

Older Persons Housing Proof of Evidence of Iain Warner BSc (Hons) DipTP MRTPI

Town and Country Planning Act 1990 Planning and Compulsory Purchase
Act 2004

Section 78 Appeal

Land North of A507, West of A10 Buntingford



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Outline planning application for development of up to 600 dwellings (C3), up to 60 units of elderly accommodation (C3), Mixed Use Local Centre (including flexible use E, F and Sui Generis), First School, informal and formal open space, associated works and infrastructure including a new access from the A507 and pedestrian bridges over the A10, with all matters reserved except for access.

Land North of A507, West of A10 Buntingford

Hallam Land Management Ltd

August 2026

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OUR REF: M26.0612.01.RPT

TETLOW KING PLANNING
FIRST FLOOR, 32 HIGH STREET, WEST MALLING, KENT ME19 6QR
Tel: 01732 870988 Email: info@tetlow-king.co.uk

www.tetlow-king.co.uk

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Executive Summary

- i. This Proof of Evidence deals specifically with the provision of specialist older persons accommodation.
- ii. Outline planning permission is sought for amongst other matters older persons housing, indicatively shown as being capable of providing up to 60 units.

Key findings

- iii. The adopted development plan from 2018 includes policy HOU6 in relation to specialist older persons accommodation. The policy and supporting text only provide targets in relation to the provision of Class C2 bed spaces, with no correlating information for any alternative form of older persons accommodation such as that being proposed through this appeal.
- iv. The provision of such alternative accommodation is therefore considered to form part of the overall housing target and a general expectation that:

“all development schemes provide accessible and adaptable homes to meet the changing needs of occupants over their lifetime, and will encourage the provision of specialist types of retirement housing (within the C3 Use Class), such as sheltered housing and flexi-care housing, as part of the development of larger sites.” (paragraph 14.8.4)

- v. To date the Council’s only assessment of need is that set out in the SHMA (2015), which is seriously dated and fails to provide any assessment of the need for individual forms of specialist accommodation for older people. That assessment does not determine future needs on a clear evidence base having regard to relevant methodologies as advocated through the PPG, which has significant implications for future assessments of any such applications against the requirements of policy HOU6.

Assessment of Need

- vi. Our approach to assessing future need for older persons housing only considers the needs for those aged 75 and over, thus represents a conservative approach in excluding those aged 55 to 74 who may also require such accommodation. There is no comparable, agreed baseline for assessing the needs of those aged 55 to 74 in a similar manner to how it is assessed for those aged 75 and over.

- vii. However, it is relevant to note that in 2030 there are projected to be 21,000 people aged 55 to 64 and a further 17,200 in the 65 to 74 age category, whilst by 2045 there would be 21,900 people aged 55 to 64 and a further 17,900 in the 65 to 74 age category. Combined that means in 2030 there would be an additional 38,200 qualifying people, whilst by 2045 there would be thus an additional 1,600 people. Therefore, even if adopting a lower prevalence rate to allow for assessment of the needs of those aged 55 and over the population is significantly larger than that modelled (the 2030 population total being 16,900 for 75 and over, or some 55,100 for those aged 55 and over).
- viii. Our assessment of need has identified that as of 2026 there is a significant shortfall in provision of older persons housing, notably in the leasehold or private rent sector with a requirement for a total of 1,223 additional units (the combined total across both sectors being 1,294 additional units).
- ix. By 2030, when accounting for the pipeline from a single scheme under construction, there would be an additional combined need for 182 more units.
- x. By 2045 the combined need (that being to meet current demands and those up to 2046) would amount to 2,664 additional units, with 2,125 of those being in the leasehold or private rent sector.

Benefits of provision

- xi. Separate to the matter of need for additional provision of specialist older persons housing, in either the long or short term, I also consider the following benefits to be associated with the provision:
- Release of under occupied family housing;
 - Tackling isolation and loneliness;
 - Maintaining independence;
 - Addressing issues with unsuitable accommodation for older people;
 - Contribution to overall housing supply through freeing up of under-occupied housing; and
 - Employment generation

Weight to be afforded

- xii. I have then gone on to review similar appeal cases over the last several years to identify the key conclusions that other inspectors have arrived at when considering

schemes that include provision of specialist older persons housing. The key benefits that are applicable to this scheme, as supported by previous appeal trends, include:

- Meeting a clearly identified need for future older persons housing is afforded substantial weight;
- Contribution towards overall housing supply afforded substantial weight;
- Freeing up of under occupied family housing affording significant weight;
- Provision of accommodation to alleviate pressures on the NHS afforded minimal weight; and
- Economic benefits aligned with the construction and operation of older persons housing schemes are afforded moderate weight;

Conclusion

- xiii. On the basis of the evidence of need that has been indicated in support of the proposals, combined with the clear benefits, the provision of specialist older persons housing from these proposals will make a meaningful contribution to the future needs. Accordingly, I consider that the contribution ought to be afforded no less than **substantial positive weight** in the overall determination of this appeal.

Introduction

Section 1

Qualifications

- 1.1 My name is Iain Warner, I am a Senior Director at Tetlow King Planning.
- 1.2 I hold a BSC Honours Degree in Town and Country Planning (2000) and a Diploma in City and Regional Planning (2002) from the University of Wales, Cardiff.
- 1.3 I have been a Member of the Royal Town Planning Institute (RTPI) since 2003.

Introduction

- 1.4 I have almost 25 years' professional experience in the field of town planning within local authorities and for the last 19 years within the private sector. Throughout these 19 years I have been active within the retirement and care planning sector. This commenced during my employment with Barton Willmore (now Stantec), followed by employment within AKA Planning (now part of BNP Paribas) which was a specialist small scale planning consultancy specialising almost exclusively in the retirement and care sector.
- 1.5 In my current role with Tetlow King Planning (TKP), a consultancy leading in the field of retirement and care planning, I head up the later living sector, and, in this role, I have attended and presented at specialist retirement and care conferences.
- 1.6 TKP has extensive portfolio of clients including many of the largest housing developers and leading care/retirement providers. TKP has extensive UK wide experience of advising such clients on a diversity of new later living schemes, including establishing the market and need for such provision and the concomitant planning benefits.
- 1.7 TKP are also affiliate members of ARCO in recognition of the continued work within the sector and provide support to ARCO in terms of planning updates both online and at seminars when requested.
- 1.8 During the course of my career, I have presented evidence at numerous Section 78 appeal inquiries and hearings.

Declaration

- 1.9 In accordance with the Planning Inspectorate's Procedural Guidance, I hereby declare that:

"The evidence which I have prepared and provide for this appeal, reference 6008238, in this statement is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute. I confirm that the opinions expressed are my true and professional opinions."

Scope of Evidence

- 1.10 I am instructed to act for Hallam Land Management Ltd ("**the Appellant**") in respect of this Appeal and the scope of my evidence covers the following matters:

- assessing the needs for specialist accommodation for older people within East Hertfordshire;
- assessing the benefits that derive from such specialist provision with reference to relevant appeal decisions and my own relevant experience within the sector; and
- ascribing the weight that ought to be afforded to this provision in the overall planning balance.

- 1.11 For clarity, the weightings I apply are as follows:

- limited;
- moderate;
- significant; and
- substantial.

- 1.12 This proof of evidence comprises the following seven sections:

- Section 2 summarises the appeal proposals;
- Section 3 summarises the development plan;
- Section 4 summarises other relevant material considerations;
- Section 5 summarises the overall assessment of need;
- Section 6 sets out the Council's assessment of the scheme;
- Section 7 identifies the benefits of the proposed older persons housing provision; and
- Section 8 considers the weight to be afforded to the proposed older persons housing provision.

The Appeal Proposals

Section 2

- 2.1 The appeal site is well described in the original Planning Statement [CD1.9] and Design and Access Statement in support of the application [CD1.28] as well as the officer report [CD6.2] and is not therefore repeated again here.
- 2.2 The Planning Practice Guidance provides a useful summary of the main types of specialist housing for older people as referenced below.

The Adopted Development Plan

Section 3

Introduction

- 3.1 The Development Plan for the area comprises the East Herts District Plan, and the Buntingford Community Area Neighbourhood Plan.

East Herts District Plan (2018) [CD5.1]

- 3.2 The Local Plan sets out the Council's strategic policies and proposals for the development and use of land within the District. The plan covers the period 2011-2033.

- 3.3 Chapter 2 sets out the key visions and objectives, with paragraph 2.3.4 noting:

“East Herts is an attractive place to live, which is reflected in high house prices. There is a pressing need for more affordable housing in the District. Achieving housing development that responds to local needs, whilst recognising the environmental and other constraints in East Herts, is a significant challenge. It is also necessary to recognise the specific accommodation and housing needs of different groups in the local community.” [my emphasis added]

- 3.4 It then notes at paragraph 2.3.7 that:

“East Herts has an ageing population. Meeting the varying needs of older people will be a challenge, whilst ensuring that the district remains attractive and accessible to young people.”

