POLICY E.12: SMALL AND GROWING BUSINESSES

THE COUNCIL WILL ENCOURAGE THE DEVELOPMENT OF STARTER PREMISES AND SERVICED WORK SPACE FOR NEW AND VERY SMALL BUSINESSES WHICH REQUIRE SMALL UNITS OF INDUSTRIAL, LIGHT INDUSTRIAL AND STUDIO FLOORSPACE.

Justification

3.133 Particular attention will be given to the needs of small and newly established businesses as it is considered important that these businesses be given the opportunity to establish and expand in the Borough. Special encouragement will be given to the development of very small industrial units of under 93m² (1,000 sq ft) which are relatively uneconomic to construct. These have been developed at York Road, Wimbledon and are particularly appropriate in areas where conditions are less favourable for storage/distribution. Support for very small firms will not, however, be at the expense of medium sized industrial firms employing more than 40 or 50 employees, which also find it difficult to secure suitable accommodation in the Borough.

COMMUNITY SERVICES

POLICY C.1: LOCATION AND ACCESS OF FACILITIES

THE COUNCIL WILL ENCOURAGE THE PROVISION OF SOCIAL SERVICE FACILITIES IN ACCESSIBLE LOCATIONS, BY SEEKING TO NEGOTIATE PLANNING OBLIGATIONS FOR THE ALLOCATION OF SITES OR THE PROVISION OF FACILITIES IN APPROPRIATE REDEVELOPMENT SCHEMES (SEE POLICY F.2).

Justification

3.134 The Council wishes to ensure that valuable opportunities to provide social service facilities for vulnerable people are not lost on sites which might otherwise be developed for less suitable uses. The opportunity to secure such facilities will be sought in appropriate cases by planning obligations with developers, in accordance with the provisions of government guidance. Such facilities could include:

(i) Accommodation designed or adapted to facilitate the provision of care.
(ii) Hostels.
(iii) Day centres.
(iv) Residential care facilities.
(v) Respite Care.

3.135 The opportunity to secure such facilities as part of mixed use developments which include a range of uses such as employment, leisure and community facilities will be sought. This in turn will contribute towards the development of sustainable neighbourhoods and balanced communities.
POLICY C.2: OLDER PEOPLE

THE COUNCIL WILL SEEK TO ENSURE THAT THE NEEDS OF OLDER PEOPLE ARE CATERED FOR:

(i) BY ENCOURAGING THE PROVISION OF AN ADEQUATE SUPPLY OF ACCOMMODATION DESIGNED OR ADAPTABLE FOR THE NEEDS OF OLDER PEOPLE (SEE ALSO POLICY HN.4);

(ii) BY PERMITTING THE PROVISION OF ACCESSIBLE DAY CARE FACILITIES, SUCH AS EDUCATIONAL AND RECREATIONAL FACILITIES AND LUNCHEON CLUBS, LOCATED CLOSE TO OLDER PERSONS, AND ENJOYING GOOD ACCESSIBILITY BY PUBLIC TRANSPORT.

(iii) BY SEEKING TO RETAIN ACCOMMODATION DESIGNED FOR OLDER PEOPLE WHERE THERE IS A NEED IN THE LOCALITY (SEE HN.7).

Justification

3.136 In 1991, some 15% of the Borough’s population was aged 65 or over. This percentage is projected to decline to 13% in 2001, and 12% in 2011. Of the 65+ age group, however, the proportion of very elderly, aged 85+, is projected to increase from 11.6% of the over 65s in 1991 to 15.4% in 2001 and remain fairly constant until 2011. This will place increasing pressure on the Council’s residential and supportive social services for older people. (Source: London Research Centre ethnic group Projections; projection 1, November 1997).

3.137 The level of day care provision for older people in the Borough is sufficient for the present and future needs but revisions in location and nature of facilities may be required to meet emerging needs. Luncheon Clubs in particular need to be well located with good accessibility to public transport, since members are expected to reach them by their own means. Sheltered housing has proved an important and successful way of keeping older people in active society, which is necessary to maintain a balanced population. The retention of accommodation designed for older people, as accommodation for older people is important to ensure that the need identified locally for this type of housing can be met and that older people who wish to remain in the Borough can do so (see HN.5).

