasonable to specifically exclude an individual on the basis of gender, age, ethnicity or ability as it would fail under the Equality Act. However in some specific cases an application would only be acceptable if occupied by individuals that fall within a particular group, for example purpose built older persons housing, adapted housing for a particular disability or to meet a particular cultural need”. Therefore, a planning condition along the lines of the above would, in principle, meet the above tests and assist in ensuring new bungalows are occupied by those who need them going forward.

- *Quality of Accommodation* - By its nature, people aged 65 and over have an increased incidence of health conditions and mobility issues. Local Plan policies should therefore support the provision of high-quality accommodation suited to the specific needs of those individuals.

## Housing for Disabled People

- 5.7 The Study establishes that, although the number of disabled people aged 16-64 is projected to decline, there remains a significant number of disabled people of this age whose housing needs must be taken into account.
- 5.8 At the same time the number of wheelchair users in the Borough is projected to increase by 27.6% between 2021 and 2041, with the number of people experiencing dementia also projected to increase by 44.4% over this period.
- 5.9 However, a significant proportion of wheelchair users and those experiencing dementia are older people, a number of whom will have their needs met in specialist accommodation for older people which, by its nature, is designed for wheelchair users and those with mobility issues.
- 5.10 The housing needs of a significant proportion of disabled people will also be met by carrying out adaptations on their existing home.
- 5.11 The M4(1): Visitable Dwelling standard is currently mandatory through the Building Regulations, with the M4(2) Accessible and Adaptable standard shortly due to become mandatory. However, the Study demonstrates a need exists sufficient to justify application of the M4(3): Wheelchair user standards in accordance with paragraph 009 of the NPPG. This will help bring forward an adequate supply of accessible housing within all categories, which will enable a greater proportion of disabled people to meet their needs at home. Therefore, the Council should seek to deliver future policies

that will require all new dwellings to be built to at least meet M4(2) standards, as well as to encourage M4(3) standards where viable.

## Glossary

**Accessible Housing** - Housing which has been constructed or modified to enable independent living for persons with disabilities, typically delivered through Part M of the Building Regulations (see below definitions of M4(1), M4(2) AND M4(3) housing).

**Adaptable Housing** - Housing that can be changed and modified to the needs of disabled and older occupants.

**Affordable Housing** - Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and comprises either affordable housing for rent, starter homes, homes for discounted market sale or another form of affordable home ownership in accordance with the definitions set out in the Glossary of the NPPF.

**Article 4 Direction** - A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which withdraws permitted development rights granted by that Order.

**Brownfield Land** - See Previously Developed Land.

**Care Home** - Accommodation for older people comprising individual rooms within a residential building, and providing a high level of care meeting all activities of daily living (and potentially including dementia care).

**Deliverable** - To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Developable** - To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Disabled People (People with Disabilities)** - People with a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. This includes people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Green Wedge** - A planning policy designation comprising an area of predominantly open land that penetrates the built-up area from the surrounding countryside, providing separation between the different neighbourhoods and land uses.

**Housing with Support (also known as 'Retirement Housing', 'Sheltered Housing' or 'Age-Restricted Accommodation')** – Accommodation for people aged at least 55 and over including some shared amenities such as a communal lounge, laundry and gardens. Can include 24 hour on-site assistance (alarm) and a warden or house manager. However, no care is provided.

**Housing with Care (also known as 'Extra Care' or Integrated Retirement Communities)** - Accommodation for older people usually consisting of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an on-site care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff and meals provided. Extensive communal areas, such as space to socialise or a wellbeing centre are often provided. The intention is for residents to benefit from varying levels of care as time progresses.

**Local Housing Need** - The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or a justified alternative approach as provided for in paragraph 61 of the NPPF).

**Local Plan** - The plan for the future development of the Borough, drawn up by the Council in consultation with the community and comprising policies to guide local development.

