

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1237647	LPIO-685	yes							
1237667	LPIO-4569	yes							
1237696	LPIO-4713	yes							
1237827	LPIO-3797	yes							
1237833	LPIO-19776		The Preferred Approach seeks to encourage the provision of specialist housing for older people and to include a policy that all schemes of 10 or more dwellings provide 6% of homes as M4(3) wheelchair user and 20% as M4(2) accessible and adaptable dwellings. PPG (ID 56-07) identifies the type of evidence required to introduce such a policy, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. It is incumbent on the Council to provide a local assessment evidencing the specific case for the Wirral which justifies the inclusion of optional higher standards for accessible and adaptable homes in its Local Plan policy. If the Council can provide the appropriate evidence and this policy is to be included, then the HBF recommend that an appropriate transition period is included within the policy. The PPG also identifies other requirements that the policy will need to consider including site specific factors such as vulnerability to flooding, site topography and other circumstances; and that policies for wheelchair accessible homes should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.						
1237857	LPIO-18273		I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1237870	LPIO-2324	yes	Yes - I agree. Older people tend to opt for "apartment" type accommodation. It is IMPORTANT that appartments are situated in APPROPRIATE areas. Wirral Waters development is one such area.						
1237873	LPIO-4862	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1237882	LPIO-8392	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. However, as the current COVID-19 pandemic shows housing for older people needs to be close to facilities and transport routes to allow them not to be isolated and may need to be clustered into specific areas. Small parcels of land released from the Green Belt might not provide the appropriate places for such developments. The provision of housing for an ageing population needs to be re-imagined as part of a wider plan to ensure that the ageing can remain active members part of their community rather than be isolated in remote areas. Also, by providing good quality accommodation might release housing no longer required to other sections of the community.						
1237944	LPIO-2770	yes							
1238043	LPIO-1800	yes							
1238310	LPIO-6172	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. All new buildings and homes should consider improving accessibility standards. Old or disabled people like to visit the homes of friends and family. It's not much use being able to get out of your own home if you can't get into anyone else's.						
1238379	LPIO-2220	yes	Evidence shows that the population on the Wirral is aging and therefore specialist housing with appropriate standards should be made available.						
1238549	LPIO-362	yes							
1238645	LPIO-3133	yes	Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community. Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing						
1238835	LPIO-2834	yes	These specialist housing units should be included in the Wirral Waters project.						
1239377	LPIO-9134	yes	I agree with specialist housing for older people and that a proportion of new homes should be delivered this way. The reuse of land along the Wirral waterfront seems to be ideal for apartments for older people.						
1239571	LPIO-5267	yes							
1240383	LPIO-5434	yes							
1240590	LPIO-5101	yes	see separate document	<a href="https://wirral-consult.objective.co.uk/file/5623951">https://wirral-consult.objective.co.uk/file/5623951</a>					
