Building a Better Future Plan - Representation Form

Part A - Personal Details

Please indicate whether you are completing this form yourself or if you are an agent completing this on behalf of a client

I am completing this form myself

Part A - Personal Details (Completing form on own behalf)

Please provide the following personal details.
Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate.
The personal data you provide will be used to ensure that representations comply with government guidance and that they can be used as part of the Local Plan examination process. More information on how we use your personal information can be found as part of the 'Planning Policy' privacy notice is available here.

Title	Miss
First Name	Sarah
Last Name	Millier



Please provide the following details where applicable and/or relevant

Job Title	Relationship Manager
Organisation	Anchor

Part A - Personal Details (Agent on client's behalf)

If an agent is appointed, please provide the following information:
Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate.
The personal data you provide will be used to ensure that representations comply with gov ernment guidance and that they can be used as part of the Local Plan examination proces s. More information on how we use your personal information can be found as part of the 'P lanning Policy' privacy notice is available here.

Title	Miss
First Name	Sarah
Last Name	Millier
Job Title	Relationship Manager
Organisation	Anchor



Please provide the following information about the client for whom you are completing this f orm on their behalf

No Response

Part B - Your representation(s)

Which part of the Building a Better Future Plan does your representation relate to?
Please provide as much detail as possible.
If you wish to make a change to the Policies Map, please comment on the corresponding p olicy, and explain what change you would wish to make. If you would be helpful if you could show this in visual form
A full list of policies and allocations can be found in the contents page(s) of the Publication Plan - you can access this document here.

Policy Number	40: Retirement and Specialist Housing
Allocation Number	-
Paragraph Number	-
Page Number	285

Do you consider the Local Plan is ...
(Please select as appropriate)

	Yes	No
Legally compliant	X	
Sound		X

Please give details of why you consider the Building a Better Plan is not legally compliant o r is unsound. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

Anchor Hanover, England's largest provider of specialist housing and care for older people, supports the inclusion of a specific policy on older persons' housing, given the significant and growing need.

The inclusion of a clear numerical delivery target for older persons' housing is particularly welcomed, as it will help to ensure the policy is effective in meeting needs over the plan period.

We welcome a policy which supports all types of housing for older people, as defined in the National Planning Policy Framework.

We encourage site specific allocations for older persons' housing, rather than relying on M4(2) or M4(3) standards, which are not tailored to, or reserved for, older people. Allocations should consider the minimum viable scale for such housing. In Anchor's experience, this is at least 65 units per development.

Please set out the modification(s) you consider necessary to make the Local Plan legally c ompliant and sound, in respect of any legal compliance or soundness matters you have ide ntified above.
You will need to say why each modification will make the Local Plan legally compliant or so und. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We recommend that a more flexible approach to housing mix is taken for older persons' housing. Anchor's developments typically comprise single apartment buildings with around 70 high-quality social rent homes for older people, mainly one-bedroom apartments. Mixed tenure buildings (e.g. combining social rent with affordable rent or sale) can create market challenges and affect viability. Two-bedroom homes are also difficult to let due to under-occupancy charges and the prevalence of single-person households. Flexibility in tenure and housing mix is therefore essential to ensure the viability and successful delivery of older persons' housing developments to meet needs. The policy should therefore be amended accordingly.

If you wish to upload any documents to support your representation, please do so below. Please note that there is a maximum file size of 50MB and you can upload a maximum of 1 0 files to include with your form.

No Response

Examination Hearing Session Invitation

If your representation / representations are seeking a modification to the plan, do you consi der it necessary to participate in examination hearing session(s)?
Please note that while this will provide an initial indication of your wish to participate in exa mination hearing session(s), you may be asked at a later point to confirm your request to p articipate.
No details on the examination hearing session(s) have yet been determined and will be ma de available upon the submission of the Building a Better Future Plan to the Planning Inspe ctorate.

No, I do not wish to participate in examination hearing session(s)

Examination Hearing Session Invitation (2)

You indicated that you wish to participate in the examination hearing session(s). Please out line why you consider this to be necessary. Please note the Inspector will determine the most appropriate procedure to adopt to hear th ose who have indicated that they wish to participate in examination hearing session(s). Yo u may be asked to confirm your wish to participate when the Inspector has identified the m atters and issues for examination.
No Response

Future Notification

Do you wish to be notified of any of the following milestones in the Building a Better Future Plan process? These milestones include: The Local Plan has been submitted for examination The publication on the Inspector's Report The adoption of the Local Plan If you indicate that you wish to be notified, the email address you provided in Part A of the f orm will be used by the Council to notify you of these milestones.
Yes, I wish to be notified