**M4(1) Category 1** - Viable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)

**M4(2) Category 2** - Accessible and adaptable dwellings

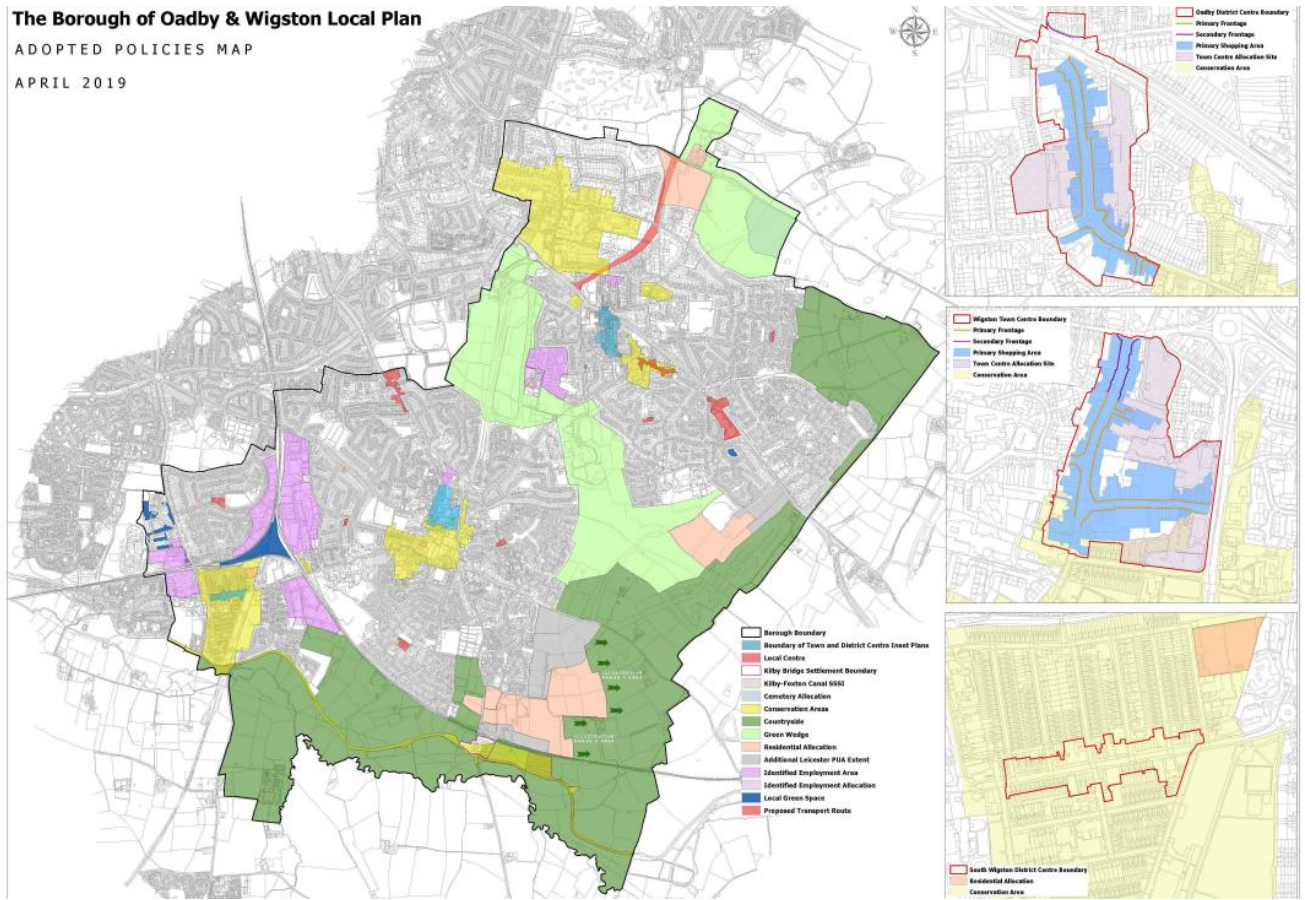
**M4(3) Category 3** - Wheelchair user dwellings

**Older People** - People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Planning Condition** - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Previously Developed Land** - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds 71 and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

## Appendix 1 – Adopted Policies Map



Source: Oadby and Wigston Adopted Local Plan

## Appendix 2 – List of Older Persons’ Housing Schemes

Name	Facility Type	Market / Affordable	Total Rooms	Total Units	CQC Rating	Date Built / Renovated	Bungalow Availability
Chartwell House	Age exclusive housing	Affordable	-	60	-	1966	Yes
North Memorial Homes	Age exclusive housing	Affordable	-	35	-	1927	No
Rosebrook Gardens	Age exclusive housing	Market	-	27	-	2005	Yes
Beech Court	Retirement housing	Affordable	-	49	-	1977	No
Brockshill Cottages	Retirement housing	Market	-	4	-	-	Yes
Bushloe Court	Retirement housing	Market	-	14	-	-	No
Devonshire Court	Retirement housing	Affordable	-	12	-	1996	No
Framework Knitters Cottage Homes	Retirement housing	Affordable	-	26	-	2001	Yes
Hansen Court	Retirement housing	Market	-	31	-	2015	No
Jasmine Court	Retirement housing	Market	-	43	-	1990	No
Kenneth Gamble Court	Retirement housing	Affordable	-	35	-	1979	No
Marriott House	Retirement housing	Affordable	-	30	-	1975	No
Parlour Court	Retirement housing	Market	-	21	-	1989	Yes
Rowleys Court	Retirement housing	Market	-	49	-	2011	No
St Pauls Close	Retirement housing	Market	-	28	-	1983	No
The Elms	Retirement housing	Affordable	-	10	-	1993	Yes
William Peardon Court	Retirement Housing	Affordable	-	35	-	1977	No
Aigburth	Care home	-	56	-	Good	1962	-
Brockshill Woodlands	Care home	-	30	-	Good	-	-
Conifer Lodge	Care home	-	20	-	Good	-	-
Curtis Weston House	Care home	-	44	-	Requires improvement	-	-
Devonshire Court	Care home	-	69	-	Outstanding	1966	-
Holmes Court Care Home	Care home	-	29	-	Good	-	-
Holmes House Care Home	Care home	-	49	-	Requires improvement	-	-
Sycamore Cottage Residential Home	Care home	-	14	-	Good	-	-
The Lawns Care Home	Care home	-	41	-	Good	-	-
Willows Court	Care home	-	29	-	Requires improvement	1998	-