1240653	LPIO-8202	yes							
1240843	LPIO-12679	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1240872	LPIO-9104	no							
1240903	LPIO-7930	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront. Do not build on any greenbelt areas.						

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1240932	LPIO-26622		No, we disagree with the Council's Preferred Approach. Whilst we agree with the Council's desire to encourage the provision for specialist housing for older people and to ensure that a proportion of all new homes meet optional accessibility standards, subject to viability and deliverability, the Council's proposed approach is not appropriate. We are strongly of the opinion that the Council needs to promote opportunities for the delivery of homes for older people including both extra care (or flexi-care) accommodation and residential and nursing care provision. People aged 65 or over are expected to be the fastest growing age group in Wirral over the plan period. A Care Needs Assessment has been prepared and is attached. This analysis confirms a significant demand for future care accommodation which is projected to increase further over the life of the new Local Plan. The level of need is projected to be greater than calculated within the Council's own 2020 SHMA, which itself estimates that 2,799 units of specialist older persons' dwellings (C3 use class) and 1,330 units of residential care (C2) will be required over the Plan period. As set out within our assessment, the Issues and Options consultation document fails to adequately address the needs of older people who will, by current projections, make up almost 27.5% of the population of the Wirral by the end of the Plan period in 2035. Importantly, in projecting the future need for accommodation for older people it does not refer to the provision of extra care units as meeting part of the projected need for C2 units providing care. Moreover, the Council's estimates of future requirements for specialised accommodation for older people are offered without reference to the methodology by which they were derived or how they have been influenced by the adequacy and appropriateness of existing supply. Our assessment has utilised a robust methodology for assessing care needs, provided in accordance with National Planning Practice Guidance. It demonstrates a current deficit of 876 Extra Care units. These are real people, in need of care now. Moreover, the assessment shows this need is set to increase to over the Local Plan period, with a predicted supply of 230 Extra Care units available to holder homeowners in 2035 against a requirement for 1,395 units, leaving a deficit of 1,165 units. In the absence of appropriate, contemporary accommodation options pressures will increase on services responding to higher end dependency, such as Registered Care Homes providing Personal Care and Registered Care Homes providing Nursing Care, further extending the district's over-dependence on these styles of provision. In summary, we would encourage the Council to adopt a robust approach which ensures the delivery of care accommodation to meet the significant needs in the borough.	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>			
1240932	LPIO-7620	no	No, Our Client disagrees with the Council's Preferred Approach. Whilst Our Client agrees with the Council's desire to encourage the provision for specialist housing for older people and to ensure that a proportion of all new homes meet optional accessibility standards, subject to viability and deliverability, its proposed approach is not appropriate. Our Client strongly believes the Council must promote opportunities for the delivery of homes for older people including both extra care (or flexi-care) accommodation and residential and nursing care provision. People aged 65+ are expected to be the fastest growing age group in Wirral by 2035. A Care Needs Assessment has been prepared by Contact Consulting and accompanies these representations. It confirms a significant demand for care accommodation above the level estimated in the SHMA; these are real people needing care now. Furthermore, the current deficit of 876 extra care units is projected to increase to 1,165 units by 2035. We make recommendations in our representations as to a sound approach to meet care needs in Wirral. The Preferred Approach also seeks to provide 18% of housing need as bungalows (or level access accommodation) however this is also unrealistic. Firstly, bungalows comprised just 1% of all new build homes in 2019 nationally and secondly, this level of bungalow building is likely to be incompatible with the Preferred Approach of allocating mainly high density brownfield sites. Our Client is ideally placed to help the Council plan for the appropriate provision of specialist housing for older people; the Council needs to identify and release sustainable Green Belt sites on Our Client's land to meet the housing needs of its older residents. Further detail on our response to this question and our suggested alternative approach can be found in the Stage 2 document of the Consultant's Technical Assessment, Contact Consulting's Care Needs Assessment and the Vision Document.	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>			
1240939	LPIO-4143	yes							
1241016	LPIO-226	yes	Most people like to remain in the own homes, and the life expectancy and quality of life is better when they can. Helping people to remain in their own homes should be a priority where it is feasible and in the best interest of the person involved. Where care homes are needed the priority should be for good quality affordable care rather than expensive care homes designed for profit.						
1241025	LPIO-7361	yes							
1241065	LPIO-506	no							
1241096	LPIO-6929	yes	80% of older people prefer to remain in their own homes when possible, and the focus should be on enabling them to do so. Providing a range of alternative accommodation choices for older people who decide to move is important and larger developments should include some properties with accessibility options.	<a href="https://wirral-consult.objective.co.uk/file/5684262">https://wirral-consult.objective.co.uk/file/5684262</a>	<a href="https://wirral-consult.objective.co.uk/file/5661944">https://wirral-consult.objective.co.uk/file/5661944</a>				
1241315	LPIO-3286	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1241337	LPIO-10174	yes							
1241412	LPIO-139	yes	Should build more housing such as bungalows for elderly and those who need accessible housing. Not all of these people want to live in Ground floor flats or in inadequate housing.						
1241495	LPIO-9439	yes							
1241629	LPIO-10422	yes							
1241661	LPIO-5656	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. • The lack of suitable housing currently puts a significant strain on the NHS and other public services • Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs. • Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community. • Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing						

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1241723	LPIO-6569	yes	Specialist housing for older people is a 'must have' and a proportion of new homes should be provided this way. The lack of suitable housing currently puts a significant strain on the NHS and other public services All needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs. It is not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community with good neighbourhood values. Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing						
1241726	LPIO-17597	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1241770	LPIO-8211	yes							
1241958	LPIO-748	no	Older people do not wish to be isolated in "ghettoes" of specialist housing away from mixed communities of old, middle aged and younger people. It is generally accepted that older people thrive better in this mixed environment. In addition the way the proposed policy is phrased there is no detailed definition of "appropriate sites" and this could be used by Developers to overcome restrictions on development in the Green Belt.						
