

SD95: Care home provision modification to improve clarity

Introduction

1. The needs of older people and disabled people are changing and we need to be able to respond to this accordingly. Planning Practice Guidance states the provision for older people should be ‘considered from the early stages of plan-making through to decision-taking¹’. Due to an updated strategy from Dorset Council’s adult social care service, focussing on extra care as well as specialist purpose built care accommodation, the Council is proposing modifications to the plan so it is fully able to meet the changing needs of the ageing population.

Changes to the policy

2. Planning Practice Guidance states ‘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 systems²’. To provide care that is in the best interests of the public, Dorset Council is moving away from providing traditional nursing care homes where residents have no tenancy rights and are charged to fund their care. Instead it is moving towards providing extra care housing. This also helps ‘reduce costs to the social care and health systems³’ which is in accordance with Planning Practice Guidance. Extra care housing provides more care than specialist purpose built accommodation such as sheltered housing or retirement living: it is where people have access to personal care and support services available up to 24 hours per day⁴, their own front doors and tenancy or even ownership rights.
3. The Strategic Housing Market Assessment (SHMA) [SD21] identifies a need for 131 nursing and residential care bedspaces (use class C2) in the Purbeck area over the period 2013 to 2033 (table 86 of SD21). It is now considered that extra care housing will be the best way to deliver this need (either as C2 or C3 depending on consultation with health and care providers). Providing this care within the largest allocated sites will enable the residents to be well connected to their communities. To make this intention clear, the wording in Policy H4, H5 and H9 needs to be altered.
4. The SHMA [SD21] also identifies a need for different types of specialist housing for those needing less care than ‘extra care’ would provide and suggests there would be a need for around 598 homes with a housing need of 3,080 homes over the plan period (Paragraph 9.30, SD21: SHMA). At the time, this was about 20% of the housing need.

¹ PPG reference: Paragraph: 001 Reference ID: 63-001-20190626 <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

² PPG reference: Paragraph: 001 Reference ID: 63-001-20190626 <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

³ Paragraph: 001 Reference ID: 63-001-20190626 <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

⁴ More information can be found here https://lichfields.uk/media/5115/lichfields-insight-focus_solutions-to-an-age-old-problem-in-the-south-west.pdf

Care home provision – proposed modification

5. To help plan for appropriate housing, Policy H9 includes the requirement for 20% of market and affordable housing on allocated sites to provide specialist purpose built accommodation. This is in addition to the extra care housing proposed.
6. The SHMA does not stipulate the type of specialist care accommodation that should be provided as it is expected that the local authorities will make decisions that reflect the specific needs and current supply of different types of units available (paragraph 9.33, SD21).
7. Adult social care service supports this flexibility and so Policy H9 equally does not stipulate the type of care to be provided. The actual care provision will be adaptable and determined in consultation with health and social care providers with needs being met via a range of interventions and services. It is anticipated that the care provided will be flexible enough to respond to the changing needs of an ageing population, those with disabilities and supportive of those with increasing health problems.
8. The table below shows the care accommodation the Council is planning for via policy H4, H5 and H9.

Allocation	Specialist care accommodation (20% of the total numbers)	Extra care (in addition to the total numbers)
Wool	94	65
Moreton Station / Redbridge Pit	98	65
Lytchett Matravers	30	0
Upton	18	0
Total number of units	240	130
Wareham Health Hub	0	64
Total number of units	240	194

Proposed modifications to Purbeck Local Plan 2019-2034

Policy V1: Spatial strategy for sustainable communities

2. Purbeck's ageing population and those with disabilities will be catered for by the provision of care facilities ~~two 65 bed care homes – one at Wool and One at Moreton.~~ at Wool and Moreton Station / Redbridge Pit, as well as specialist purpose built accommodation at Wool, Moreton Station/Redbridge Pit, Lytchett Matravers and Upton.

Policy H4: Moreton Station / Redbridge Pit

Land at Moreton Station/Redbridge Pit and caravan site, as shown on the policies map, will help to meet the District's development needs by providing up to 490 new homes, a 65 ~~bed~~

~~unit care facility, care home~~ community facilities and supporting infrastructure. The type of care home provided will be ~~dependant on the changing needs of older people in Purbeck and~~ in consultation with local health and social care providers.

Policy H5: Wool

Land at Wool as shown on the policies map will help to meet the District's development needs by providing a total of 470 new homes, a 65 ~~bed~~ ~~unit care facility~~ ~~care home~~, community facilities and supporting infrastructure. The type of care provided will be ~~dependant on the changing needs of older people in Purbeck and~~ in consultation with local health and social care providers.

Policy H9: Housing mix

In order to achieve mixed and balanced communities, the Council will generally expect new market housing to support delivery of the household requirements identified through the Strategic Housing Market Assessment.

For sites delivering 20 or more units, development proposals will be permitted where of the proposed market homes:

- a. 5% are offered for sale as self-build plots. Such plots must be provided with a means of access and utility services to the boundaries of the plot.
- b. 10% are single storey homes.

For the identified housing allocations in the Purbeck Local Plan, the Council will expect 20% of the market and affordable housing mix to provide specialist purpose built accommodation, ~~for the elderly~~. Where such provision would provide a single storey home this would contribute to the above requirement at criterion b.

As part of ensuring a wide mix of accommodation to meet the needs of Purbeck's population, ~~such~~ proposals ~~for institutional housing (Use Class C2) such as care homes~~ will be supported both through individual developments at appropriate locations in accordance with Policy V1: Spatial Strategy for sustainable communities ~~and at allocated sites~~....

Glossary

Care facilities and specialist purpose built accommodation

This will be self-contained dwellings or bed spaces suitable for the elderly, disabled or those with dementia by providing either registered personal care available on site 24/7, or a warden is available on site on a regular basis but where no personal care is provided.