

L754/GV

From: Local Plan Review
Subject: FW: Culm Garden Village
Attachments: Mid Devon letter.pdf; Mid Devon heatmap with text jan 2017.pdf

From: Shane Broad
Sent: 14 February 2017 10:46
To: Sandra Hutchings
Subject: FW: Culm Garden Village

From: Development Control
Sent: 14 February 2017 10:41
To: Jenny Clifford
Cc: Tina Maryan
Subject: FW: Culm Garden Village

From: John Montgomery [REDACTED]
Sent: 14 February 2017 10:17
To: Development Control
Subject: Culm Garden Village

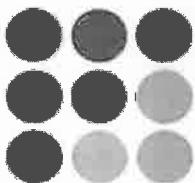
Dear Mrs Clifford,

Please find attached a letter of representation from the Retirement Housing Group in respect of the above.

Kind regards

[REDACTED]
John Montgomery
FRICS MRTPI

Telephone: [REDACTED]
Mobile: [REDACTED]



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Mrs Jenny Clifford
Head of Planning and Regeneration
Mid Devon District Council,
Phoenix House
Phoenix Lane
Tiverton EX16 6PP

13th February 2017

By e-mail: [REDACTED]

Dear Mrs Clifford

PROPOSED CULM GARDEN VILLAGE IN SOUTH LANCASTER

On behalf of the Retirement Housing Group (RHG) may I congratulate you on your successful bid to the Department of Communities and Local Government for the establishment of a locally-led Garden Village on land east of Cullompton.

RHG represents a range of providers of accommodation for older people both in the private and public sectors. The Group's remit is to promote awareness of this sector of the market and ensure planning policies are put in place so as to ensure the delivery of an adequate supply of accommodation specifically designed to meet the diverse needs of older people.

There is an increasing awareness of the issues arising from our ageing population. There are now 8.76 million people aged 65 or over in the United Kingdom which represents 11% of the total population. This is projected to increase to 11.6 million or 33% by 2025. This presents significant challenges to the nation as a whole.

In recognition of the issues the Government has now put forward specific planning policies in the National Planning Policy Framework. Firstly older people are identified and defined as a specific group in society. Secondly paragraph 50 requires that Local Planning Authorities should 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 the elderly. It follows from the above that it is incumbent on the Local Planning Authority to include specific policies to ensure the delivery of specifically designed accommodation for older people including downsizer housing, sheltered accommodation, extra care developments and continuing care retirement communities in appropriate and sustainable locations within its administrative area.

RHG has looked in detail at the demographic profile of Mid Devon and attached to this letter is a Heat Map which shows current and projected proportions of older people and households in the population and compares these with the supply of retirement housing by tenure to show any surplus or shortfall. You will note that the population aged 75 and over will increase by **57%** between **2015 and 2030** and the number of older person households will increase by 54%. The fastest increase is in households aged 85 and over– up by **78%** over the same period.

**Retirement
Housing
Group**

The Group has considered the Expression of Interest submission issued by the Council and notes that makes no reference to specialist housing for older people. Whilst appreciating that you are still at an early stage in the process the Group would urge you to ensure that adequate provision is made for accommodation for older people as the project evolves.

RHG members have considerable expertise in the delivery of older persons housing in major greenfield developments. We know the importance of allocating sites early in the masterplanning process but not developing them until local facilities are in place and there is a public transport route to the town centre. We can also provide information about typical scale of development and land take of different types of retirement housing and on likely buildout rates. We would be happy to work with the Council to help deliver older persons housing in Cullompton.

We look forward to hearing from you.

Yours sincerely



Stephen Ladyman, Chairman

MID DEVON: OLDER PERSONS HOUSING DEMAND AND SUPPLY:

KEY STATISTICS AT A GLANCE - note high proportion of retirement home ownership properties

- The population aged 75 and over will increase by **57%** between **2015 and 2030** and the number of older person households will increase by **54%**.
- The fastest increase is in households aged 85 and over— up by **78%** over the same period
- **74% of older households are home owners** – and the proportion of households aged 75 and over who are home owners will increase over the period to 2030 as today’s 65-74 year olds age into their late seventies and eighties. (This is because their home ownership rate is higher than that of today’s households aged 85 and over.)
- **66%** of the current retirement housing **stock is for sale** and **34% is for rent**
- There are **188 rented** units of retirement housing **for every 1,000 renters** aged 75 and over compared with **129 sale units** of retirement housing **for every 1,000 home owners** aged 75 and over.

Population by Age (source 2014 based population projections ONS)				
Age Band	2015	2020	2030	% change 2015 - 2030
50-54	6,000	5,900	4,600	-23%
55-64	10,700	11,700	11,500	7%
65-74	10,100	10,600	11,400	13%
75-84	5,600	6,600	8,700	55%
85+	2,500	2,800	4,300	72%

Households by Age (source 2014 based household projections ONS)				
Age Band	2015	2020	2030	% change 2015 - 2030
55-64	6,241	6,822	6,905	11%
65-74	6,148	6,329	6,673	9%
75-84	4,087	4,847	6,416	57%
85+	1,825	2,069	3,204	76%
Total 75+	5,912	6,916	9,620	63%

Supply of Retirement Housing (Source EAC)			
	2013	2015	Change
Sheltered Rent	552	523	-29
Sheltered Sale	99	147	48
Extra Care Rent	0	0	0
Extra Care Sale	14	14	0
Total	665	684	19

Households by Tenure 2011 (Source 2011 Census)		No of Units per 000 households aged 75 & over by tenure 2015 (assumes tenure breakdown the same as in 2011)	
Age Band	% homeowners		
50-64	77.5%	Sheltered Rent	338.3
65-74	80.1%	Sheltered Sale	33.7
75-84	76.4%	Extra Care Rent	0.0
85+	68.1%	Extra Care Sale	3.2
		Total	115.7