3.138 Policy HN.5 in this Chapter sets down the locational requirements for these and other residential institutional uses, which need to be observed if homes are not to be in isolated and unsuitable locations. Such housing will be provided either by the Council, Housing Associations or the private sector.
POLICY C.3: PEOPLE WITH A LEARNING DISABILITY

THE COUNCIL WILL PROVIDE AND ENCOURAGE OTHER AGENCIES TO PROVIDE ACCOMMODATION WHICH IS GEARED TOWARDS PROMOTING INDEPENDENCE FOR PEOPLE WITH A LEARNING DISABILITY, AS WELL AS RESPITE CARE ACCOMMODATION FOR CHILDREN AND ADULTS WITH LEARNING DIFFICULTIES. ALL HOMES SHOULD BE LOCATED CLOSE TO PUBLIC TRANSPORT AND GENERAL COMMUNITY FACILITIES.

Justification

3.139 The Council has developed a joint strategy with the Sutton and Merton Primary Care Trust and other agencies, which supports moves towards independent living, promotes health and well-being and encourages people with learning disabilities to participate as full citizens in the life of the community according to their abilities. In addition, respite relief for carers and continuing care will be provided for those who need these services. The Council has agreed a set of criteria with the Sutton and Merton Primary Care Trust which defines their respective roles regarding the continuing care of people with learning disabilities according to their level of need. The Council has established a six place residential home with an independent provider. Eleven people are also supported by an independent living scheme in their own or other people's homes.

3.140 According to national guidelines there are currently deficiencies in the provision of accommodation for people with a learning disability. Residential care provided by the Council at Meadow House is to be reprovided in three smaller units, one of which will be a dedicated respite care facility. There are a range of responses which comprise respite care e.g. taking people out of their homes to be temporarily cared for in another place or conversely keeping them in-situ to be cared for by temporary personnel, both of which provide a break for both the individuals being cared for and their carers. Further plans exist to reshape the provision of respite facilities for those with high dependency needs, within existing accommodation. There is also a great need to provide respite care facilities for children and other people with learning disabilities to give much needed additional support to parents and families. In response to the need outlined above, the Council has built a respite care house for children and young people with a learning and/or physical disability aged between 5 and 19 years on land adjacent to St Ann's Special School.

POLICY C.4: PEOPLE WITH A LEARNING DISABILITY - DAY CARE FACILITIES

THE COUNCIL WILL ENCOURAGE THE PROVISION OF ADDITIONAL DAY CARE FACILITIES FOR PEOPLE WITH A LEARNING DISABILITY IN THE BOROUGH THROUGH PUBLIC, PRIVATE AND VOLUNTARY AGENCIES.

Justification

3.141 Although provision of day care facilities has improved considerably in recent years, with the addition of the Employment Assessment Centre in Wimbledon, there may be still a need for more facilities. National guidelines require local authorities to shift away from services based solely on attendance at traditional day centres, and ensure that other day activities, i.e. adult education, leisure, recreation and vocational opportunities, are accessible to people with a learning disability and geared to meet individual needs. There are plans to review Day Services provided by the Council and Health Services to ensure that other community resources are used to their best potential.
POLICY C.5: PEOPLE WITH A MENTAL ILLNESS

THE COUNCIL WILL ENCOURAGE AND SUPPORT THE PROVISION OF HOSTELS, AND OTHER SUPPORTED ACCOMMODATION FOR PEOPLE WITH A MENTAL ILLNESS THROUGH BOTH STATUTORY AND INDEPENDENT AGENCIES.

Justification

3.142 The Council currently provides day care, and adult placement facilities for people with a mental illness. As care for people with a mental illness becomes increasingly community-based, joint planning and provision with Sutton and Merton Primary Care Trust, together with support to independent agencies, will continue to be necessary in meeting a growing need for land use in this field of social services.