Cedar Court Care Home	Care home / care home with nursing	-	52	-	Inadequate	-	-
Amberwood Care Home Limited	Care home with nursing	-	44	-	Good	-	-
Magna Nursing Home	Care home with nursing	-	36	-	Good	-	-
Nightingales Nursing Home	Care home with nursing	-	38	-	Good	1962	-

Source: EAC, CQC and carehome.co.uk

### Appendix 3 – Schedule of Local Agent Responses Regarding the Market for Bungalows

Agency Name / Question	Corley	Hunters	Knightsbridge	Nest	Phillips George	James Sellicks	Newton Fallowell	Connells	Andrew Granger and Co	Apex Estate Agents	Aston and Co	William H Brown
<b>How many currently offered for sale through your agency in OWBC?</b>	1 (doesn't say how many listings in total)	8 out of 64	11 out of 83	4 out of 38	14 out of 65	1 out of 6	6 out of 60	2 out of 25	6 out of 31	0 out of 5/6	4 out of 40	1 out of 29
<b>Above as a percentage</b>	Unknown	12.5	13.2	10.5	21.5	16.7	10	8	19.3	0	10	3.4
<b>How regularly does a bungalow come forward for sale?</b>	Seasonal as many become available after someone has deceased.	Seasonal but 1 a month.	1 every 3 weeks.	Seasonal but approx. 5 a month.	2 a month.	Not many	Every 4 weeks.	1 every 2 months.	1 a month at least.	1 per year.	1 every 2 months	1 or 2 per month.
<b>How many enquiries do you receive per month?</b>	Multiple enquiries per week.	Lots.	A lot. Most out of all property types	10-15 a month registered but more if not registered.	Double the amount of stock.	Maybe	40 a month.	Doesn't know.	5 times a week.	2 enquiries per year.	10 to 20 per month	10 to 12 per month.
<b>Do bungalows tend to sell fairly promptly?</b>	Yes, depending on condition.	Yes in a normal market.	Yes.	Take longer to sell as need work, but refurbished ones sell quickly.	Yes if done, but not if it needs work.	Yes	6-8 weeks.	Yes in a normal market.	Yes.	Yes if a larger family home but not if a smaller bungalow suitable for older people.	Yes overall.	Yes.
<b>Profile of bungalow purchaser i.e. family, single or older person, developer?</b>	Older single person or couple looking to downsize.	Older people or disabled people wanting to downsize.	Older people.	Older people.	Older people.	Older people	Middle age to older people.	Older people or a young couple	Older people or developer.	Couple 50s plus.	Older person or developer	Older people or property developers.
<b>Do you think there is a shortage of</b>	Yes	Yes.	Yes.	Yes.	Yes.	Yes	No	Yes	Yes.	Yes	Yes.	Yes.

<b>bungalows in OWBC?</b>												
<b>Other comments</b>	Refurbed bungalows sell very well.	Large demand for rental bungalows. 1 became available this week and had 15 viewings within 24 hours.	N/a.	Only 5% are property developers but not as much interest due mortgage rates.	Work with solicitors so a lot of rebate work.	Small firm.	Lack of refurbed bungalows but generally there are lots in the area	N/a.	N/a.	Seems to be a small agency	N/a	N/a.

## Appendix 4 – List of Planning Applications Relating to Bungalows Submitted Since 2019

Application No.	Address	Type	Full proposal	Permission status	Completion status	Notes
19/00003/FUL	1 The Yews Oadby	Extension on bungalow to house	Erection of a first floor to create additional living accommodation and the erection of a front entrance porch addition.	Refused	N/A	Decision notice comments: 1. The scale, bulk, massing, proportions and design of the proposed scheme of development would result in an unduly dominant development which would be out of keeping with the general design, character and appearance of the locality. The development as proposed would therefore be out of keeping, compromising and diluting the design quality of the existing property, the surrounding street scene and that of the wider Oadby Arboretum (ii) Urban Character Area. 2. The proposed scheme of development would represent unsustainable development in that it presents an unattractive and incongruous form of design which would not be in keeping with the design quality of the surrounding area.
19/00414/FUL	1 The Yews Oadby	Extension on bungalow to house	Erection of a first floor addition (on existing bungalow) to the rear wing with a new roof, an increase in the roof height on the side wing, alterations to the overall roofing, and associated alterations.	Refused. Went to appeal. Appeal allowed.	Complete	Decision notice comments for original refusal: The scale, bulk and massing of the proposed scheme of development would result in an unduly dominant development which would be out of keeping with the general design, character and appearance of the locality. The design and proportions proposed would be unduly prominent, incongruous and detrimental to the design, character, appearance and spatial characteristics of the locality. The development as proposed would therefore be out of keeping, compromising and diluting the design quality of the existing property, the surrounding street scene and that of the wider Oadby Arboretum (ii) Urban Character Area.
19/00176/COU	1 Church Nook Wigston	Single storey annex	Change of use of existing single storey annexe to singular residential dwelling including subdivision of the existing plot.	Refused. Went to appeal. Appeal dismissed.		Decision notice comments: 1. The application site is located in the Wigston Saint Wistans Urban Character Area. The Landscape Character Assessment identifies Church Nook as being one of the areas which retains some sense of distinctiveness and quality of streetscape. The subdivision of the plot as proposed, because of its restricted size would lead to a development out of keeping with the established scale and character of the area to the detriment of the street scene and the visual quality of the area in general. 2. The siting of the 1.8m fence in close proximity to the primary kitchen window of the host property together with the obscure glazing of the kitchen window would provide an harmful outlook injurious to the living conditions of occupiers of the host dwelling.