- 3.5 In setting out the strategic objectives it notes at paragraph 2.51 (3) the following aim:

“To balance the housing market by delivering a mix of market, low cost, and affordable homes and accommodating the housing needs of an ageing population.” [my emphasis added]

- 3.6 Chapter 14 of the District Plan addressed housing, with section 14.8 specifically relating to housing for older people and vulnerable people. Paragraph 14.8.1 states:

“Offering attractive alternative housing choices for older people and vulnerable groups will assist in freeing-up family sized homes that are currently under-occupied.”

- 3.7 Paragraph 14.8.4 goes on to note:

“The Council will require that all development schemes provide accessible and adaptable homes to meet the changing needs of occupants over their lifetime, and will encourage the provision of specialist types of retirement housing (within the C3 Use Class), such as sheltered housing and flexi-care housing, as part of the development of larger sites.”

- 3.8 The approach to provision is set out within policy HOU6 which sets out a series of criteria against which proposals relating to the delivery of older persons accommodation would be assessed.
- 3.9 However, it is relevant to note that the only targets expressed in the policy and supporting text relate to provision of specialist C2 care beds such that there are no stated individual targets for other forms of specialist accommodation for older people.

Buntingford Community Area Neighbourhood Plan (2017) [CD5.2]

- 3.10 The Neighbourhood Plan was formally made in May 2017 and covers the period 2014-2031.
- 3.11 The Plan itself is silent in regard to any specific policies concerning the provision of specialist housing for older people. The only slightly relevant policy being HD7 noting that housing mix ought to reflect the SHMA and any other up-to-date evidence on housing need.

Other Material Considerations

Section 4

National Planning Policy Framework [CD5.16]

4.1 In December 2024 the Government published the revised the National Planning Policy Framework (hereafter referenced as “**NPPF**”). The NPPF is a material consideration in the determination of planning applications and appeals.

4.2 Paragraph 61 of the revised NPPF establishes that:

“To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay” [my emphasis added].

4.3 The revised NPPF retains the commitment to plan for and assess the housing needs of older people. Within the context of 'delivering a sufficient supply of homes' Paragraph 63 of the revised NPPF establishes that the size, type and tenure of housing needed for different groups in the community, including older people (as defined in Annex 2) and people with disabilities, should be assessed. The update now specifically defines older people as including:

“Retirement housing, housing-with-care and care homes.”

4.4 Paragraph 71 also notes that:

“Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.” [my emphasis added]

National Planning Practice Guidance [CD13.2]

4.5 The Government also published the National Planning Practice Guidance (hereafter referenced as “**PPG**”) in March 2014, and it has been subsequently updated, the most recent updates being July 2019. It provides further guidance on the interpretation and application of the NPPF. The elements of the PPG of particular relevance are detailed below.

4.6 As of June 2019, the government introduced a new section of the PPG entitled ‘Housing for older and disabled people.’ This new section in part reinforces earlier messages within the PPG, whilst in other places it takes the guidance further. It sets out from the opening that:

“The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.” (Paragraph: 001 Reference ID: 63-001-20190626) [my emphasis added].

4.7 The guidance sets out clearly that:

“The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people.” (Paragraph: 003 Reference ID: 63-003-20190626) [my emphasis added].

4.8 In order to determine the levels of need, the guidance sets out that:

“The age profile of the population can be drawn from Census data. Projections of population and households by age group can also be used. The future need for specialist accommodation for older people broken down by tenure and type (e.g., sheltered housing, extra care) may need to be assessed and can be obtained from a number of online tool kits provided by the sector, for example SHOP@ (Strategic

Housing for Older People Analysis Tool), which is a tool for forecasting the housing and care needs of older people. Evidence from Joint Strategic Needs Assessments prepared by Health and Wellbeing Boards can also be useful.” (Paragraph: 004 Reference ID: 63-004-20190626).

- 4.9 This section also provides guidance on the specific types of specialist forms of older persons housing that exist, which are:

“Age-restricted general market housing: *This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.*

Retirement living or sheltered housing: *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.”* (Paragraph: 010 Reference ID: 63-010-20190626).

- 4.10 In respect of decision making the guidance sets out clearly that:

“Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”. (Paragraph: 016 Reference ID: 63-016-20190626).

Our Future Homes: Housing that promotes wellbeing and community for an ageing population [CD13.1]

- 4.11 Although not planning policy guidance in the same way as the NPPF or PPG, this report from the Older People’s Housing Taskforce (hereafter referenced as “OPHT”) provides the most up-to-date macro position in relation to future policy when read alongside the Written Ministerial Statement (26 November 2024) (hereafter referenced as “WMS”) by Matthew Pennycook, Minister of State for Housing and Planning.
- 4.12 The report itself sets out the need to amend the current planning policy framework to ensure that the sector can increase scale/output at pace to meet the needs of the ageing population. It notes in the executive summary that:

“[A]s our population ages, we need to expand these housing options – not just in variety, but in volume as well. Put simply, we need to offer senior citizens greater choice, particularly as their lifestyle and health needs evolve in later life. Ensuring

suitable, accessible and affordable housing for later living is a societal obligation on which the current housing market falls significantly short.”

4.13 The report considers the case for new definitions to cover all forms of older persons housing which includes within the overall name of Later Living Homes or Housing individual sub-categories that would include:

- *“Service-led homes/housing with support or Supported living”.*

4.14 The key characteristics of this sub-category being:

- Typical examples - sheltered homes, independent living or retirement apartments and sometimes bungalows;
- Offers 5 days a week on-site staff, who provide support (e.g., help to access care and domestic services, if needed). Meaningful activities and emergency call systems; and
- Usually have access to a shared lounge, laundry facilities, gardens and a guest room. Sometimes, including a restaurant or café alongside leisure and wellness facilities (e.g., gyms, hairdressers, activity rooms).

4.15 The WMS specifically notes:

“There is rightly significant national interest in the Taskforce’s findings.”

4.16 It then continues:

“The Government recognises the importance of increased supply and improving the housing options for older people in later life, and we will give careful consideration to the many recommendations set out in the report.”

4.17 It concludes on the lines of:

“The Government is committed to helping older people to live comfortably and independently at home for as long as possible.”

Strategic Housing Market Assessment (2015) [CD5.15]

4.18 The SHMA does not really consider the needs of specialist older persons accommodation other than the self-contained accommodation (that encompassing age exclusive housing through to extra care within Class C2) being factored into the overall housing requirement, noting at paragraph 6.20 that it states:

“It is important to recognise that the identified OAN of 46,100 dwellings does not include the projected increase of institutional population, which represents a growth of 1,773 persons over the 22-year period 2011-33.”

4.19 It goes on to note at paragraph that:

“6.22 Nevertheless, older people are living longer, healthier lives, and the specialist housing offered today may not be appropriate in future years and the Government’s reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. Therefore, despite the ageing population, future policies may lead to a decline in the number of care homes and nursing homes, as people are supported to continue living in their own homes for longer.

6.23 Although the institutional population is projected to increase by 1,773 persons over the Plan period (based on the CLG assumption that there will be a “greater level of population aged over 75 in residential care homes”), it does not necessarily follow that all of this need should be provided as additional bedspaces in residential institutions in Use Class C2 – but any reduction in the growth of institutional population aged 75 or over would need to be offset against higher growth for these age groups in the household population; which would yield more households than assumed when establishing the OAN.

6.24 As a consequence, if fewer older people are expected to live in communal establishments than is currently projected, the needs of any additional older people in the household population would need to be counted in addition to the assessed OAN.”

Emerging local plan

4.20 The council have opened consultation on their Scoping consultation document. This consultation provides no details on the direction of travel for a future plan, or how the needs of older people would be met such that it is of no relevance to this proof.

Council's Assessment of Need

Section 5

Introduction

- 5.1 This section of the evidence considers the Council's Assessment of the appeal proposals during the course of the application and the appeal process.

Council's Case

- 5.2 It is to be noted that the delegated report [CD6.2] acknowledged that;

"Policy HOU6 states that the Council will encourage the provision of specialist housing, across all tenures, for older and vulnerable people, provided that it is sustainably located and integrated with existing communities. Subject to details submitted at reserved matters stage the provision of 60 units of elderly persons accommodation would help to meet the need for elderly accommodation identified by HOU6..."

- 5.3 The SHMA (2015) is silent on the matter of defining the level of need for future provision of such specialist accommodation.

- 5.4 In the subsequent statement of case [CD6.3] the Council state at paragraph 5.17 that:

"The Council recognise that the weight to be given to housing (including 40% affordable housing, C3 housing suitable for elderly persons and up to 6 custom self-build plots) should be very significant." [my emphasis added]

- 5.5 In the subsequently amended statement of common ground [CD15.1] in the table after paragraph 5.25 it has been agreed that substantial positive weight ought to be afforded to the provision of the specialist accommodation.

