

<b>Policy Area</b>	Housing that meets specific needs e.g. the elderly.
<b>Policy</b>	<b>To encourage the strong sense of Community that already exists, while providing specialised housing solutions.</b>
<b>Issue</b>	NDP policies should reflect the needs of the entire population of St Agnes Parish while acknowledging the Strategic Policies 2010-2030 within the "Cornwall Local Plan"
<b>Objective</b>	<p>General objective:</p> <ul style="list-style-type: none"> <li>• To raise awareness about the need for different types of housing</li> <li>• We will seek to ensure there is specific need accommodation as part of exception sites. This needs to be criteria based for example elderly people's accommodation should be constructed as close as possible to village centres.</li> <li>• Buildings need to be designed for life standards</li> </ul>
<b>Evidence</b>	<p><b>Cornwall Local Plan Strategic Policies 2010-2030.</b></p> <p><b>Policy 2 Spatial Strategy 2d</b> Supporting the delivery of made Neighbourhood Plans and other community based initiatives that help to make communities more resilient.</p> <p><b>Policy 2a Key Targets 5</b> The provision of 2,550 bed spaces in communal establishments for older persons, including nursing and specialist accommodation.</p> <p><b>Policy 6 Housing Mix</b> Respond to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.</p> <p><b>Policy 16 Health and Well being</b> Provide flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.</p>

	<p><b>St Agnes NDP Questionnaire Question 14</b></p> <p>Do you think our plan should make provision for elderly, disabled or vulnerable people (with a link to the Parish) to live independently? For example, wardened accommodation for the elderly, buildings adapted for people with mobility issues or a building capable of providing day care? 85% of respondents said yes.</p> <p><b>National Planning Policy Framework</b>  <b>“Communities and Local Government” Policy 6</b></p> <p>50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</li> </ul> <p>There is a need within the parish to deliver more homes for an ageing population. These homes should be accessible and within easy reach of facilities and amenities. These homes do not necessarily need to be affordable as they are often for residents seeking to downsize from a larger property into something more manageable. In addition there is a need to provide affordable homes for local people who cannot afford to buy or rent on the open market.</p> <p>The community supports the provision of accessible homes on exception. The accessible homes should be on the most level and easily accessed part of the site.</p>
<p><b>Policy direction</b></p>	<p><b>Ensure there is sufficient housing that meets the needs of the local population, in order to maintain the population balance and sustainability of the Parish.</b></p>

<p><b>Policy wording</b></p>	<p><b>Proposals to build housing suitable for meeting the needs of an ageing population close to the main amenities of any settlement will be supported where they comply with other policies in this plan</b></p> <p>To address a shortage of accessible homes for an ageing population, this plan also supports the provision of accessible homes on exception sites. Such sites should seek to maximise the delivery of affordable housing but if market housing is required to make the scheme viable, then 50% of those market homes must be accessible homes (to BfL 12 standards). The accessible homes should be on the most level and easily accessed part of the site.</p>
<p><b>Links to other policies</b></p>	<p>Cornwall Local Plan 2010 – 2030 (see evidence)</p> <p>National Planning Policy Framework (2012). "Communities and Local Government" (see evidence)</p>
<p><b>Similar policies in</b></p>	<p><b>St Ives NDP.</b> Objective Housing to support the provision of affordable and principal residence housing so that St Ives area continues to be a place where people of all ages can live and work.</p>
<p><b>Comments</b></p>	<p><b>St Agnes 2016 Questionnaire NDP Survey</b>  <b>Mount Hawke</b> "need more housing for elderly – 2 bedroom houses near centre of village"</p> <p><b>St Agnes</b> "create smaller units for varying age groups"  "More, smaller, retirement houses needed so that people can downsize but remain in the village."</p> <p><b>Blackwater:</b> Support local residents with small individual development for extended families.</p>