3.143 The shift to care in the community, as incorporated in the National Health Service and Community Care Act 1990, requires a variety of residential facilities which provide prevention, crisis response and rehabilitation for people with a mental illness, as well as some long term sheltered accommodation.

POLICY C.6: PEOPLE WITH A MENTAL ILLNESS; DAY CARE FACILITIES

TO THE EXTENT THAT IT SUPPORTS THE COUNCIL’S MENTAL HEALTH STRATEGY THE COUNCIL WILL SEEK TO PROVIDE AND WILL SUPPORT THE USE OF LAND IN ACCESSIBLE LOCATIONS BY OTHER AGENCIES TO PROVIDE DAY CARE FACILITIES FOR PEOPLE WITH A MENTAL ILLNESS IN THE COMMUNITY, AS WELL AS RESPITE DAY FACILITIES FOR THOSE CARING FOR ELDERLY PEOPLE WITH A MENTAL ILLNESS.

Justification

3.144 An integral part of caring for people with a mental illness in the community is the provision of a variety of day services for them. These should be aimed at occupation, rehabilitation and prevention, and also provide respite facilities for carers of mentally ill people, particularly those caring for elderly relatives with Alzheimer's Disease and other forms of mental illness.

POLICY C.7: DAY CARE PROVISION

THE COUNCIL WILL ENCOURAGE THE PROVISION OF DAY NURSERIES AND OTHER GROUP DAY CARE IN APPROPRIATE LOCATIONS THROUGHOUT THE BOROUGH, IN ACCORDANCE WITH THE NEEDS AND FINDINGS OF THE CHILDCARE AUDIT. IN RESIDENTIAL AREAS THE FOLLOWING CONSIDERATIONS WILL BE TAKEN INTO ACCOUNT:

(i) THE GROUND FLOOR OF DETACHED AND SEMI-DETACHED HOUSES MAY BE SUITABLE SO LONG AS THE UPPER FLOORS REMAIN AS RESIDENTIAL ACCOMMODATION OF THE REGISTERED PERSON. FLATS ARE LIKELY TO BE INAPPROPRIATE;

(ii) THE PROVISION OF ADEQUATE SOUNDPROOFING AS APPROPRIATE;

(iii) THE PROVISION OF BACK GARDEN PLAY SPACE;

(iv) ANY ADVERSE IMPACT ON RESIDENTIAL AMENITY;
HEALTH

POLICY C.8: HEALTH FACILITY SITES

PROPOSALS THAT WILL INVOLVE THE LOSS OF A HEALTH FACILITY SITE WILL NOT BE PERMITTED, UNLESS IT CAN BE DEMONSTRATED THAT THE FACILITY IS NO LONGER REQUIRED TO SERVE LOCAL NEEDS.

Justification

3.146 It is important to ensure that any redevelopment or change of use of sites used for health facilities does not result in inadequate provision or poor accessibility for residents of the Borough. The Council will seek locations for health developments that are appropriately well served by Public Transport and accessible on foot/cycle as detailed in Transport Policies of the Plan. The Council will work in partnership with Sutton and Merton Primary Care Trust and other Health Organisations, to ensure that health facilities in the borough are suitably located to meet the needs of residents, where appropriate planning briefs will be proposed.

POLICY C.9: PROVISION OF HEALTH FACILITIES

THE COUNCIL WILL ENCOURAGE THE PROVISION OF HEALTH FACILITIES AND WILL:

(i) GRANT PLANNING PERMISSION FOR HEALTH FACILITIES WHICH ARE WELL LOCATED IN TERMS OF THEIR ACCESSIBILITY TO THE RESIDENTS OF THE AREA THEY INTEND TO SERVE AND PROVIDED THEY DO NOT ADVERSELY AFFECT THE AMENITIES OF THE AREA OR CONTRAVENE OTHER POLICIES OF THE PLAN;

(ii) SEEK TO SECURE PLANNING OBLIGATIONS TO IMPROVE HEALTH FACILITY PROVISION AND IDENTIFY NEW SITES;