Consequences of failure to deliver additional specialist older persons housing

- 5.6 The consequences of failing to meet identified needs for specialist accommodation for older people are substantial and include the following matters:

- A lack of suitable housing options for older people resulting in remaining in unsuitable accommodation that fails to meet their needs;
- Harmful impacts on physical and mental health through isolation and lack of appropriate care provision;

- Increased under occupation of housing that can otherwise be freed up for families;
- Increased demand on GPs and hospital stays resulting in potential increased bed blocking; and
- An increasing social care bill to meet needs.

5.7 I am of the opinion that a drastic shift is required in relation to the delivery of older persons accommodation specifically to address not only current shortfalls but also to ensure that the future authority-wide needs are met in a timely manner. Failure to do so will mean the consequences identified above will only worsen.

Summary and Conclusion

5.8 Whilst I do not consider that the council has sought to engage in any detail with the true position of need and supply, they have nevertheless sought to apply substantial weight to the delivery from this appeal.

5.9 It is my opinion that this is the only reasonable position to adopt in respect of weight given the clear evidenced need, and recognition within the PPG of a critical need to provide specific housing for older people (Paragraph: 001 Reference ID: 63-001-20190626).

Appellants' Assessment of need

Section 6

- 6.1 The appeal proposals include the provision of specialist older persons accommodation, as such this Proof of Evidence considers the specific needs for such accommodation and the extent to which this is considered a benefit as part of the planning balance.
- 6.2 This section of the assessment focuses on the specific over 75 characteristics that relate to propensity for specialist accommodation for older people. The data in this section has been obtained via POPPI (Projecting Older People Population Information), which looks at the specific needs of the over 65s age group. Although the data provided from POPPI covers the population aged 65 and over, when it comes to assessing the future needs for the purpose of this assessment, we are only focussed on that part of the population aged 75 and over.
- 6.3 The assessment of need considers the immediate short term period of the next 5 years (that being 2026 to 2030) as well as the longer term period over the next 20 years (2026 to 2045).
- 6.4 In considering assessments for future need we would typically look at the immediate short term needs (those being the next 5 years so through to 2030) to reflect the timeframe by which any consented scheme now would be completed and operational, as well as the longer term needs (typically modelled through to 2045).
- 6.5 The PPG sets out that understanding how the ageing population affects housing needs should be considered from the early stages of plan-making. In identifying the housing requirements of older people, the PPG refers to the use of Census data to establish population profiles as well as projections of population and households by age group. The PPG (paragraph 004) also states that the future need for specialist accommodation for older people broken down by tenure and type may need to be assessed and can be obtained from a number of online toolkits provided by the sector.
- 6.6 This assessment for demand for specialist older persons accommodation has been based on the general methodology referenced in 'Housing for Later Life' as opposed to the SHOP@ toolkit as referenced within the PPG given that this is a more suitable overall approach to address the critical need for all forms of specialist housing for older people.

- 6.7 This approach to modelling need has been referenced consistently in the context of planning appeal decisions such as to be considered an appropriate means of demonstrating future needs. Indeed, it is to be noted that the SHOP@ toolkit has been the subject of much debate and criticism through appeals such that it is no longer a publicly available resource as it was at the time that the PPG was written, and it was recommended as one of the available resources.

Table 6.1: Summary of alternative needs modelling (per 1,000 population aged 75+)

	Retirement housing	
	Rent	Lease
More Choice, Greater Voice (2008)	50	75
SHOP@ (2011)	50	75
Housing in Later Life (2012)	60	120
SHOP@ 2013	50	75

- 6.8 For the purposes of this assessment, on the basis that the proposal would provide for older persons accommodation specifically for those over 55s it is only the sheltered housing type accommodation that needs to be assessed. Whilst this is not a precise equivalent to considering demand for age exclusive housing for the over 55s it is considered to be a comparable approach given that it relates to the provision of specialist housing for older people without the need to consider the provision of care.

Current Supply

- 6.9 A search of the Elderly Accommodation Counsel's website (<https://housingcare.org/>) has been carried out to establish the level of specialist accommodation currently available for older people within East Hertfordshire.
- 6.10 At present the provision of specialist older persons accommodation is summarised in table 6.2 below, with the full list of relevant schemes included at **Appendix IW1** (pages 1 to 19 of the bundle relating to retirement housing). Appendix **IW2** (pages 20 to 25 of the bundle relating to age exclusive) provides details of additional age restricted schemes.
- 6.11 Across East Herts there are 47 schemes providing a total of 1,532 units. 871 units for rent (including those units provided under license) and a further 661 units for lease/market rent. It should be noted that 3 of the schemes identified provide the accommodation as a mix of social rent and lease such that the splits have been assumed on the basis of Housing in Later Life.
- 6.12 In such circumstances the total provision has been calculated to identify a present requirement overall. This is shown in table 6.2 below in respect of current provision

against the benchmark rates of provision set out within Housing in Later Life for retirement housing, indicating an estimate of existing under provision.

Table 6.2: Indicative Levels of retirement housing provision, for East Herts

	Number of Units/ Places	Current Provision Per 1,000 of Aged 75+ (15,700)	Housing in Later Life Benchmark	Change in Units to Meet Housing in Later Life Benchmarks (2026)
Retirement Housing (rent)	871	55.5	60	+71
Retirement Housing (lease)	661	42.1	120	+1,223
Total Provision	1,532	97.6	180	+1,294

(Source: <http://www.eac.org.uk> and Housing in Later Life)

- 6.13 In summary it is clear that at the present time the provision of older persons housing within the social and market tenures falls below the present demands.

Pipeline assessment

- 6.14 East Herts enables a search of planning applications by address or description of development. Using the terms ‘Retirement’, ‘Sheltered’, ‘Category II’, and ‘Over 55s’ we have identified the following relevant applications made within the last 5 years:

Table 6.3: Relevant applications made within the last 5 years

Ref:	Address	Quantum
3/24/0003/VAR	Land At Railway Street Hertford Hertfordshire SG14 1BU	34 units. Approved 01/03/2024

- 6.15 Whilst this application relates to the variation of condition on a scheme previously allowed on appeal (ref: 3/22/2346/FUL), it is relevant to note that the appeal decision noted:

“It is agreed that there is an identified unmet need for specialist older persons’ housing in East Herts.”

- 6.16 The site is presently under construction, hence it counts towards the future supply.

Short Term outlook (2026-2030)

- 6.17 Having regard to the assessment in table 6.1 above, the current provision of older persons housing units amounts to a total of 1,531 units which equates to a prevalence rate of 97.6 units per 1,000 population aged 75 and over. Applying the standard rate from Housing in Later Life, this results in a deficit of 82.4 units per 1,000 population aged 75 and over.

- 6.18 Given the population in 2026 as included in [Appendix IW3](#) under item 1 (page 27 of the bundle) is 15,700 this indicates the current total level of need would be 2,826 units, meaning a requirement for an additional 1,294 units.
- 6.19 Table IW4.1 of [Appendix IW4](#) (page 38 of the bundle) then considers the future need to 2030 based on the same population growth figures, such that with an additional population of 1,200 over 75s the further need is for a combined 216 units. This therefore means between 2026 and 2030 there is an additional need for a total of 1,510 units over the current provision.
- 6.20 Table 6.3 above considers the matter of pipeline supply which must be considered when determining future requirements. That table only identifies a single new scheme approved in the last 5 years, not presently operational but under construction, such that the future pipeline totals 34 specialist units.
- 6.21 As such the total requirement for additional older persons units by 2030, when accounting for the pipeline, amounts to 1,476 units.

Conclusion on short term need

- 6.22 The overall position on additional need in the short term is therefore summarised below in table 6.4.

Table 6.4: Cumulative Projected Levels of Need up to 2030, for East Herts

	2026 requirement	2026 to 2030 requirement	Total number required up to 2030
Retirement Housing (rent)	+71	+72	+143
Retirement Housing (lease)	+1,223	+110	+1,333
Total Provision	+1,294	+182	+1,476

- 6.23 This shows a significant shortfall to meet current needs (those at 2026) and a further problem through to 2030 due to a very limited pipeline supply.

Long Term outlook (2026-2045)

- 6.24 Adopting the same approach to the short term assessment, as of 2026 there is an identified shortfall of a total of 1,294 units. Accounting for the population growth of 7,800 additional over 75s in the long term period, Table IW5.1 of [Appendix IW5](#) (page 41 of the bundle) then demonstrates a further requirement for 1,370 units when accounting for the pipeline supply shown that is shown in table 6.3.

Conclusion for long term need

- 6.25 The overall position in respect of additional older persons housing units for the longer term period is summarised in table 6.5 below:

Table 6.5: Cumulative Projected Levels of Need up to 2045, for East Herts

	2026 requirement	2026 to 2045 requirement	Total number required up to 2045
Retirement Housing (rent)	+71	+468	+539
Retirement Housing (lease)	+1,223	+902	+2,125
Total Provision	+1,294	+1,370	+2,664

- 6.26 This shows a significant shortfall to meet current needs (those at 2026) and a further significant shortfall through to 2045 due to a very limited pipeline supply and the implications of a growing older population.