1242183	LPIO-13989	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1242185	LPIO-23918	yes	Yes, we agree with the approach. Given the ageing demographic it is recommended that more properties are built for wheelchair use than just 6% and adaptable properties at 20%	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>	<a href="https://wirral-consult.objective.co.uk/file/5684263">https://wirral-consult.objective.co.uk/file/5684263</a>	<a href="https://wirral-consult.objective.co.uk/file/5657006">https://wirral-consult.objective.co.uk/file/5657006</a>			
1242372	LPIO-5326	yes							
1242541	LPIO-6324	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. ? The lack of suitable housing currently puts a significant strain on the NHS and other public services ? Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs. ? Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community. ? Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing.						
1242554 Port Sunlight Village Trust	LPIO-9663	no	We agree in principle. However there is an unbalanced demographic in Port Sunlight where the overwhelming majority of people living in the village are of retirement age or significantly older. This demographic matches 20th and 21st century development in the village (post Second World War) which has (only) been purpose-built for over 55's. Concurrently, facilities that appeal to families and young professionals have been gradually lost from the village, including the gymnasium, shops, open air swimming pool, football pitches, play grounds and tennis lawns. Investment in the future of Port Sunlight should address the imbalanced demographic here alongside provision of suitable community facilities, active green spaces, green infrastructure, small retail facilities (for residents and tourists) and an improved public realm. Development outside the conservation area should support older people and people with accessibility challenges to enable them to enjoy the village while not necessarily living with the daily challenges of a two storey, Grade II listed house.						
1242697	LPIO-24691		Given the projected increase in elderly people, the approach for specialist dwellings is right but is it enough?	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>		
1242751	LPIO-618	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1243342	LPIO-783	yes	Such accommodation needs to be close to shops and facilities such as health centres and be easily accessible without a car.						
1243448	LPIO-881	yes							
1243700	LPIO-1427	yes							
1243721	LPIO-2595	yes							
1243890	LPIO-1113	yes							
1244215	LPIO-5210	yes							
1244412	LPIO-1046	yes	apartments on Wirral waterfront may be a good option						
1244629	LPIO-4760	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1244681	LPIO-1266	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. <ul style="list-style-type: none"> <li>The lack of suitable housing currently puts a significant strain on the NHS and other public services</li> <li>Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs.</li> <li>Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community.</li> <li>Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing</li> </ul>						
1244720	LPIO-4644	yes	As long as none are built on greenbelt/ greenspaces						

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1244782	LPIO-1688	yes							
1244826	LPIO-2433	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on the Wirral waterfront.						
1244896	LPIO-5800	yes	YES, we agree with the approach but note problems with the Council's actions. Given the aging demographic, it is recommended that more properties are built for wheelchair use than just 6% and adaptable properties at just 20%. During our preparations for this Consultation, we contacted specialist providers of housing for older people and those with a degree of support-living needs. Frustration was expressed at the Council's lack of Vision, Housing Policy and Guidance on extent and location of provision, site identification and a reliance upon developers coming forward with proposals, which are more likely to prove to be controversial than were the Council to be acting more pro-actively and even held a register of suitable sites. ITPAS has in other parts of their Consultation Response identified two very suitable Sites with significant capacity, both attractive locations outside of the Birkenhead Regeneration area. Both involve Council assets and both require the Council to be pro-active in 'assembling' the sites. They are (i) beside West Kirby Railway Station (Disused Fire Station and Car Park site exchange) and (ii) the under-used Council Maintenance Yard and dilapidated Pavilion on Arrowe Park Road, which Site contains derelict, dangerous and underused buildings and surplus site area, and where operations could be transferred across the road and combined (to financial benefit) with Landican Cemetery Maintenance facilities. Do more, give fewer excuses.						