19/00470/FUL	50 The Broadway Oadby	Extension on bungalow to house	Removal of the existing bungalow roof and the addition of another storey.	Refused	N/A	Decision notice comments: 1. The design and proportions proposed would be unduly prominent, incongruous and detrimental to the neighbouring design, character, appearance and spatial characteristics 2. The scheme as proposed would result in a development causing harm to the neighbouring residential amenity.
19/00449/FUL	3A Glebe Close Wigston	Demolition rebuild to a bungalow	Demolition of existing one and half storey dwelling and replacement with a bungalow.	Permitted	Complete	
19/00404/FUL	26 Highcroft Road Oadby	Extension to bungalow	Partial demolition to front and rear of existing bungalow, erection of single storey front and rear extensions; conversion of existing garage to associated annexe; and creation of additional parking spaces to front of dwelling.	Permitted	Complete	
19/00323/FUL	83 The Fairway Oadby	Bungalow demolition to larger dwelling	Demolition of existing dormer bungalow and erection of 1 x detached dwelling (5 Bed)	Refused	N/A	Decision notice comments: The proposed development and in particular the provision of first floor doors and a Juliet balcony feature in the rear bedroom which would be in close proximity to the boundary with the neighbouring property; would have an adverse impact on the amenity of the occupiers of that property by reason of unacceptable levels of overlooking and loss of privacy.
19/00143/FUL	87 The Fairway Oadby	Bungalow demolition to larger dwelling	Demolition of the existing 3 bedroomed dormer bungalow dwelling house and erection of a new build 2.5 storey 4 bedroomed dwelling house.	Permitted	Not in construction	
19/00128/FUL	39 Half Moon Crescent Oadby	Bungalow demolition to house	Demolition of existing 3 bedroom bungalow, erection of a new 4 bedroom house.	Permitted	Complete	
19/00063/FUL	33 Stoughton Drive South Oadby	Bungalow demolition to house	Demolition of existing bungalow and erection of replacement dwelling to 3 storey 6 bedroom house	Refused	N/A	Decision notice comments: House X is a modest sized, but extendable and updateable hipped roof bungalow in restricted grounds which include a number of visually significant trees, both within and closely adjacent to the site's boundaries. The site as a whole forms a key part of the Oadby Hilltop and Meadowcourt Conservation Area.

19/00466/FUL	2 The Morwoods Oadby	New bungalow	Erection of one single storey dwelling	Refused	N/A	Decision notice comments: 1. The proposed dwelling would, by virtue of its height, depth, proximity to the boundary and siting forward of the neighbouring property represent an intrusive form of development 2. The positioning and siting of the proposed dwelling is such that the existing first floor rear facing windows of properties immediately to the rear will give significant rise to unacceptable levels of overlooking of the private amenity space of the new dwelling and a lack of privacy 3. The Flood Risk Assessment submitted does not adequately consider the risks to the development and future occupants, taking climate change into account, and does not propose adequate mitigation measures which demonstrate the safety of the development over its lifetime for future occupiers of the dwelling
19/00369/COU	199 Glen Road Oadby	Change of use of annex	Change of use from outbuilding to habitable single storey annex for 199 Glen Road residents only (to include, a kitchen/dining space, 2 bedrooms, bathroom and living room).	Refused. Went to appeal. Appeal dismissed.	N/A	Decision notice comments: The proposal is tantamount to a separate two bedroom dwelling, more so, given the erection of the separating wall and gates which restricts access and which allows the building to function completely separate to the main dwelling. These physical barriers together with the positioning of the existing rear garage further reduces the outbuildings relationship with No.199 and No.199a Glen Road. The subdivision of the plot, due to its backland nature does not respect the local character and settlement patterns and would be significantly harmful to the character and appearance of the area.
19/00066/FUL	Horse Shoes 70 Manor Road Oadby	Bungalow demolition to house	Demolition of existing dwelling and erection of new dwelling (amendment to previously approved 18/00291/FUL).	Refused		Note: 18/00291/FUL has been complete. House is now a 2 storey dwelling and no longer a bungalow

