

FAO- Yvonne Parker

Please find below, written comments regarding the consultation on Trafford's Core Strategy Examination Document. This response has been written by The Planning Bureau on behalf of our client McCarthy and Stone Retirement Lifestyle Ltd.

Thank you for the opportunity to comment on the consultation papers for the aforementioned document. As the market leader in the provision of sheltered housing for sale to the elderly, McCarthy and Stone Retirement Lifestyles Ltd considers that with its extensive experience in providing developments of this nature, it is well placed to provide informed comments on the Trafford's Core Strategy -'living changes document' CD12, insofar as it affects or relates to housing for the elderly.

Policy L2: Meeting Housing Needs states that 4% (500 unit) of housing built within Trafford during the lifetime of the Core Strategy will be Older Person housing provision. McCarthy and Stone are happy that this policy has not been amended and that the provision of housing for the elderly has been included. However, point L2.17 of the proposed core strategy has been change to include the additional point (highlighted in blue):

'With specific reference to the "frail elderly" of the Borough, the Council will seek to meet their needs through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including "extra-care" housing. [Appropriate sites to meet this specific housing need will be identified through the Land Allocations DPD'.p36](#)

Again, McCarthy and Stone are happy that sites for specialist housing will be allocated in the DP. However, in regards to this amendment, there is a concern that possible and suitable windfall sites could be missed and lack policy suitable. Therefore, McCarthy and Stone propose that the policy is extend in some way to include the delivery of specialist housing on suitable and sustainable windfall site. Development should not be confined to the particular sites highlighted within the Land Allocation DPD.

Thank you for this opportunity to comment.

Kind Regards

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