Benefits of the Proposed Provision

Section 7

- 7.1 The Government have set out within the PPG that there is a critical need for delivering more older persons accommodation (Paragraph: 001 Reference ID: 63-001-20190626) in the context of generally significantly boosting the supply of housing (paragraph 61 of the NPPF).
- 7.2 The appeal proposals would deliver up to 60 older persons housing units on site (as referenced in the planning statement at 3.2.1 [CD1.9]) to meet identified need and secure a range of social and economic benefits.
- 7.3 The matter of identified need has been established within section 5 above and is an acknowledged benefit to be afforded substantial positive weight. This assessment has identified the following needs:
- 1,296 additional older persons dwellings as of 2026;
 - 182 additional older persons dwellings by 2030 such that the total need is 1,476 additional older persons dwellings; and
 - 1,370 additional dwellings between 2026 and 2045 such that the total need is 2,664 additional older persons dwellings (alternatively expressed as 1,188 additional between 2030 and 2045).
- 7.4 The following factors are all considered to be specific benefits that are secured through the delivery of specialist accommodation for older people.
- Release of under occupied family housing
 - Tackling isolation and loneliness;
 - Maintaining independence; and
 - Addressing issues with unsuitable accommodation for older people.
- 7.5 There is also an abundance of evidence of the beneficial impact on public budgets and residents themselves.
- 7.6 Investment in on-site care and support services can help to relieve pressures on publicly funded hospital and social care services in the locality. In a period of financial constraint, the potential cost savings to the public purse cannot be ignored.

- 7.7 The construction and operation of the older persons housing scheme would also generate job creation in the short and long term, as well as providing support to local services in the operational stage. Such economic benefits are capable of being afforded moderate weight in support of the appeal proposals.

Summary and Conclusion

- 7.8 I do not consider that the Council have properly assessed the benefits that would be associated with the provision of.
- 7.9 It is my opinion that the additional benefits associated with the provision of the proposed older persons housing are such that it should be afforded **substantial positive weight** in the determination of this appeal.

The weight to be afforded to Provision

Section 8

8.1 The NPPF is clear at paragraph 32 that policies should be underpinned by relevant up-to-date evidence which is adequate and proportionate and considers relevant market signals.

8.1 Paragraph 62 requires that:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.”

8.2 The NPPF requires local authorities at paragraph 63 to assess and reflect in planning policies the size, type and tenure of housing needed for different groups including:

“Older people (including those who require retirement housing, housing-with-care and care homes)”.

8.3 The PPG also specifically notes at Paragraph: 001 Reference ID: 63-001-20190626 that:

“The need to provide housing for older people is critical.”

8.4 Given the current position relating to provision of suitable older persons housing within the authority and the lack of a clear development plan policy approach to support future delivery, there should be no doubt that the provision of up to 60 older persons housing units should be afforded substantial weight in the determination of this appeal.

Relevant appeal decisions

8.5 The importance of specialist older persons housing as a material consideration has been reflected in numerous appeal decisions.

8.6 The matter of weight to be afforded to the provision of specialist older persons housing has been considered at length in the context of numerous planning appeal decisions. Relevant summaries are set out below with more detailed assessments of each included at [Appendix IW6](#).

Retirement housing appeals

- 8.7 These appeals are more relevant to the context of this scheme given the provision is similar to the proposed nature and the basis on which the needs case is predicated.

Appeal ref	Nature of scheme	Weight to benefits
APP/G2815/W/21/3273263	Retirement living apartments	Substantial
APP/R0660/W/22/3294256	39 retirement living apartments	Significant
APP/Z1775/W/21/3287771	54 retirement apartments	Significant
APP/C3105/W/22/3296229	78 retirement living apartments	Substantial
APP/L5240/W/22/3297231	30 retirement living apartments	Substantial
APP/W0530/W/22/3296300	39 retirement living apartments	Significant
APP/U1105/W/24/3341996	33 retirement living apartments plus extra care and care home	Substantial
APP/M0655/W/24/3354475	36 retirement living apartments	Significant
APP/V1260/W/24/3351431	177 retirement living apartments	Overwhelming reason for planning permission to be granted
APP/D0840/W/24/3355461	39 retirement living apartments	Significant
APP/V3120/W/24/3356728	44 retirement living apartments	Significant
APP/Q0505/W/25/3361632	87 retirement living apartments	Significant
APP/D3125/W/25/3367995	Retirement living apartments	Significant
APP/D1265/W/25/3372602	73 retirement living units	Substantial
APP/C4615/W/25/3368014	49 retirement living apartments	Considerable

- 8.8 It is of course relevant to consider how the matter of assessing need has been considered in the above appeals to determine whether or not they are applicable.
- 8.9 It is firstly right to acknowledge that not every case was supported with a standalone needs assessment, unlike in the case of this appeal. Where no such evidence was provided, the cases instead relied upon evidence as set out in either SHMAs or LHNAs and the issue of future need was not a matter between the parties.
- 8.10 Where standalone assessments of need were provided the approach to demonstrating future levels were largely undertaken along the same lines as adopted here, namely adopting the rates as set out in Housing in Later Life with a combined rate of 180 units of retirement housing per 1,000 people aged 75 and over.
- 8.11 The only variation in approach is that adopted by Three Dragons who provided assessments for several appeals. Their approach is predicated on the approach that 17.5% of all households aged 75 and over and 2.5% of all households aged 65-74 would opt to live in specialist retirement housing. Of that figure they have then assumed that just under 75% of households aged 75 and over would move to retirement housing, with the remaining approximately 25% would require extra care.
- 8.12 Whilst this is therefore a smaller percentage of households aged 75 and over likely to move to retirement housing, the inclusion of even 2.5% of households aged 65 to 74 means that the total figures would not be too dissimilar.

- 8.13 To demonstrate the range based on the current population figures for 2026 (as included in **Appendix IW3**) adopting our approach there would be a need for 2,826 older persons housing units in total. If adopting the Three Dragons approach, there would be an equivalent need for 2,441 older persons housing units (2,061 for those aged 75 and over with a further 380 for those aged 65 to 74). That still demonstrates a need for additional provision as of 2026 and this would continue into the future.
- 8.14 Although the Three Dragons approach has thus been accepted on appeal, our approach on the basis of the Housing in Later Life ratios has been consistently adopted both in respect of appeals relating to retirement housing as well as extra care accommodation. Although different typologies (as noted in Figure 2.1 above), the fact that the Housing in Later Life methodology has been supported for calculating various types of specialist housing need makes it a more robust overall approach for the basis of such assessments.
- 8.15 Indeed, even if applying the lower rates identified in table 6.1 (that being a combined provision rate of 125 retirement units per 1,000 people aged 75 and over) as of 2026 there would remain a shortfall given a need for 1,963 units against a supply of 1,523 units.

Summary and conclusion

- 8.16 The requirement to ensure delivery of a suitable supply of specialist housing for older people to meet their identified needs was set out as far back as PPS3: Housing and is presently reflected at paragraphs 60 and 62 of the NPPF.
- 8.17 The PPG is clear that there is a critical need for the provision of additional specialist accommodation for older people, this has not ultimately been reflected to any detail within the SHMA (2015).
- 8.18 In contrast, our assessment using the approach as set out in Housing in Later Life has established a compelling needs case. Indeed, even if adopting alternative methodologies that typically propose lower provision rates there remains a compelling case as of 2026 and modelled forward.
- 8.19 Where such a clear, compelling case has been advanced on the matter of identified need for specialist older persons housing the level of weight ascribed is substantial or significant, that being the highest level of weight typically ascribed by inspectors.

- 8.20 It is therefore evident that in the context of an ageing population and a critical need for increased delivery of specialist older persons accommodation it is imperative that there is a need to significantly boost provision.
- 8.21 Based on the evidence of need that has been indicated in support of the proposals, combined with the clear benefits, the provision of up to 60 additional older persons housing units from these proposals will make a meaningful contribution to the future needs. Accordingly, I consider that the contribution ought to be afforded no less than **substantial positive weight** in the overall determination of this appeal.

Older Persons Housing Proof of Evidence Appendices of Iain Warner BSc (Hons) DipTP MRTPI

Town and Country Planning Act 1990 Planning and Compulsory
Purchase

Act 2004

Section 78 Appeal

Land North of A507, West of A10 Buntingford

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Appendix IW1

Existing sheltered provision

Search: (35 facilities) Housing (retirement), Building (all types, all sizes, all tenures) or Home (none) in England, Hertfordshire, East Hertfordshire with Stay Type (all)

Ordered By: Facility Name.

View these results online at <https://housingcare.org>

Results...