1244900	LPIO-1417	yes							
1244901	LPIO-1546	yes							
1244969	LPIO-1645	yes							
1245034	LPIO-8856	yes							
1245042	LPIO-1715	yes	The elderly population is increasing at a great rate and care of the elderly is already a massive problem. One bedroom dwellings are not the solution as Carers need to be accommodated. Specialist housing is essential.						
1245058	LPIO-2782	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. ? The lack of suitable housing currently puts a significant strain on the NHS and other public services ? Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs. ? Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community. ? Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing						
1245060	LPIO-1854	no	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1245073	LPIO-5638	yes							
1245086	LPIO-6620	yes	Yes, there should be adequate provision for housing older people in decent & appropriate accommodation.						
1245100	LPIO-2260	yes	The current lack of suitable housing currently puts a significant strain on the NHS and other public services. Needs assessments should be linked to social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities and other special needs. It isn't necessary to only build bungalows for elderly and disabled residents. Ground floor flats could meet these needs and with proper consideration could be part of a healthy community. Housing Associations should be working with Local Authorities to meet the needs of all those in the local community excluded by private market housing.						
1245112	LPIO-2158	yes							
1245146	LPIO-2345	yes							
1245153	LPIO-4383	yes							
1245159	LPIO-2994	no	But need to ensure the supply of care homes is affordable and are close to residential areas across the whole of Wirral - not just in West Wirral which has an over-provision.						
1245180	LPIO-2724	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1245287	LPIO-3121	yes							
1245288	LPIO-3862	no	Most housing can be accessible if time, thought and involvement of disabled and the elderly is sought from the developer.						
1245289	LPIO-9284	yes							
1245343	LPIO-1487	yes	It is important to, where possible, support older and disabled persons living in personal homes as opposed to residential care homes, in order to preserve independence, physical and mental wellbeing, self esteem and continued best functioning. I am of the opinion that the majority of such care should be delivered in this way, avoiding where possible, individuals being placed in care homes. Sheltered accommodation should be used where possible as an alternative to nursing home care. Any care homes that are being developed should only be developed in response to actual need in line with visions for social care requirements, and not based upon the potential for monetary gain of the developers. We need to avoid building "storage facilities" with poor access to local shops, sites of beauty (eg green land, parks) , and other facilities (eg health centre, leisure centre), where life expectancy of individuals isolated from normal life would be expected to fall, and quality of life in their last years would be diminished.						

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1245346	LPIO-3438	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. <ul style="list-style-type: none"> <li>The lack of suitable housing currently puts a significant strain on the NHS and other public services</li> <li>Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities, and other special needs.</li> <li>Not necessary to only build bungalows for elderly and disabled residents. Ground-floor flats could supply those needs, and, with proper consideration, could be part of a healthy community.</li> <li>Housing associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing.</li> </ul>						
1245416	LPIO-3379	yes	The new homes built for Wirral should be homes for life. There should be provision for ageing well, for new homes to be accessible or built so that they can be adapted to be accessible. Specialist housing should not just focus on older people but also on other groups with protected characteristics such as people with learning disabilities and/or autism, families with disabled children and people with mental health needs.						
1245451	LPIO-3561	no	But there is a need to ensure the supply of care homes is affordable and are close to residential areas across the whole of Wirral - not just in West Wirral which has an over-provision currently.						
1245462	LPIO-3627	no	But need to ensure the supply of care homes is affordable and are close to residential areas across the whole of Wirral - not just in West Wirral which has an over-provision currently.						
1245496	LPIO-5227	yes	I agree with specialist housing for older people. I would suggest more apartments be built on the Wirral Waterfront.						
1245498	LPIO-3969	yes							
1245501	LPIO-4425	yes	Suitable apartments along the Wirral waterfront development areas would provide specialist housing for older people.						
1245502	LPIO-17885	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1245607	LPIO-8215	yes							
1245638	LPIO-4266	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1245713	LPIO-5078	yes							
1245954	LPIO-5510	yes							
1245984	LPIO-5735	yes	We agree with specialist housing for older people and new homes with high accessibility standards						
1246041	LPIO-5553	yes							
1246161	LPIO-6242	yes	The approach seems sensible. Houses of this nature could impact the services provided by WUTH for people with longer term conditions.						
1246242	LPIO-10967		There is a definite requirement for specialist, accessible housing for the increasing older generation. We have the wonderful opportunity to develop on the Wirral waterfront apartments suitably appointed with walkways along the promenade.						
