

## Identifying Issues & Options

What is the issue?	Is it a matter for:		Is there existing planning policy relevant to this issue?	What are the options? (Include possible implementation dates.)	How was the issue identified?
	Planning Policy?	Other Solution?			
<p><b>FACILITIES FOR OLDER PEOPLE</b></p> <p>Need to provide facilities so that older, disabled and vulnerable people may continue to live and socialise as integrated members of the Town Centre community</p> <ul style="list-style-type: none"> <li>• Suitable housing eg supported accommodation</li> <li>• Affordable, accessible community sites and activities</li> </ul>	Yes	Yes	<p><b>NPPF:</b> <b>Para 50 (3<sup>rd</sup> bullet point)</b> ...set policies for meeting this need [for affordable housing] 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.</p> <p><b>Para 23 (6th bullet point)</b> allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, <b>community</b> and residential development needed in town centres [which should be] met in full and not compromised by limited site availability.</p> <p><b>London Plan:</b> <b>Policy 3.8 B</b> ...boroughs should work with the Mayor and <b>local communities</b> to identify the range of needs likely to arise within their areas and ensure that: a new developments offer a range of</p>	<ol style="list-style-type: none"> <li>1. Require all new developments within the area to include affordable and supported accommodation.</li> <li>2. Build into all new developments facilities for disabled users, to facilitate economic, cultural etc. engagement of older and vulnerable adults living in supported situations.</li> <li>3. Encourage development of multi-purpose, flexible community use options within faith-based and secular redevelopments.</li> <li>4. Encourage full implementation of existing planning policy with regard to change of use applications, especially where these would remove publicly accessible meeting, performance, or other community space.</li> </ol> <p>Projects:</p> <ul style="list-style-type: none"> <li>• Require developers to engage with churches, faith and other central Ealing based groups, to:</li> </ul>	<p><b>Evidence:</b></p> <ul style="list-style-type: none"> <li>• Projected growth in proportion of older people in a rising population <i>Ealing JSNA 2012-13 Chap 2: Population Characteristics &amp; Change</i></li> <li>• Failure to achieve targets for affordable housing in central Ealing developments.</li> <li>• Unfulfilled demand from local groups for affordable and accessible space for meetings and community activities (anecdotal – evidence base needed).</li> </ul> <p>[Need to look at general evidence of need and how to meet it from other NPs.]</p> <p><b>Engagement:</b></p> <ul style="list-style-type: none"> <li>• Public survey likes/dislikes/wants</li> </ul>

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<b>FACILITIES FOR OLDER PEOPLE</b>			<p>housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors, including the private rented sector, in meeting these</p> <p>b provision of affordable family housing is addressed as a strategic priority in LDF policies.</p> <p>Boroughs should ensure that:</p> <p>e account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners including for supported and affordable provision</p> <p>Policy 3.16 Protection and Enhancement of Social Infrastructure</p> <p>C. Facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport.</p> <p><b>Local Plan:</b> <b>Policy 1.2(a)</b> At least 50% of the housing developed in</p>	<p>i. effectively serve diverse communities and encourage engagement with wider economic and cultural life of the area</p> <p>ii. encourage coordination of service provision and social outreach to vulnerable groups</p>	

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FACILITIES FOR OLDER PEOPLE			<p>the borough up to 2026 will be affordable housing, as defined in the London Plan, to achieve mixed communities with a range of housing types across the borough and to meet need.</p> <p><b>Policy 1.2 (d)</b> To make provision of appropriate physical, social and green infrastructure in the right locations and at the right time to support the levels of housing and employment growth to be delivered in Ealing, and maintenance of an Infrastructure Delivery Plan and Schedule.</p>		