ASHFORD & CARTERS CLOSE

Carters Close, Ashfords, Buntingford, Hertfordshire, SG9 9HB. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 26 bungalows. Built in 1966 and renovated in 2002. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-3545-ashford-carters-close-ashfords-england>

BEANE RIVER VIEW

Port Vale, Hertfordshire, SG14 3UD. [View on a map](#)



Enquiries to: Sanctuary Housing

Telephone: 0800 917 0092 (rentals) or 0800 916 1444 (sales)

Email: customerhubsilandho@sanctuary.co.uk

Type(s): RETIREMENT HOUSING

Properties: 41 flats. Built in 1991. Sizes 1 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hairdressing salon

Web link: <https://housingcare.org/housing-care/facility-info-9006-beane-river-view-port-vale-england>

BRAZIERS FIELD

Hertford, Hertfordshire, SG13 7JS. [View on a map](#)



Enquiries to: Anchor

Telephone: 0330 127 2225

Email: homeownership.enquiries@anchor.org.uk

Type(s): RETIREMENT HOUSING

Properties: 28 bungalows. Built in 1985. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lounge, Garden

Web link: <https://housingcare.org/housing-care/facility-info-17544-braziers-field-hertford-england>

BROADFIELD CLOSE

Much Hadham, Hertfordshire, SG10 6AS. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 25 flats, bungalows. Built in 1960 and renovated in 2005. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Dining room, Laundry, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-3548-broadfield-close-much-hadham-england>

BURGAGE COURT

Burgage Lane, Ware, Hertfordshire, SG12 9XB. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 29 flats. Built in 1997. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, 2 gazebos, kitchen facilities

Web link: <https://housingcare.org/housing-care/facility-info-158409-burgage-court-ware-england>

CASTLE VIEW

11-19 Hockerill Street, Bishops Stortford, Herts, CM23 2XR. [View on a map](#)



Enquiries to: Notting Hill Genesis

Telephone: 033 3000 3000

Email: contact@nhg.org.uk

Type(s): RETIREMENT HOUSING

Properties: 39 flats. Built in 1988. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Conservatory, Activities room, Hairdressing salon

Web link: <https://housingcare.org/housing-care/facility-info-18633-castle-view-bishops-stortford-england>

CHAPELFIELDS

Stanstead Abbots, Ware, Hertfordshire, SG12 8HY. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 35 flats, bungalows. Built in 1968. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3555-chapelfields-stanstead-abbotts-england>

CHAUNCY COURT

Bluecoates Avenue, Hertford, Hertfordshire, SG14 1DU. [View on a map](#)



Enquiries to: Home Group

Telephone: 0191 731 1445

Email: salesLR@homegroup.org.uk

Type(s): RETIREMENT HOUSING

Properties: 52 flats, bungalows, houses. Built in 1989. Sizes studio, 1 bedroom, 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Leasehold and Ownership

Facilities: Lift, Lounge, Garden, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-16251-chauncy-court-hertford-england>

CONNECTICUT LODGE

Railway Street, Hertford, Hertfordshire, SG14 1BU. [View on a map](#)



Enquiries to: Churchill Living

Telephone: 0800 086 1388

Email: enquiries@churchillretirement.co.uk

Type(s): RETIREMENT HOUSING

Properties: 34 flats. Built in 2025. Sizes 1 bedroom, 2 bedroom.

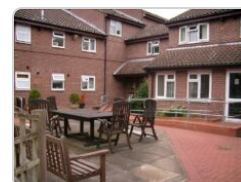
Tenure: Tenure(s): Leasehold

Facilities: Lounge, Guest facilities, Garden, Self-service coffee bar in owners' lounge

Web link: <https://housingcare.org/housing-care/facility-info-165098-connecticut-lodge-hertford-england>

CORNWALL HOUSE

Kent Crescent, Bishops Stortford, Hertfordshire, CM23 3QD. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 65 flats, bungalows, houses. Built in 1984 and renovated in 2005. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Dining room, Laundry, Guest facilities, Garden, Hairdressing salon, Jacuzzi, Assisted bathing facility, life style bathroom

Web link: <https://housingcare.org/housing-care/facility-info-3550-cornwall-house-bishops-stortford-england>

DIXON PLACE

Bowling Green Lane, Buntingford, Hertfordshire, SG9 9BZ. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 40 flats. Built in 1968. Sizes 1 bedroom, 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-3552-dixon-place-buntingford-england>

ELLIOTT COURT

Legion Way, Stansted Road, Bishops Stortford, Herts, CM23 2UG. [View on a map](#)



Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: enquiries@retirementhomesearch.co.uk

Type(s): RETIREMENT HOUSING

Properties: 35 flats. Built in 1999. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Community centre, kitchenette

Web link: <https://housingcare.org/housing-care/facility-info-81898-elliott-court-bishops-stortford-england>

ERMINE COURT

Baldock Street, Ware, Hertfordshire, SG12 9BH. [View on a map](#)



Enquiries to: McCarthy & Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): RETIREMENT HOUSING

Properties: 38 flats. Built in 2012. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-159703-ermine-court-ware-england>

FERNDALE

Ash Meadow, Much Hadham, Hertfordshire, SG10 6DW. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 39 flats, bungalows. Built in 1986. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Garden, Hairdressing salon, Library

Web link: <https://housingcare.org/housing-care/facility-info-3554-ferndale-ash-meadow-england>

FOLLY VIEW

Stanstead Abbots, Ware, Hertfordshire, SG12 8AY. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 37 flats, bungalows. Built in 1988. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3556-folly-view-great-amwell-england>

FULLER COURT

Stansted Road, Bishops Stortford, Herts, CM23 2XS. [View on a map](#)



Enquiries to: Housing 21

Telephone: 0370 192 4732

Email: fullercourt@housing21.org.uk

Type(s): RETIREMENT HOUSING

Properties: 55 flats. Built in 1983. Sizes studio, 1 bedroom, 2 bedroom, 3 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-83072-fuller-court-bishops-stortford-england>

GLEBE COURT

School Lane, Watton at Stone, Hertford, Hertfordshire, SG14 3SE. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 21 flats. Built in 1965 and renovated in 2002. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-3558-glebe-court-watton-at-stone-england>

GOSSELIN HOUSE

Barleycroft, Hertford, Hertfordshire, SG14 3LX. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 63 flats, bungalows. Built in 1975 and renovated in 1995. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3559-gossein-house-bengeo-england>

GRANGE HALL

Presdales Drive, Ware, Hertfordshire, SG12 9NP. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 70 flats, bungalows. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3562-grange-hall-ware-england>

HARTFIELD COURT

Collett Road, Ware, Hertfordshire, SG12 7LT. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 66 flats, bungalows. Built in 1990. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold and Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3560-hartfield-court-ware-england>

HIGHFIELDS

Crofters, Sawbridgeworth, Hertfordshire, CM21 0DH. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 56 flats, bungalows. Built in 1965 and renovated in 2005. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3561-highfields-crofters-england>

ISABELLA HOUSE

Hale Road, Gascoyne Way, Hertford, Hertfordshire, SG13 8EN. [View on a map](#)



Enquiries to: McCarthy & Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): RETIREMENT HOUSING

Properties: 24 flats. Built in 2018. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold and Rent (market) and Shared Ownership

Facilities: Lift, Lounge, Guest facilities, Garden, car parking facilities, WiFi access in lounge

Web link: <https://housingcare.org/housing-care/facility-info-161744-isabella-house-hertford-england>

MABEYS WALK

High Wych, Sawbridgeworth, Hertfordshire, CM21 0HN. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 25 flats, bungalows. Built in 1976. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Stair lift(s), Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-3564-mabeys-walk-high-wych-england>

NICHOLLS LODGE

71-77 South Street, Bishop's Stortford, Hertfordshire, CM23 3FN. [View on a map](#)



Enquiries to: Churchill Estates Management

Telephone: 01425 888 910

Email: sales@churchillsl.co.uk

Type(s): RETIREMENT HOUSING

Properties: 52 flats. Built in 2015. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hairdressing salon, Well-being suite

Web link: <https://housingcare.org/housing-care/facility-info-161312-nicholls-lodge-bishops-stortford-england>

NORTHFIELD

Puckeridge , Ware, Hertfordshire, SG11 1TP. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 36 flats, bungalows. Built in 1988. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord) and Leasehold

Facilities: Lift, Lounge, Laundry, Garden, kitchen, sun room/information room

Web link: <https://housingcare.org/housing-care/facility-info-3567-northfield-northfield-batchelors-england>

OAKWAY LODGE, OAK STR & TRINITY WAY

Oak Street, Bishop's Stortford, Hertfordshire, CM23 3TW. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 61 flats. Built in 1977 and renovated in 1998. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord) and Leasehold

Facilities: Stair lift(s), Lounge, Laundry, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-3565-oakway-lodge-oak-str-trinity-way-oak-street-england>

ORCHARD LEA RETIREMENT VILLAGE

High Wych Road, Sawbridgeworth, Herts, CM21 0AB. [View on a map](#)



Enquiries to: Ramsay Health Care UK

Telephone: 01279 602 600

Type(s): RETIREMENT HOUSING / CLOSE CARE HOUSING

Properties: 22 flats, bungalows. Built in 1992. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Restaurant open to the public, Garden

Web link: <https://housingcare.org/housing-care/facility-info-19036-orchard-lea-retirement-village-sawbridgeworth-england>