1246310	LPIO-5945	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246335	LPIO-13136	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246348	LPIO-7226	yes	The council gave its stock of council housing to Magenta plus money to refurbish them. Ashton Court in West Kirby, owned by Magenta was home to older people (social housing). They got rid of residents, allowed the place to remain empty for 10 years and somehow were able to sell it off and allow developer to build non-social houses!!!! Very strange??						
1246389	LPIO-6302	yes							
1246402	LPIO-6447	yes							
1246425	LPIO-6550	no	Consistent with national policy, we agree that the need to provide housing for older people is critical and that is important to plan for the housing needs of disabled people. We think that the plan should include policies that provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period. Where an identified need exists, the plan should make use of the Optional Technical Housing Standards (footnote 46 of the Framework) to help bring forward an adequate supply of accessible housing. In doing so, planning policies should set out the proportion of new housing that will be delivered to the following standards: visitable dwellings, accessible and adaptable dwellings and wheelchair user dwellings. Eastham contains sites (including SP050 West of Rivacre Road (parcel 4,14)) that are demonstrated to be viable for meeting different types of housing across the Borough.	<a href="https://wirral-consult.objective.co.uk/file/5669581">https://wirral-consult.objective.co.uk/file/5669581</a>					
1246458	LPIO-25754	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246459	LPIO-25755	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246482	LPIO-7040	yes	I agree with specialist housing for older people and that a large proportion of new homes should be provided this way. I would suggest well managed and well run apartments on Wirral waterfront.						
1246488	LPIO-7201	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246544	LPIO-10049	yes	Sufficient suitable housing would help ease some of the strain on the NHS and other public services. Needs assessments should be linked with social care and health policies. Local authority should also work with housing associations to meet the needs of all those excluded from the private housing market. It is not necessary, as noted above, to consider only bungalows for those with limited mobility. Ground-floor flats could with care supply the same housing need in a better community.						
1246591	LPIO-7917	yes							
1246592	LPIO-7755	no	All new homes should be built with accessibility in mind.						
1246594	LPIO-7832	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246598	LPIO-8697	yes							
1246605	LPIO-8158	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246612	LPIO-8350	yes							
1246624	LPIO-9380	yes	What about specialist housing being provided for the disabled?						
1246631	LPIO-8855	yes							
1246651	LPIO-9068	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. The lack of suitable housing currently puts a significant strain on the NHS and other public services. Needs assessments should be linked with social care and health policies, to ensure adequate provision of homes for those with care needs, complex disabilities and other special needs. I believe it is not necessary to only build bungalows for elderly and disabled residents, ground floor flats could supply those needs and with proper consideration could be part of a healthy mixed community. Housing Associations should work with local authorities to meet the needs of all those in the local community excluded by private market housing.						
1246667	LPIO-9042	yes							
1246678	LPIO-9351	no	The Council need to invest in funding Council run residential/nursing homes as opposed to specialist housing for older people as this would reduce the pressure felt by the NHS. The population is in decline, if people over 65 chose to live in their own homes provision needs to be made for when they are unable to do so & thus nursing/residential homes are the requirement, not specialist housing.						
1246693	LPIO-9776	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront would be the most practical way forward as this would fit in well with any new development providing local practical amenities along with good transport links could be incorporated.						
1246724	LPIO-10485	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1246727	LPIO-9839	no	Whilst we are supportive of the need for specialist housing for older people, this will not be suitable for all Sites at the levels set out. If this policy is implemented for all sites, there should be sufficient flexibility to allow for applicants to propose an alternate level of provision where this can be evidenced. In terms of the specification, the policy should refer to the prevailing building regulations at the time applications are submitted.						
1246747	LPIO-10198	yes							
1246763	LPIO-10360	yes	Our Client would express support in principle for specialist housing for older people and accessibility standards in new housing developments. However, we consider that the blanket application of these standards across the Wirral could negatively impact on housing delivery and may reduce the anticipated capacity of allocations. Additional evidence should be supplied to justify the imposition of the standards, in particular as the NPPG identifies the type of evidence required to introduce such a policy, including 'the likely future need for housing for older and disabled people (including wheelchair user dwellings), size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes), the accessibility and adaptability of existing housing stock, how needs vary across different housing tenures, and the overall impact on viability.' Until this evidence is presented, we cannot express our full support for the policy. The PPG also identifies other requirements that the policy will need to consider including site specific factors such as vulnerability to flooding, site topography and other circumstances; and that policies for wheelchair accessible homes should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. We would encourage either further evidence or a more flexible approach, as this could otherwise jeopardise the delivery of the Plan.						