Pre-application		New bungalows and care homes	Proposed development for a 84 bed care home and 12 2 bed extra care bungalows	Closed		<p>Decision notice comments:</p> <p>Conclusion</p> <p>With the proposal site being located within the Countryside, the principle of redeveloping the site for large scale residential type development would not be supported. Adopted and emerging planning policy is definite in that it states that any specialist care accommodation, elderly care accommodation and / or retirement accommodation development should be meeting an evidenced local need and should be located within a sustainable location that is well integrated into the existing wider community to help create mixed and inclusive communities. The Desktop Market Analysis also suggests that there is an identified local need for additional bed spaces within a proposed 2.5km catchment radius. However, the submission makes numerous assumptions and seemingly includes inaccurate information, most notably, siting the proposed residential care home in the wrong location, in the heart of the Principal Urban Area, in Oadby. The Council does not consider that the evidence submitted illustrates that the proposal is required in an area designated as Countryside. It should also be noted that any development having an adverse impact on the Countryside designation will only be permitted where there is a justifiable need which outweighs these impacts. The Council's new Local Plan, sets out a number of land allocations where the principle of residential development would be acceptable, for example the Borough's main town and district centres (including Oadby Centre) and the wider Leicester Principal Urban Area, as well as the three Direction for Growth Areas. If there was an evidenced need for specialist care accommodation, elderly care accommodation and / or retirement accommodation development within the Borough area, there would need to be demonstrable evidence setting out why such land allocations (set out in the new Local Plan) are considered inappropriate for specialist care accommodation, elderly care accommodation and / or retirement accommodation development, bearing in mind the sustainable locations in which the land allocations are situated.</p>
20/00193/FUL	21 The Broadway Oadby	Bungalow demolition to house	Demolition of a four bedroomed bungalow and integrated garage, and the erection of a new two and a half storey four bedroomed detached dwellinghouse.	Permitted	Not in construction	

20/00328/FUL	10 Woodfield Road Oadby	Extension on bungalow to house	Single storey front, side and rear extensions incorporating alterations to main roof on existing bungalow.	Permitted	see 2021 application	
20/00471/FUL	10 Woodfield Road Oadby	Extension on bungalow to house	Erection of first floor to existing single storey dwelling incorporating two storey side and rear extensions and single storey front extension.	Permitted	see 2021 application	
20/00472/FUL	10 Woodfield Road Oadby	Extension on bungalow to house	Proposed single storey rear extension, two storey front, side, rear extension, first floor extension and internal alterations.	Application returned	see 2021 application	
Pre-application			<p>1. Demolition of existing single storey double garage 2. Creation of a new storey bungalow, with a gross external footprint of 61m<sup>2</sup> at ground floor storey, with sleeping accommodation in the roof space (room in the roof). 3. Off-road parking to accommodate 2 vehicles, consisting block paving drive and soft landscaped verges adjacent each boundary. 4. Private garden space providing circa 124m<sup>2</sup> amenity space to the rear of the property, consisting grassed lawn, patio area and landscaped borders. 5. New close boarded timber boundary fence between existing property and new development site. The intent, proportionally, is to reflect the existing bungalow properties currently situated along both nearby roads. All rooflights and/or dormer windows will be positioned to the rear slope (overlooking rear amenity space) in order</p>	Closed		<p>In principle, the development of garden land is not usually encouraged. However, the proposal could be acceptable subject to a suitable design and provided that you can demonstrate it is not out of character in the locale, fits with the existing street scene and importantly, that its positioning will not have a detrimental impact upon the neighbour's right to privacy, as well as providing/maintaining acceptable levels of private amenity space for the existing and proposed dwelling. From the block plan submitted it does appear that there will be a breach of the 45 degree code from the nearest ground floor front window of the host dwelling however it may be possible to balance this against the removal of the garage, although this is an assessment that will need to be made on site when full details of the proposal are submitted.</p> <p>Please also note that any subsequent planning application should clearly demonstrate how the above policy and guidance outlined has been taken into account and satisfied.</p>



			to maintain the current street scene.			
Pre-application		New bungalow	Single storey new bungalow (Class C3)	Closed		
20/00185/FUL	41 The Fairway Oadby	Bungalow demolition to house	Demolition of the existing bungalow and the erection of a new detached three storey dwelling with an integrated double garage.	Refused	N/A	Decision notice comments: 1. The scale, bulk, massing and proportions, the substantial sections of flat roofing, and the design and finishes of roofing, windows and doorway features proposed would result in an unduly dominant development which would be out of keeping with the general design, character and appearance of the locality. 2. The scale, bulk, footprint and proportions proposed would result in an overbearing and dominating impact of an unacceptable nature. 3. The Planning Ecology team at Leicestershire County Council has considered the submitted Ecology Report and deemed this to not be satisfactory with further survey works required.
20/00181/FUL	Leta 216 Leicester Road Wigston	Bungalow demolition to house	Demolition of existing 4 bedroom bungalow dwelling (C3), Proposed new 3 storey 4 bedroom dwelling (C3), detached double garage to front, new front fence and electronic gate.	Permitted	Complete	
20/00130/NMA	2 Ringers Spinney Oadby	extension on bungalow to house	Addition of first floor to existing bungalow, and associated single storey front, side and rear extensions to change bedroom to garage and revised window door positions.	Permitted	Complete	Non-material amendment to 18/00274/FUL
20/00094/FUL	53 The Fairway Oadby	Bungalow demolition to house	Demolition of the existing four bedroomed dormer bungalow, double garage and outbuilding. The erection of a replacement new four bedroomed detached dwellinghouse with an integrated double garage and various landscaping and boundary treatment works.	Permitted	In construction	Notes from April 23 monitoring - in construction. Roof, walls and front door complete, windows only in on the first floor. Missing ground floor windows and garage door.
20/00459/FUL	10 Highcroft Road Oadby	Bungalow demolition to house	New replacement dwelling (following demolition of existing dwelling)	Permitted	see 2021 application	

