

## **SG SHN1: Development for particular needs**

**We will approve development for particular needs such as housing for the frail, elderly or special needs, subject to other policies, if:**

**1) there is an identified need; AND**

**2) the site is:**

**(i) within a settlement; OR**

**(ii) in exceptional circumstances and if the developer demonstrates compliance with the sequential assessment of sites, on the edge of a settlement, or by redevelopment of a redundant building elsewhere outwith a settlement; OR**

**(iii) in the case of a continuing care retirement community (CCRC), outwith a settlement.**

**In any of these cases the applicant must also demonstrate that:**

**a) it is compatible with neighbouring uses and respects the character and amenity of the surrounding area; AND**

**b) the site is readily accessible to public open space, local services and public transport, unless it is demonstrated by the applicant that access to public transport is not required, or in the case of a CCRC, that it provides sufficient services and facilities to allow it to function as a self-sufficient community; AND**

**c) the site's topography and access are appropriate for those with disabilities; AND**

**d) in the case of a new Continuing Care Retirement Community, it will be self-sufficient in the provision of facilities or would otherwise not have an adverse impact on the facilities enjoyed by local residents.**

### **Reasoned Justification**

The aim of this policy is to support provision of housing for particular needs that are suitably located for both residents and visitors, to provide high quality residential care, and to have a minimal impact on the environment. It is important that the location of special needs housing and care homes are appropriate, to allow residents to participate actively in a community and to access services.

Through the Housing Need and Demand Assessment and the Local Housing Strategy, the Council will identify and consider the level and type of need which requires to be met in different parts of the Council area. Particular needs include: older people, physical disability and learning difficulties.

This type of housing is built with a particular land in mind, while at the same time contributing to the overall housing supply. Usually it involves either specially built or adapted properties, for example, housing for older people or disabled people.

Housing for particular needs groups should preferably be within settlements and form part of a mixed community. However, there will be occasions where this is not appropriate or where a site sufficient for the development is not available within a settlement. Where a suitable site is not available within a settlement, the developer should prove that an appropriate sequential assessment has been carried out, and only then will a site be considered on the edge of a settlement or elsewhere.

Continuing care communities are likely to be self-sufficient communities, and as such will not require the same level of access to existing services as traditional forms of particular needs housing. In the interests of mixed communities it is not desirable to have excessive concentrations of special needs housing, care homes or continuing care retirement communities in any one location, which could be detrimental to the character of the particular area.

As a housing authority, Aberdeenshire Council recognises the need to ensure the residential needs and desires of the special needs groups are met flexibly by a range of housing providers either singly or in partnership.