1246763	LPIO-25422		We would express support in principle for specialist housing for older people and accessibility standards in new housing developments. However, X consider that the blanket application of these standards across the Wirral could negatively impact on housing delivery and may reduce the anticipated capacity of allocations. Additional evidence should be supplied to justify the imposition of the standards, in particular as the NPPG identifies the type of evidence required to introduce such a policy, including 'the likely future need for housing for older and disabled people (including wheelchair user dwellings), size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes), the accessibility and adaptability of existing housing stock, how needs vary across different housing tenures, and the overall impact on viability.' Until this evidence is presented, we cannot express our full support for the policy. The PPG also identifies other requirements that the policy will need to consider including site specific factors such as vulnerability to flooding, site topography and other circumstances; and that policies for wheelchair accessible homes should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. X would encourage either further evidence or a more flexible approach, as this could otherwise jeopardise the delivery of the Plan.						
1246778	LPIO-10552	yes	But depends on ACTUAL rather than perceived needs.						



Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247798	LPIO-24262		It is positive to note that the Council recognises the need for specialist housing in the Borough over the next 15 years. There is a need for more specialist housing across the Borough. Appendix 5 of this Representation provides further information on the needs for specialist housing Wirral and the Hoylake, Meols and Greater Meols area. However, we are disappointed that the Council's preferred approach makes no commitment towards identifying and allocating sites for such uses. Instead, the preferred approach refers to "encouraging the provision of specialist housing for older people on appropriate sites with easy access to local services." There are many "appropriate sites" adjacent to the Settlement Areas in West Wirral but the majority of them are located in the Green Belt. Without a positive approach to the release and allocation of existing Green Belt land for such uses, the specialist housing needs of the Borough as a whole will continue to go unmet. A much more proactive and positive approach is needed towards meeting the Borough's specialist housing needs. We would strongly encourage the Council to identify and allocate sites for these uses in the emerging Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5684846">https://wirral-consult.objective.co.uk/file/5684846</a>					
1247829	LPIO-14659		Yes, I fully agree but the provision of specialist housing should not only be directed at older people but also be suitable for young people with reduced mobility and other impairments. Ideally, all new dwellings should have, foremost, wheelchair access, ie access ramps and wide doors!						
1247935	LPIO-16732	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247936	LPIO-16012	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247960	LPIO-17201	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247962	LPIO-17288	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247966	LPIO-17394	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247971	LPIO-17498	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247979	LPIO-17724	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247980	LPIO-17725	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1247996	LPIO-18249	yes	I agree with specialist housing for older people and that a proportion of new homes should be provided this way. I would suggest apartments on Wirral waterfront.						
1248026	LPIO-18893		The above comments link to a need for new housing to include accommodation for the elderly and disabled, given their increasing numbers. It is important that there should be the opportunity for such people to move from their current home to somewhere more suitable, as their circumstances change, and which is still local. This could then release housing that has become too big or difficult for their needs, and still maintain links with local family and friends.						