ROUNDHAYE

Puckeridge, Ware, Hertfordshire, SG11 1SW. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 24 flats. Built in 1966. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Stair lift(s), Lounge, Laundry, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-3566-roundhay-roundhay-england>

ST CATHERINES COURT

Windhill, Bishops Stortford, Herts, CM23 2NE. [View on a map](#)



Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: enquiries@retirementhomesearch.co.uk

Type(s): RETIREMENT HOUSING

Properties: 41 flats. Built in 1990. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-15806-st-catherines-court-bishops-stortford-england>

THE APARTMENTS AT ROYAL GARDENS

26-58 Seymour Road, Ermine Street, Buntingford, Hertfordshire, SG9 9SW. [View on a map](#)



Enquiries to: McCarthy & Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): RETIREMENT HOUSING

Properties: 33 flats. Built in 2019. Sizes 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Leasehold and Rent (market) and Shared Ownership

Facilities: Lift, Lounge, Guest facilities, Garden, car parking facilities

Web link: <https://housingcare.org/housing-care/facility-info-162272-the-apartments-at-royal-gardens-buntingford-england>

THE DELL

Cecil Road, Hertford, Hertfordshire, SG13 8JD. [View on a map](#)



Enquiries to: Network Homes

Telephone: 0300 373 3000

Email: contact@sovereign.org.uk

Type(s): RETIREMENT HOUSING

Properties: 50 flats, bungalows. Built in 1994. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-3551-the-dell-hornsmill-england>

THE GABLES

Bell Street, Sawbridgeworth, Herts, CM21 9QL. [View on a map](#)



Enquiries to: Notting Hill Genesis

Telephone: 033 3000 3000

Email: contact@nhg.org.uk

Type(s): RETIREMENT HOUSING

Properties: 20 flats. Built in 1986. Sizes 1 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-18634-the-gables-sawbridgeworth-england>

VALLEY COURT

Piggotts Way, Bishop's Stortford, Hertfordshire, CM23 3QG. [View on a map](#)



Enquiries to: Clarion Housing

Telephone: 0300 500 8000

Email: customerservices@myclarionhousing.com

Type(s): RETIREMENT HOUSING

Properties: 44 flats, bungalows. Built in 2000. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hairdressing salon, Library, Assisted bathing facility, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-87765-valley-court-havers-estate-england>

WAGGONERS COURT

Legions Way, Bishop's Stortford, Hertfordshire, CM23 2FP. [View on a map](#)



Enquiries to: McCarthy & Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): RETIREMENT HOUSING

Properties: 45 flats. Built in 2012. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-159705-waggoners-court-bishops-stortford-england>

WHEELWRIGHTS COURT

Rear, 8 High Street, Buntingford, Herts, SG9 9AF. [View on a map](#)



Enquiries to: Notting Hill Genesis

Telephone: 033 3000 3000

Email: contact@nhg.org.uk

Type(s): RETIREMENT HOUSING

Properties: 4 flats. Built in 1989. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-18337-wheelwrights-court-buntingford-england>

HousingCare

A service provided by EAC

Appendix IW2

Existing age restricted provision

Search: (12 facilities) Housing (age), Building (all types, all sizes, all tenures) or Home (none) in England, Hertfordshire, East Hertfordshire with Stay Type (all)

Ordered By: Facility Name.

View these results online at <https://housingcare.org>

Results...

ALMSHOUSES

1-7 Tower Hill, Much Hadham, Herts, SG10 6DL. [View on a map](#)



Enquiries to: Much Hadham Almshouses

Telephone: 01279 842 761

Type(s): AGE EXCLUSIVE HOUSING

Properties: 5 bungalows. Built in 1866. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Licence

Web link: <https://housingcare.org/housing-care/facility-info-85151-almshouses-tower-hill-england>

BARCLAYS ALMSHOUSES

Youngsbury Lane, Wadesmill, Ware, Hertfordshire, SG12 0TX. [View on a map](#)



Enquiries to: Standon Charities

Telephone: 07848 044 554

Email: clerk@standoncharities.org.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 4 flats, bungalows. Built in 1975 and renovated in 1999. Sizes 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-83214-barclays-almshouses-wadesmill-england>

KINGS COTTAGES

South Road, Bishops Stortford, Herts, CM23 3JB. [View on a map](#)



Enquiries to: Kings Cottages Trust

Telephone: 07896 483 218

Email: gill.hawkins2@hotmail.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 20 bungalows. Built in 1905. Sizes 1 bedroom.

Tenure: Tenure(s): Licence

Web link: <https://housingcare.org/housing-care/facility-info-85347-kings-cottages-south-road-england>

KNIGHTS COURT

Knight Street, Sawbridgeworth, Hertfordshire, CM21 9BW. [View on a map](#)



Enquiries to: Herts Holdings

Telephone: 01279 730 060

Type(s): AGE EXCLUSIVE HOUSING

Properties: 10 flats. Built in 1989. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-158354-knights-court-sawbridgeworth-england>

MANN MEMORIAL COTTAGES

1-3 Vantorts Road, Sawbridgeworth, Herts, CM21 9AJ. [View on a map](#)



Enquiries to: Mann Memorial Cottages

Telephone: 01279 723 212

Email: diana.kitson@btinternet.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 3 bungalows. Built in 1898 and renovated in 1970. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-83123-mann-memorial-cottages-sawbridgeworth-england>

MILL CLOSE

Buntingford, Hertfordshire, SG9 9SZ. [View on a map](#)



Enquiries to: Manager not known

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 31 houses. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-163639-mill-close-buntingford-england>

MITRE COURT

Railway Street, Hertford, SG14 1BQ. [View on a map](#)



Enquiries to: The Margery Maplethorpe Trust

Telephone: 01279 771 192

Email: gaynorperkins601@btinternet.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 10 flats. Built in 1990. Sizes 1 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-20763-mitre-court-hertford-england>

ORCHARD HOUSE

The Street, Green Lane, Braughing, Ware, Hertfordshire, SG11 2QP. [View on a map](#)



Enquiries to: Braughing Housing Association Ltd

Telephone: 01920 821 537

Email: braughinghousingassociation@gmail.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 7 flats. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-84184-orchard-house-braughing-england>

QUEENS ROAD

Hertford, SG13 8BJ. [View on a map](#)



Enquiries to: The Margery Maplethorpe Trust

Telephone: 01279 771 192

Email: gaynorperkins601@btinternet.com

Type(s): AGE EXCLUSIVE HOUSING

Properties: 15 flats. Built in 1990. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Garden

Web link: <https://housingcare.org/housing-care/facility-info-8147-queens-road-hertford-england>

ROYAL GARDENS

26-58 Seymour Road, Buntingford, Hertfordshire, SG9 9SW. [View on a map](#)



Enquiries to: McCarthy & Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: resales@mccarthyandstone.co.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 30 bungalows. Built in 2018. Sizes 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Leasehold and Rent (market)

Facilities: Garden, parking facilities

Web link: <https://housingcare.org/housing-care/facility-info-162609-royal-gardens-buntingford-england>

SWAN COURT

South Street, Bishop's Stortford, Hertfordshire, CM23 3DE. [View on a map](#)



Enquiries to: Self Managing Group

Telephone: Not available

Type(s): AGE EXCLUSIVE HOUSING

Properties: 14 flats. Built in 1985. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-165257-swan-court-bishops-stortford-england>

THE ALMSHOUSES

Vintage Court & Hadlam Road, Puckeridge, Ware, Herts, SG11 1TH. [View on a map](#)



Enquiries to: Standon Charities

Telephone: 07848 044 554

Email: clerk@standoncharities.org.uk

Type(s): AGE EXCLUSIVE HOUSING

Properties: 8 bungalows. Built in 1800 and renovated in 2016. Sizes 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-83556-the-almshouses-puckeridge-england>

HousingCare

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Appendix IW3

POPPI data

POPPI Data for East Hertfordshire

This appendix to the assessment focuses on the specific over 65 characteristics that relate to propensity for specialist accommodation for older people. The data in this section has been obtained via POPPI (Projecting Older People Population Information), which only looks at the specific needs of the over 65s age group.

As with the main assessment this information considers the impacts both in terms of the immediate term (2026 to 2030) and the longer term (2026 to 2045).

2026-2030

1. Population

These figures show a population increase of 1,200 people aged 75 and over between 2026 and 2030, otherwise expressed as a 7.64 increase. For the population aged 65 and over these figures are a growth of 3,200 people or 10.36%.

	2026	2027	2028	2029	2030
People aged 65-69	8,400	8,700	9,000	9,200	9,500
People aged 70-74	6,800	7,000	7,200	7,400	7,700
Males aged 75-79	6,700	6,300	6,100	6,000	6,000
Males aged 80-84	4,600	5,200	5,500	5,600	5,700
Males aged 85-99	2,700	2,800	2,900	3,100	3,300
Males aged 90+	1,700	1,700	1,800	1,800	1,900
Total population aged 65+	30,900	31,700	32,500	33,100	34,100
Total population aged 75+	15,700	16,000	16,300	16,500	16,900

2. Living alone

These figures show an increase of 961 people aged 65 and over to be living alone by 2030, otherwise expressed as a 10.16% increase on current levels.