20/00093/FUL	37 The Broadway Oadby	extension on bungalow to house	Addition of first floor to existing bungalow and associated two storey and first floor front, side and rear extensions and front porch	Permitted	Complete	
20/00151/FUL	6 Paddock Close Oadby	New bungalow	Erection of a single storey dwelling at land adjacent to 6 Paddock Close, Oadby.	Permitted	Complete	Notes: 3 bedrooms. Complete April 22. Lived in.
20/00390/FUL	Southerley 72 Manor Road Oadby	Bungalow demolition to house	Demolition of existing dwelling and erection of new 3 storey dwelling plus erection of new boundary wall and gates.	Withdrawn		
Pre-application		Single storey annex	Separate annexe/outbuilding 2 bedroom and open kitchen/living/dining.	Closed		Decision notice comments: When considering the proposal it is unlikely that an application as proposed would be considered favourably as from the plans submitted it is clear that the building has got everything to be self-contained from the main dwelling including foot access down the side of the main dwelling. As such it would not 'remain ancillary in form and function to the main existing dwelling'
20/00387/FUL	67 Orson Drive Wigston	Single storey annex	Erection of detached annex to rear with bathroom, kitchen, living room, study and one bedroom.	Refused. Went to appeal. Appeal dismissed.		Decision notice comments: The proposal is tantamount to a separate one/two bedroom dwelling which due to its siting to the rear of the site, divorced from the principal living accommodation would be out of keeping with the general arrangements of dwellings within the area. The context of the street scene to which the development relates comprises the common characteristic that the living accommodation is wholly contained in a single building near the front of the site
20/00526/OUT	Ellis Farm Welford Road Wigston	New bungalows	Outline planning application for 39 residential properties, including access and the provision of privately owned allotments and paddock areas on land to the side of the A5199 Welford Road, Kilby bridge. Three of the 19 house types proposed are bungalows	Withdrawn		
20/00571/FUL	125 Stoughton Road Oadby	New bungalow	Development of land to the rear of 125 Stoughton Road by the erection of a single two storey dwelling with	Permitted	Not in construction	

			new access onto Cranbourne Gardens.			
21/00071/FUL	66 Saffron Road Wigston	extension on bungalow to house	Erection of a single storey front extension to the existing bungalow.	Permitted	In construction	
21/00513/FUL	10 Highcroft Road Oadby	Bungalow demolition to house	New replacement dwelling (following demolition of existing dwelling)	Permitted	In construction	Monitoring notes - April 22 - demolition complete. April 23 - near completion, just missing door and ground floor windows. Should be complete next year / in 6 months
21/00031/FUL	10 Woodfield Road Oadby	extension on bungalow to house	Erection of first floor to existing single storey dwelling incorporating two storey side and rear extensions and two storey front extension (amendment to previously approved application 20/00471/FUL).	Permitted	Complete	
21/00210/HHPDAA - Household Prior Approval AA	50 The Broadway Oadby	extension on bungalow to house	Prior Approval application for an additional storey to existing bungalow to form two storey dwelling (approx 8.8m high).	Prior approval		Previously 19/00470/FUL
21/00643/FUL	90 Roehampton Drive Wigston	New bungalow	Erection Of 1 Bungalow To The Rear	Pending consideration		
21/00437/FUL	31 Ringers Spinney Oadby	Bungalow demolition to house	Demolition of existing bungalow dwelling and erection of a new two and a half storey dwelling with new boundary treatment and gates	Permitted	In construction	Monitoring notes - April 23 - near completion. Roof and walls. No windows - should be complete next year/in 6 months
Pre-application		extension on bungalow to house	First floor extension on an existing bungalow	Closed		
21/00026/FUL	94 Aylestone Lane Wigston	New bungalow	Proposed detached self contained 2 bedroom one storey flat at the end of the garden.	Permitted	In construction	April 23 - Building in progress - missing windows and doors
21/00651/FUL	Southerley 72 Manor Road Oadby	Bungalow demolition to house	Demolition Of 4 Bedroom bungalow dwelling With Garage And Erection of New Dwelling with 3 floors	Permitted	Not in construction	

21/00323/FUL	41 The Fairway Oadby	Bungalow demolition to house	2.5 storey house and subsequent demolition of existing bungalow	Permitted		Note: applicant submitted a further planning application 22/00323/FUL with same demolition rebuild proposal
22/00091/FUL	35 Thirlmere Road Wigston	extension to bungalow	Proposed Single Storey Side And Rear Extensions To Existing Bungalow	Permitted		
22/00224/FUL	35 Thirlmere Road Wigston	extension to bungalow	Proposed single storey side and rear extensions to existing bungalow (Resubmission 22/00091/FUL)	Permitted	Not in construction	
22/00254/FUL	Ellis Farm Welford Road Wigston	New bungalows	Erection of 2No. detached bungalows and a detached garage	Refused		Decision notice comments: 1. The design together with the proposed materials does not reflect the special canal side location or history of the Kilby Bridge area in a manner which would preserve or enhance the essential character or appearance of the conservation area. As a result, the proposal in this heritage sensitive context would be at odds with the simple layout and design of the closest historic outbuildings. 2. The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required in respect of the site access and internal layout.
22/00348/FUL	23 Highcroft Road Oadby	extension to bungalow	Re-modelling of existing bungalow into one and half storey dwelling with side, front and rear extension.	Permitted	Not in construction	
22/00446/FUL	65 Welford Road Wigston	extension on bungalow to house	Proposed side, rear and first floor extensions to existing bungalow.	Withdrawn		
22/00450/FUL	39 Aylestone Lane Wigston	Change of bungalow to nursing home	Demolition of existing bungalow, to be replaced with and form an extension to the adjacent nursing home	Pending consideration		
22/00198/FUL	22 Highcroft Road Oadby	Bungalow demolition to house	Demolish of the existing bungalow and the erection of a two storey front house	Permitted	Not in construction	