1248466	LPIO-24224		The Issues and Options document suggests that the emerging local plan will require 6% of new dwellings to be wheelchair accessible in accordance with Building Regulation Standard M4(3) and 20% to be adaptable in accordance with M4(2). The PPG allows for optional standards to be applied where there is a clear need demonstrated with reference to evidence by the local planning authority. We will be in a position to provide an informed response once we have seen the evidence underpinning the Council's approach. At this stage, we would suggest the question of accessible homes should be justified on a case-by case basis with due regard for the specifics of the area and the evidence available. This could be resolved at the planning application stage in discussion with the local planning authority.	<a href="https://wirral-consult.objective.co.uk/file/5674415">https://wirral-consult.objective.co.uk/file/5674415</a>	<a href="https://wirral-consult.objective.co.uk/file/5674416">https://wirral-consult.objective.co.uk/file/5674416</a>	<a href="https://wirral-consult.objective.co.uk/file/5685040">https://wirral-consult.objective.co.uk/file/5685040</a>	<a href="https://wirral-consult.objective.co.uk/file/5674418">https://wirral-consult.objective.co.uk/file/5674418</a>	<a href="https://wirral-consult.objective.co.uk/file/5674417">https://wirral-consult.objective.co.uk/file/5674417</a>	
1248487	LPIO-24080		We agree that a percentage of all new residential developments should be made accessible to all provided that this has been subject to viability testing.	<a href="https://wirral-consult.objective.co.uk/file/5656330">https://wirral-consult.objective.co.uk/file/5656330</a>	<a href="https://wirral-consult.objective.co.uk/file/5656329">https://wirral-consult.objective.co.uk/file/5656329</a>				
1248551	LPIO-24417		Any proposal seeking to implement accessible and adaptable housing standards will need to be supported by robust evidence of need and viability. All new homes are required to be built to Part M Category 1 (M4(1)) standards as a minimum. These standards are not available in existing older housing stock and are more likely to be suitable for the majority of residents across the Wirral. Whilst the Framework encourages local planning authorities to make use of the Government's optional technical standards for accessible and adaptable housing, it makes clear that the use of these standards should only be pursued if this would address an identified need for such policies and would not result in adverse impacts on development viability. If the Council wish to pursue the optional technical standards, then the evidence underpinning this requirement must be updated to take account of the effects this policy requirement may have on development viability and on the Plan's alternative objectives e.g. affordable housing delivery. In addition, in order to implement policies relating to wheelchair accessible homes (M4(3)) this requirement should only be applied to those dwellings where the local planning authority is directly responsible for allocating or nominating a person to live in that dwelling. Whilst the supporting text suggests that there is an ageing population across Wirral, this is consistent with national trends and does not provide sufficient evidence to justify the requirements of the optional technical standards. The Inspector's Report to the Derbyshire Dales Local Plan found that general reference to an ageing population or those with mobility issues is not sufficient to justify the optional accessibility standards and the Inspector recommended the deletion of the optional standards by way of modification. We reserve the right to provide further comments on this matter once further evidence is made available for comment.	<a href="https://wirral-consult.objective.co.uk/file/5655918">https://wirral-consult.objective.co.uk/file/5655918</a>					
1248749	LPIO-24885		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PPG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1248749	LPIO-24886		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			
1248769	LPIO-25005		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PGG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>	
1248769	LPIO-25006		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>	
1248823	LPIO-25109		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PGG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>			
1248823	LPIO-25110		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>			
1248832	LPIO-25218		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PGG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1248832	LPIO-25219		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1248832	LPIO-25220		Whilst we agree with the SHMA findings, there is no evidence to show at present that any of the schemes considered would accommodate the needs of the projected ageing population nor an appropriate housing mix. A scheme in the Green Belt, to the south west of Greasby, which has already been presented to the Council, at SHLAA 4048, takes full account of the SHMA findings and provides a mix of accommodation to meet the future demand.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1248833	LPIO-25323		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PGG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>		
1248833	LPIO-25324		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>		
1248956	LPIO-25392		Support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%. Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5677474">https://wirral-consult.objective.co.uk/file/5677474</a>	<a href="https://wirral-consult.objective.co.uk/file/5684859">https://wirral-consult.objective.co.uk/file/5684859</a>				

