

Assisted Living & Petrol Filling Stations: Two Land Uses, Two Questions

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Question 1

Assisted Living – Should this have its own category within TRICS?

People's Mobility & Relationship to Housing



Type of housing in relation to people's mobility :

1. Family homes
2. Retirement Homes
3. Sheltered Housing
4. Assisted Living / Extra Care
 1. Private sale/rent
 2. Affordable/charitable
5. Care Home



PegasusLife



Definitions

TRICS Definition

- **03/N – Retirement Flats (GDO use class C3)**
 - Housing developments built specifically for the retired, where at least 75% of units are privately owned.
- **03/F – Sheltered Accommodation (GDO use class C3)**
 - Sheltered accommodation for elderly people, not to be confused with nursing homes.
- **05/F – Care Home (Elderly Residential) (GDO use class C2)**
 - A care home in a residential setting where a number of older people live, usually in single rooms, with access to on-site care services.
- **05/L – Care Home (Specific Condition) (GDO use class C2)**
 - A care home that is registered to meet a specific care need (for example, mental illness, dementia, long term physical injuries, etc).

Age UK Definition

- **Retirement Villages**
 - They are usually large schemes set out like a village, with a range of facilities such as shops, restaurants, gyms and swimming pools. Personal care services are often provided
- **Sheltered Housing**
 - Live independently but need a bit more support, or if you want to live in a smaller and easier-to-manage home
- **Care Home**
 - Own room and bathroom, although they have their meals made for them and wouldn't normally be able (or expected) to cook for themselves. The amount of independence you have available will depend on the establishment you're in, and the state of your health.

So What is Assisted Living?

Age UK

- Offers more support than sheltered housing, but still allows you to live independently.
 - You live in a self-contained flat, with your own front door, but meals may be provided. Personal care and support services are generally available on-site 24 hours a day.

Housing Care Website

- living independently in a specialist complex
 - facilities in which the individual lives differ in terms of what they offer, but usually they provide nurses and care staff onsite to attend to individuals with care needs at any given time



Assisted Living sites within TRICS

Types of Accommodation (Category's) in TRICS

Sheltered Houses

- Use Class C3 – Not the level of comparable care – Not appropriate in my experience

Care Homes

- C2 / C3 Land Uses - Not all have details, but may provide 24hr care – not appropriate

Has Retirement Flats / Villages

- Close but no cigar
- Use Class C3 (or Unknown) – Land use of C3 not appropriate in my experience
- Some include 'Continued care elements' But development also includes residential (retirement) dwellings – These may be appropriate

TRICS Development Units – Retirement Village Comments

Comments

The site includes a nursing home (with 70 beds), a chapel and a community centre, in addition to the 58 occupied bungalows (there were also 30 unoccupied bungalows at the time of this survey).

Comments

This development is known as a CCRC (Continued Care Retirement Community). It includes both residential (retirement) dwellings and continued care elements. Facilities include a communal lounge, dining room, guest facilities, community centre, hobby room, activities room, hairdressing salon and an assisted bathroom.

Comments

This development is known as a CCRC (Continued Care Retirement Community). It includes both residential (retirement) dwellings and continued care elements. In addition to the site dwellings there is a 39 bed care home. Facilities include a communal lounge, dining room, hobby room, activities room and an assisted bathroom.

Comments

Millrace nursing home is opposite the retirement flats with the two facilities being present on the one site, with shared parking across both sites. There are 69 residents at the site.

Assisted Living

- They are unsure of how to treat them.
 - Lack of understanding
 - Use class concerns
 - Concerns regarding parking levels
 - Concerns regarding the level of staffing required
 - Trip generation
- As a result they are treated as Care Homes

Assisted Living

- Highway Authority treated the use as C2
- Highways Authority wanted the more robust assessment regardless of actual use
- Developments not yet represented fairly within TRICS??
- Can TRICS survey specific AL developments?
- Should TRICS have an Assisted Living Category in addition to Retirement / Sheltered and Care Homes?



Question 2

Petrol Filling Stations

I really don't have a question – more a couple of questions for you!!!

Petrol Filling Stations

Submitted an application for:

- Replacement Petrol Filling Station
- Retail floor area increased
- Number of pumps reduced from 8 to 6

Local Highway Authority Issues:

- Layout Issues (which I won't go into)
- Trip Generation Concerns
- Use of TRICS vs site specific survey
- Whether trips are for retail or fuel purposes?

Highway Authority Concerns

Reduction in the number of pumps will not result in a reduction in the number of trips.

- People will still need petrol
- Still seek to use the PFS because traffic levels will not diminish

No information provided supporting the TRICS site selected to show it is similar to the application site, in particular the:

- Peak traffic hours
- Number of vehicles passing each day

- They wanted a traffic survey undertaken to ensure there was no queuing back onto the road.



What influences use of a PFS?

Does a PFS on this road have less movements?



Does a PFS on this road have more movements?



When is a PFS not a PFS??

- “Shift in shoppers behaviour, and indeed perception, as they no longer think of petrol stations as places where you merely get fuel”

	2013	2017
Food	22%	23%
Top up Shop	12%	21%
Fuel	33%	18%
Newspapers	20%	17%
Snacks	7%	12%
Other	6%	9%



Petrol Filling Stations – Trip Generation Issues

Local Highway Authority Comment:

“Doesn’t believe everything that TRICS say”

I say

“TRICS IS GOD!!”