22/00147/REM	21 Willow Park Drive Wigston	New bungalows	Reserved matters submission relating to planning permission 21/00301/OUT for Erection of 1 Detached Dwelling and Detached Double Garage. Detached dwelling is a single storey bungalow with 2 bedrooms	Permitted	Not in construction	Applicant applied with preapp in same year.
22/00399/FUL	Glebe Mount 1 Glebe Road Oadby		Change of use of vacant ground floor flat to Glebe Mount and the adjoining Glebe Villa from residential (C3) to a children's day nursery (Class Ef) with the retention of the first floor of Glebe Mount, Glebe Bungalow and Glebe Cottage in residential use, provision of a single storey extension for use by the nursery, associated parking, drop off spaces, amenity areas, a new cycle/buggy store, new boundary treatments, a widened vehicular access, new entrance gates and pillars; and internal and external alterations to the listed building.	Pending consideration		
22/00405/LBC (Listed Building Conset)	Glebe Mount 1 Glebe Road Oadby		Change of use of vacant ground floor flat to Glebe Mount and the adjoining Glebe Villa from residential (C3) to a children's day nursery (Class Ef) with the retention of the first floor of Glebe Mount, Glebe Bungalow and Glebe Cottage in residential use, provision of a single storey extension for use by the nursery, associated parking, drop off spaces, amenity areas, a new cycle/buggy store, new boundary treatments, a widened vehicular access, new entrance gates and pillars; and internal and external alterations to the listed building.	Pending consideration		

23/00156/FUL	3 Woodside Road Oadby	Bungalow demolition to house	Demolition of existing bungalow and construction of a two storey dwelling with garage	Pending consideration		
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## Appendix 5 – List of Care Homes Offering Care for Disabled Population

Name	Room Number	CQC Rating	CQC Registered Provider Categories							
			Dementia/ Alzheimer's	Learning disability	Mental health condition	Physical disability	Sensory impairment	Eating disorders	Substance misuse	Detention under Mental Health Act
Aigburth	56	Good	x		x					
Amberwood Care Home Limited	44	Good				x				
Apple House	9	Good	x	x						
Brockshill Woodlands	30	Good	x		x	x				
Carlton Drive Short Breaks	7	Good		x	x	x	x			
Cedar Court	52	Inadequate		x		x	x	x	x	
Conifer Lodge	20	Good	x		x	x	x			x
Curtis Weston House	44	Requires Improvement	x	x	x	x	x			
Devonshire Court	69	Outstanding	x			x	x			
Heathcotes (Magna)	6	Requires Improvement		x	x	x	x			
Holmes Court Care Home	29	Good	x			x				
Holmes House Care Home	49	Requires improvement	x	x	x	x	x			
Linford House	2	Good		x						
Magna Nursing Home	36	Good	x		x	x				
Nightingales Nursing Home	38	Good				x	x			
Oadby (Heathcotes)	8	Good		x	x		x			
Sycamore Cottage Residential Home	14	Good	x							
The Lawns Care Home	41	Good				x	x			
Wigston (Heathcotes)	8	Requires Improvement		x		x	x	x		