Person ID	ID	Question 5.3 - Do you agree with our approach to the provision of specialist housing for older people and for ensuring that a proportion of all new homes meet optional accessibility standards?	Question 5.3a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1248986	LPIO-25533		We support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%, which is supported by the evidence set out within the SHMA. We are encouraged that the requirement will be fully tested and accommodated in the viability appraisal, along with the level of affordable homes that can be delivered, before being included in the final plan. However, as set out in Planning Practice Guidance (PGG) (Paragraph: 008), if the Council wishes to adopt these optional accessibility standards they should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1248986	LPIO-25534		We support the requirement for development of specialist care accommodation including retirement and assisted living to keep up with an ageing population as outlined in the SHMA. We would want to see further information that looks to allocate specific development locations for these types of developments to ensure the right numbers are provided in the right areas. This should be consulted on following close discussions with developers before the Draft Local Plan is prepared.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1249015	LPIO-25590		Support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%. Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>					
1249070	LPIO-25758		Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5684896">https://wirral-consult.objective.co.uk/file/5684896</a>	<a href="https://wirral-consult.objective.co.uk/file/5679650">https://wirral-consult.objective.co.uk/file/5679650</a>				
1249100	LPIO-25961 1 of 3		Support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%. Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5677514">https://wirral-consult.objective.co.uk/file/5677514</a>	<a href="https://wirral-consult.objective.co.uk/file/5677512">https://wirral-consult.objective.co.uk/file/5677512</a>	<a href="https://wirral-consult.objective.co.uk/file/5684898">https://wirral-consult.objective.co.uk/file/5684898</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>	<a href="https://wirral-consult.objective.co.uk/file/5677509">https://wirral-consult.objective.co.uk/file/5677509</a>	<a href="https://wirral-consult.objective.co.uk/file/5684851">https://wirral-consult.objective.co.uk/file/5684851</a>
1249100	LPIO-25961 2 of 3		Support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%. Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5684895">https://wirral-consult.objective.co.uk/file/5684895</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>	<a href="https://wirral-consult.objective.co.uk/file/5677511">https://wirral-consult.objective.co.uk/file/5677511</a>	<a href="https://wirral-consult.objective.co.uk/file/5677513">https://wirral-consult.objective.co.uk/file/5677513</a>	<a href="https://wirral-consult.objective.co.uk/file/5677516">https://wirral-consult.objective.co.uk/file/5677516</a>
1249100	LPIO-25961 3 of 3		Support the Council's approach to provide specialist housing for older people on appropriate sites with easy access to local services and to include a policy in the Local Plan to require that all schemes of 10 or more dwellings make suitable provision for M4(3) wheelchair user at 6% and for M4(2) accessible and adaptable dwellings at 20%. Encouraged that the policy requirement will be fully tested and accommodated in the viability appraisal along with the level of affordable homes that can be delivered, before being included in the final plan. However, if the Council wishes to adopt these optional accessibility standards, in line with national guidance, they should provide sufficient evidence to justify the approach and not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body. We fail to see how the provision of specialist housing for older people can be achieved, if almost all growth is directed to the Commercial Core, where Wirral Waters is intended to provide high-density flats.	<a href="https://wirral-consult.objective.co.uk/file/5677507">https://wirral-consult.objective.co.uk/file/5677507</a>					
1249263	LPIO-26186		The Local Plan must have regard to meeting the need for specific types and tenures of accommodation but the sites identified will not deliver the types of homes that are needed for specific groups.	<a href="https://wirral-consult.objective.co.uk/file/5684852">https://wirral-consult.objective.co.uk/file/5684852</a>					
1249269	LPIO-26161		Lifetime Homes Standards can add significant costs to a dwelling, which can alone prohibit the deliverability of a scheme, restrict sustainable development and create a shortfall in the overall housing supply. The Council has not yet presented any evidence that justifies the percentages set out in the Preferred Approach are viable. This requirement should not be included within the Local Plan until this evidence is available or should only be 'encouraged' rather than 'required'.	<a href="https://wirral-consult.objective.co.uk/file/5675699">https://wirral-consult.objective.co.uk/file/5675699</a>					
1249271	LPIO-26135 1 of 4		The Local Plan must have regard to meeting the need for specific types and tenures of accommodation but the sites identified will not deliver the types of homes that are needed for specific groups.	<a href="https://wirral-consult.objective.co.uk/file/5677492">https://wirral-consult.objective.co.uk/file/5677492</a>	<a href="https://wirral-consult.objective.co.uk/file/5678239">https://wirral-consult.objective.co.uk/file/5678239</a>	<a href="https://wirral-consult.objective.co.uk/file/5678247">https://wirral-consult.objective.co.uk/file/5678247</a>	<a href="https://wirral-consult.objective.co.uk/file/5678289">https://wirral-consult.objective.co.uk/file/5678289</a>	<a href="https://wirral-consult.objective.co.uk/file/5678241">https://wirral-consult.objective.co.uk/file/5678241</a>	<a href="https://wirral-consult.objective.co.uk/file/5678248">https://wirral-consult.objective.co.uk/file/5678248</a>