	2026	2027	2028	2029	2030
Males aged 65-69 predicted to live alone	812	851	851	891	911
Males aged 70-74 predicted to live alone	663	683	704	744	744
Males aged 75-79 predicted to live alone	645	624	602	602	602
Males aged 80-84 predicted to live alone	508	584	610	635	635
Males aged 85-99 predicted to live alone	355	355	388	420	420
Males aged 90+ predicted to live alone	255	255	255	298	298
Females aged 65-69 predicted to live alone	1,045	1,094	1,118	1,166	1,191
Females aged 70-74 predicted to live alone	1,033	1,062	1,092	1,121	1,151
Females aged 75-79 predicted to live alone	1,376	1,265	1,228	1,228	1,190
Females aged 80-84 predicted to live alone	1,243	1,386	1,434	1,530	1,530
Females aged 85-99 predicted to live alone	904	904	961	1,017	1,074
Females aged 90+ predicted to live alone	619	619	619	676	676
Total population aged 65 and over predicted to live alone	9,458	9,683	9,860	10,326	10,419

3. Hospital admissions from falls

These figures show an increase of 138 people likely to require hospital admission as a result of falls by 2030, which is a 13.95% increase on current levels.

	2026	2027	2028	2029	2030
People aged 65-69 predicted numbers of hospital admissions due to falls	75	78	81	82	85
People aged 70-74 predicted numbers of hospital admissions due to falls	97	100	103	106	110
People aged 75-79 predicted numbers of hospital admissions due to falls	160	150	146	143	143
People aged 80 and over predicted numbers of hospital admissions due to falls	657	708	744	766	788
Total population aged 65 and over predicted numbers of hospital admissions due to falls	989	1,036	1,074	1,098	1,127

4. Mobility tasks

These figures show that there are likely to be a further 638 residents aged 65 and over unable to undertake on basic task themselves due to mobility issues by 2030, representing an increase of 11%.

Such basis tasks (although not exhaustive) can include:

- going out of doors and walking down the road;
- getting up and down stairs;
- getting around the house on the level;
- getting to the toilet; and
- getting in and out of bed

	2026	2027	2028	2029	2030
People aged 65-69 unable to manage at least one activity on their own	715	749	758	792	809
People aged 70-74 unable to manage at least one activity on their own	890	916	942	978	994
People aged 75-79 unable to manage at least one activity on their own	1,137	1,062	1,029	1,029	1,008
People aged 80-84 unable to manage at least one activity on their own	1,114	1,255	1,302	1,378	1,378
People aged 85 and over unable to manage at least one activity on their own	1,945	1,945	2,080	2,165	2,250
Total Population aged 65+ Unable to Manage at Least One Activity on Their Own	5,801	5,927	6,111	6,342	6,439

5. Self-care activity

These figures show that that by 2030 an additional 889 people aged 65 and over will need help with at least one self-care activity, representing a growth of 10.56%. When considering the same requirements but considering unmet needs the figures see an additional 782 people aged 65 and over or a 10.74% increase.

Such self-care activities relate to personal care and mobility (although not exhaustive) can include:

- Having a bath or shower;
- Using the toilet;
- Getting up and down stairs;
- Getting around indoors;
- Dressing or undressing;
- Getting in and out of bed;
- Washing face and hands;
- Eating, including cutting up food; and
- Taking medicine.

	2026	2027	2028	2029	2030
Males aged 65-69 who need help with at least one self-care activity	681	714	714	747	764
Males aged 70-74 who need help with at least one self-care activity	653	673	693	733	733
Males aged 75-79 who need help with at least one self-care activity	759	734	708	708	708
Males aged 80+ who need help with at least one self-care activity	1,384	1,496	1,571	1,646	1,683
Females aged 65-69 who need help with at least one self-care activity	800	837	856	893	911
Females aged 70-74 who need help with at least one self-care activity	784	806	829	851	874
Females aged 75-79 who need help with at least one self-care activity	1,103	1,013	983	983	954
Females aged 80+ who need help with at least one self-care activity	2,258	2,386	2,513	2,641	2,684
Total Population Aged 65+ who need help with at least one self-care activity	8,421	8,659	8,867	9,202	9,310
Males aged 65-69 with unmet need for at least one self-care activity	582	611	611	639	653
Males aged 70-74 with unmet need for at least one self-care activity	492	507	522	551	551
Males aged 75-79 with unmet need for at least one self-care activity	702	679	655	655	655
Males aged 80 and over with unmet need for at least one self-care activity	1,243	1,344	1,411	1,478	1,512
Females aged 65-69 with unmet need for at least one self-care activity	624	653	667	696	711
Females aged 70-74 with unmet need for at least one self-care activity	672	691	710	730	749
Females aged 75-79 with unmet need for at least one self-care activity	910	836	812	812	787
Females aged 80 and over with unmet need for at least one self-care activity	2,056	2,173	2,289	2,406	2,444
Total population aged 65+ with unmet need for at least one self-care activity	7,281	7,493	7,677	7,967	8,063

6. Domestic tasks

These figures show that that by 2030 an additional 970 people aged 65 and over will need help with at least one domestic task, representing a growth of 11.61%. When considering the same requirements but considering unmet needs the figures see an additional 559 people aged 65 and over or a 11.54% increase.

Such domestic tasks relate to activities which are fundamental to living independently and (although not exhaustive) can include:

- Doing routine housework or laundry;
- Shopping for food;
- Getting out of the house; and
- Doing paperwork or paying bills

	2026	2027	2028	2029	2030
Males aged 65-69 who need help with at least one domestic task	545	572	572	599	612
Males aged 70-74 who need help with at least one domestic task	561	578	595	629	629
Males aged 75-79 who need help with at least one domestic task	564	545	526	526	526
Males aged 80+ who need help with at least one domestic task	1,373	1,484	1,558	1,632	1,670
Females aged 65-69 who need help with at least one domestic task	873	914	934	974	995
Females aged 70-74 who need help with at least one domestic task	732	752	773	794	815
Females aged 75-79 who need help with at least one domestic task	1,014	932	904	904	877
Females aged 80+ who need help with at least one domestic task	2,692	2,845	2,997	3,150	3,200
Total Population Aged 65+ who Need Help with at Least One Domestic Task	8,354	8,621	8,860	9,209	9,324
Males aged 65-69 with unmet need for at least one domestic task	320	335	335	351	359
Males aged 70-74 with unmet need for at least one domestic task	403	415	427	451	451
Males aged 75-79 with unmet need for at least one domestic task	348	336	325	325	325
Males aged 80 and over with unmet need for at least one domestic task	821	888	932	977	999
Females aged 65-69 with unmet need for at least one domestic task	486	509	520	542	554
Females aged 70-74 with unmet need for at least one domestic task	431	443	455	467	480
Females aged 75-79 with unmet need for at least one domestic task	570	524	508	508	493
Females aged 80 and over with unmet need for at least one domestic task	1,468	1,551	1,634	1,717	1,745
Total population aged 65 and over with unmet need for at least one domestic task	4,846	5,001	5,137	5,339	5,405

7. Limiting long-term illness

These figures are split between those who will be affected to a small degree but a long-term illness, and those who will be affected a lot. There is a growth of 519 for those affected slightly (a 9.63% change), compared with 426 for those affected a lot (a 10.5% change).

	2026	2027	2028	2029	2030
People aged 65-74 whose day-to-day activities are limited a little	2,120	2,189	2,259	2,315	2,398
People aged 75-84 whose day-to-day activities are limited a little	2,265	2,305	2,325	2,325	2,345
People aged 85 and over whose day-to-day activities are limited a little	1,007	1,030	1,075	1,121	1,167
Total Population Aged 65+ with a Limiting Long-Term Illness whose Day-To-Day Activities are Limited a Little	5,391	5,523	5,659	5,760	5,910
People aged 65-74 whose day-to-day activities are limited a lot	1,151	1,189	1,227	1,257	1,302
People aged 75-84 whose day-to-day activities are limited a lot	1,518	1,545	1,558	1,558	1,572
People aged 85 and over whose day-to-day activities are limited a lot	1,387	1,418	1,481	1,544	1,608
Total Population Aged 65+ with a Limiting Long-Term Illness whose Day-To-Day Activities are Limited a Lot	4,056	4,152	4,266	4,360	4,482

2026 to 2045

8. Population

These figures show a population increase of 7,800 people aged 75 and over between 2026 and 2045, otherwise expressed as a 49.68% increase. For the population aged 65 and over these figures are a growth of 10,500 people or 33.98%.