## Appendix 6 – List of Land Buying Criteria (Proximity to Local Shops and Services) for Care and Retirement Developers

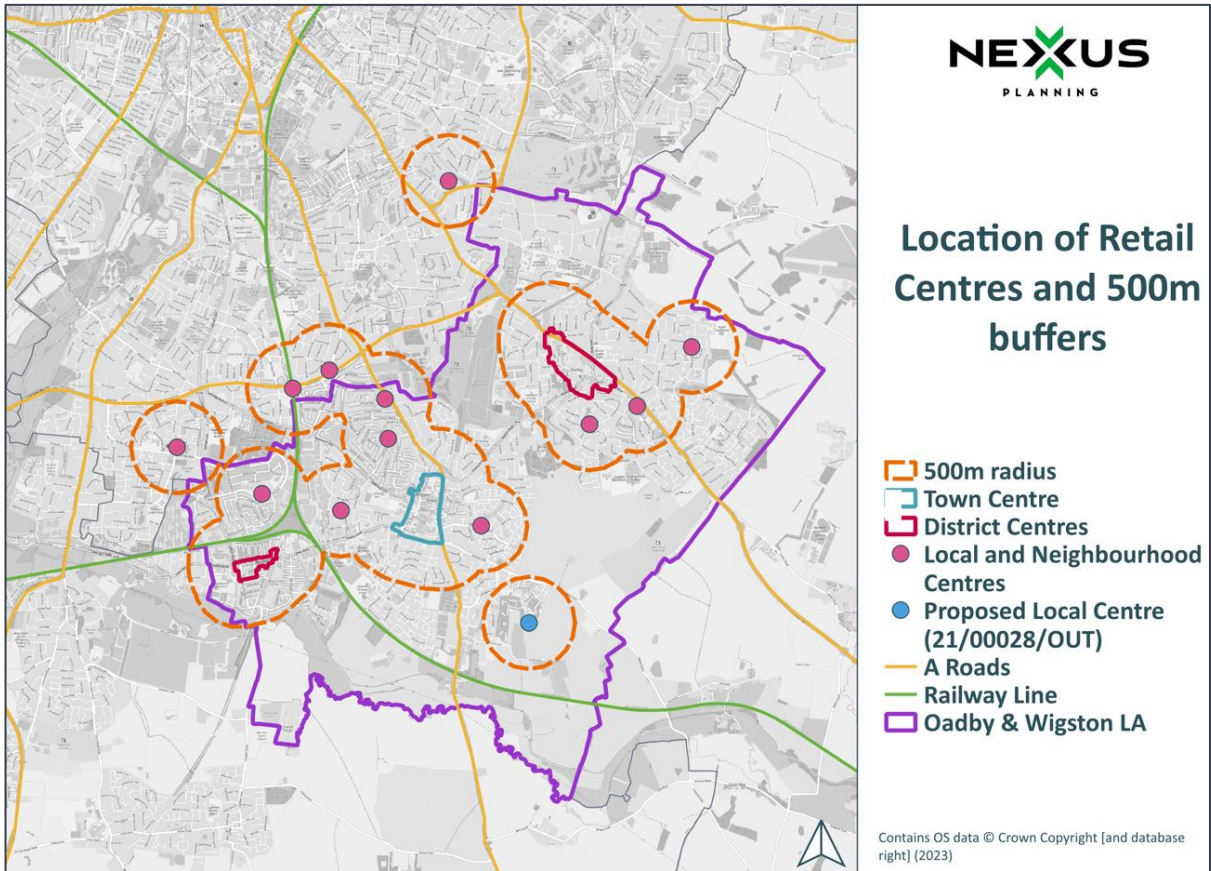
Company Name (Anonymous)	Site Size Required	Other Requirements
1	1 - 4 acres	Established urban & suburban locations North West, Yorkshire, the Midlands and the South (North of the M4)
2	1.5 acres and above	Sites close to communities with shops, facilities and public transport nearby Within residential suburban, urban and city/town locations Allow for 65,000+ square foot floor space over 3+ storeys in height
3	Minimum coverage 120,000 sq ft GIA  Urban sites - min. 2 acres  Semi-rural sites - min. 5 acres net	Affluent residential or semi-rural locations
4	Nothing found	Local shops and services to leisure facilities within reach – usually within walking distance
5	1 acre+ site	Scope for two storey+ development Within 1.5 miles of city or town Well connected to the community and access to local facilities Good access to public transport
6	From 0.4-2.5 acres	Sites within 0.5 miles of town/neighbour shops and amenities by level walk



7	4-8 acres, but smaller sites considered in more central locations	Towns and cities which are attractive to our residents Suitable for 80 to 120+ units In or on the edge of town/city
8	Nothing found	Urban, town and city centre locations with strong demand, located in areas where the high street is readily accessible via foot, buggy, or public transport, and close to amenities.
9	At least 0.75 acres to 2 acres in order to develop around 40 - 70 properties in a scheme.	Located close to local shops and essential amenities, with good transport links
10	Circa 5 acres minimum	Brownfield, urban fringe or in-fill sites with or without existing buildings Proximity to transport links (bus stop, tram or train station) preferred Proximity to local amenities (post office, convenience store, doctors surgery, cafes etc) preferred
11	Nothing found	We hope to provide in the region of 100 apartments, circa 30 nursing suites and shared facilities to include, gym, swimming pool and a full service restaurant.  We will look at urban and rural schemes, with predominantly apartments in urban areas through to a mix of low rise apartments and cottages in rural areas.
12	Nothing found	Village or town locations Minimum of 40 homes which would be sale for over 55's. We will consider apartments, but substantially looking for bungalow schemes: and or a 60+ care home or extra scheme, maximum 120 dwellings.
13	Land of 0.6 to 6 acres (0.2 to 2 hectares)	Within half a mile/easy walk to shops and amenities Good public transport links Centrally located, typically brownfield land Scope for three-storey (or higher) development

14	<p>Sites of 1.5 acres plus, urban locations</p> <p>4 acres plus, suburban locations</p>	<p><u>Urban locations</u>  Desirable town centre or edge of town centre locations  80–200 units (90,000 sqft GIA to 200,000 sqft GIA)  Typically 3–8 storeys  Close to quality amenities</p> <p><u>Suburban locations</u>  Edge-of-town/suburban sites  Must be accessible by public transport and public footpaths  Affluent cities and towns (£450 sqft plus)  80–250 units (90,000 sqft GIA to 250,000 sqft GIA)  Typically 2–4 storeys  Close to quality amenities</p>
15	1 – 5 acre sites considered	<p>Greenfield and brownfield sites considered  Good public transport links</p>

## Appendix 7 – 500m Walking Distance From Designated Town, District and Local Centres



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