	2026	2030	2035	2040	2045
People aged 65-69	8,400	9,500	9,700	9,300	9,100
People aged 70-74	6,800	7,700	8,900	9,200	8,800
Males aged 75-79	6,700	6,000	7,000	8,100	8,400
Males aged 80-84	4,600	5,700	5,200	6,100	7,200
Males aged 85-99	2,700	3,300	4,300	4,000	4,700
Males aged 90+	1,700	1,900	2,300	3,000	3,200
Total population aged 65+	30,900	34,100	37,400	39,700	41,400
Total population aged 75+	15,700	16,900	18,800	21,200	23,500

9. Living alone

These figures show an increase of 3,817 people aged 65 and over to be living alone by 2045, otherwise expressed as a 40.36% increase on current levels.

	2026	2030	2035	2040	2045
Males aged 65-69 predicted to live alone	812	911	911	891	871
Males aged 70-74 predicted to live alone	663	744	844	864	844
Males aged 75-79 predicted to live alone	645	602	710	817	817
Males aged 80-84 predicted to live alone	508	635	584	711	813
Males aged 85-99 predicted to live alone	355	420	581	549	646
Males aged 90+ predicted to live alone	255	298	340	468	510
Females aged 65-69 predicted to live alone	1,045	1,191	1,239	1,166	1,142
Females aged 70-74 predicted to live alone	1,033	1,151	1,387	1,446	1,357
Females aged 75-79 predicted to live alone	1,376	1,190	1,376	1,637	1,711
Females aged 80-84 predicted to live alone	1,243	1,530	1,386	1,577	1,912
Females aged 85-99 predicted to live alone	904	1,074	1,413	1,356	1,526
Females aged 90+ predicted to live alone	619	676	845	1,070	1,126
Total population aged 65 and over predicted to live alone	9,458	10,419	11,616	12,552	13,275

10. Hospital admissions from falls

These figures show an increase of 521 people likely to require hospital admission as a result of falls by 2045, which is a 52.68% increase on current levels.

	2026	2030	2035	2040	2045
People aged 65-69 predicted numbers of hospital admissions due to falls	75	85	87	83	82
People aged 70-74 predicted numbers of hospital admissions due to falls	97	110	127	132	126
People aged 75-79 predicted numbers of hospital admissions due to falls	160	143	167	193	201
People aged 80 and over predicted numbers of hospital admissions due to falls	657	788	861	963	1,102
Total population aged 65 and over predicted numbers of hospital admissions due to falls	989	1,127	1,242	1,372	1,510

11. Mobility tasks

These figures show that there are likely to be a further 2,758 residents aged 65 and over unable to undertake on basic task themselves due to mobility issues by 2045, representing an increase of 47.54%.

Such basis tasks (although not exhaustive) can include:

- going out of doors and walking down the road;
- getting up and down stairs;
- getting around the house on the level;
- getting to the toilet; and
- getting in and out of bed

	2026	2030	2035	2040	2045
People aged 65-69 unable to manage at least one activity on their own	715	809	827	792	775
People aged 70-74 unable to manage at least one activity on their own	890	994	1,172	1,214	1,156
People aged 75-79 unable to manage at least one activity on their own	1,137	1,008	1,173	1,380	1,422
People aged 80-84 unable to manage at least one activity on their own	1,114	1,378	1,255	1,461	1,736
People aged 85 and over unable to manage at least one activity on their own	1,945	2,250	2,910	3,130	3,470
Total Population aged 65+ Unable to Manage at Least One Activity on Their Own	5,801	6,439	7,337	7,977	8,559

12. Self-care activity

These figures show that that by 2045 an additional 3,478 people aged 65 and over will need help with at least one self-care activity, representing a growth of 41.3%. When considering the same requirements but considering unmet needs the figures see an additional 3,081 people aged 65 and over or a 42.32% increase.

Such self-care activities relate to personal care and mobility (although not exhaustive) can include:

- Having a bath or shower;
- Using the toilet;
- Getting up and down stairs;
- Getting around indoors;
- Dressing or undressing;
- Getting in and out of bed;
- Washing face and hands;
- Eating, including cutting up food; and
- Taking medicine.

	2026	2030	2035	2040	2045
Males aged 65-69 who need help with at least one self-care activity	681	764	764	747	730
Males aged 70-74 who need help with at least one self-care activity	653	733	832	851	832
Males aged 75-79 who need help with at least one self-care activity	759	708	835	961	961
Males aged 80+ who need help with at least one self-care activity	1,384	1,683	1,833	2,094	2,394
Females aged 65-69 who need help with at least one self-care activity	800	911	949	893	874
Females aged 70-74 who need help with at least one self-care activity	784	874	1,053	1,098	1,030
Females aged 75-79 who need help with at least one self-care activity	1,103	954	1,103	1,311	1,371
Females aged 80+ who need help with at least one self-care activity	2,258	2,684	2,939	3,238	3,706
Total Population Aged 65+ who need help with at least one self-care activity	8,421	9,310	10,306	11,193	11,899
Males aged 65-69 with unmet need for at least one self-care activity	582	653	653	639	625
Males aged 70-74 with unmet need for at least one self-care activity	492	551	626	641	626
Males aged 75-79 with unmet need for at least one self-care activity	702	655	772	889	889
Males aged 80 and over with unmet need for at least one self-care activity	1,243	1,512	1,646	1,882	2,150
Females aged 65-69 with unmet need for at least one self-care activity	624	711	740	696	682

Females aged 70-74 with unmet need for at least one self-care activity	672	749	902	941	883
Females aged 75-79 with unmet need for at least one self-care activity	910	787	910	1,082	1,132
Females aged 80 and over with unmet need for at least one self-care activity	2,056	2,444	2,677	2,949	3,376
Total population aged 65 and over with unmet need for at least one self-care activity	7,281	8,063	8,927	9,719	10,362

13. Domestic tasks

These figures show that that by 2045 an additional 3,630 people aged 65 and over will need help with at least one domestic task, representing a growth of 43.45%. When considering the same requirements but considering unmet needs the figures see an additional 2,086 people aged 65 and over or a 43.05% increase.

Such domestic tasks relate to activities which are fundamental to living independently and (although not exhaustive) can include:

- Doing routine housework or laundry;
- Shopping for food;
- Getting out of the house; and
- Doing paperwork or paying bills

	2026	2030	2035	2040	2045
Males aged 65-69 who need help with at least one domestic task	545	612	612	599	585
Males aged 70-74 who need help with at least one domestic task	561	629	714	731	714
Males aged 75-79 who need help with at least one domestic task	564	526	620	714	714
Males aged 80+ who need help with at least one domestic task	1,373	1,670	1,818	2,078	2,374
Females aged 65-69 who need help with at least one domestic task	873	995	1,035	974	954
Females aged 70-74 who need help with at least one domestic task	732	815	982	1,024	961
Females aged 75-79 who need help with at least one domestic task	1,014	877	1,014	1,206	1,260
Females aged 80+ who need help with at least one domestic task	2,692	3,200	3,505	3,861	4,420
Total Population Aged 65+ who Need Help with at Least One Domestic Task	8,354	9,324	10,301	11,186	11,984
Males aged 65-69 with unmet need for at least one domestic task	320	359	359	351	343
Males aged 70-74 with unmet need for at least one domestic task	403	451	512	525	512
Males aged 75-79 with unmet need for at least one domestic task	348	325	383	441	441

Males aged 80 and over with unmet need for at least one domestic task	821	999	1,088	1,243	1,421
Females aged 65-69 with unmet need for at least one domestic task	486	554	576	542	531
Females aged 70-74 with unmet need for at least one domestic task	431	480	578	603	566
Females aged 75-79 with unmet need for at least one domestic task	570	493	570	678	708
Females aged 80 and over with unmet need for at least one domestic task	1,468	1,745	1,911	2,105	2,410
Total population aged 65+ with unmet need for at least one domestic task	4,846	5,405	5,977	6,488	6,932

14. Limiting long-term illness

These figures are split between those who will be affected to a small degree but a long-term illness, and those who will be affected a lot. There is a growth of 2,039 for those affected slightly (a 37.82% change), compared with 1,885 for those affected a lot (a 46.47% change).

	2026	2030	2035	2040	2045
People aged 65-74 whose day-to-day activities are limited a little	2,120	2,398	2,594	2,580	2,496
People aged 75-84 whose day-to-day activities are limited a little	2,265	2,345	2,445	2,846	3,126
People aged 85 and over whose day-to-day activities are limited a little	1,007	1,167	1,510	1,624	1,807
Total Population Aged 65+ with a Limiting Long-Term Illness whose Day-To-Day Activities are Limited a Little	5,391	5,910	6,549	7,050	7,430
People aged 65-74 whose day-to-day activities are limited a lot	1,151	1,302	1,408	1,401	1,355
People aged 75-84 whose day-to-day activities are limited a lot	1,518	1,572	1,639	1,908	2,096
People aged 85 and over whose day-to-day activities are limited a lot	1,387	1,608	2,080	2,238	2,490
Total Population Aged 65+ with a Limiting Long-Term Illness whose Day-To-Day Activities are Limited a Lot	4,056	4,482	5,128	5,546	5,941

Appendix IW4

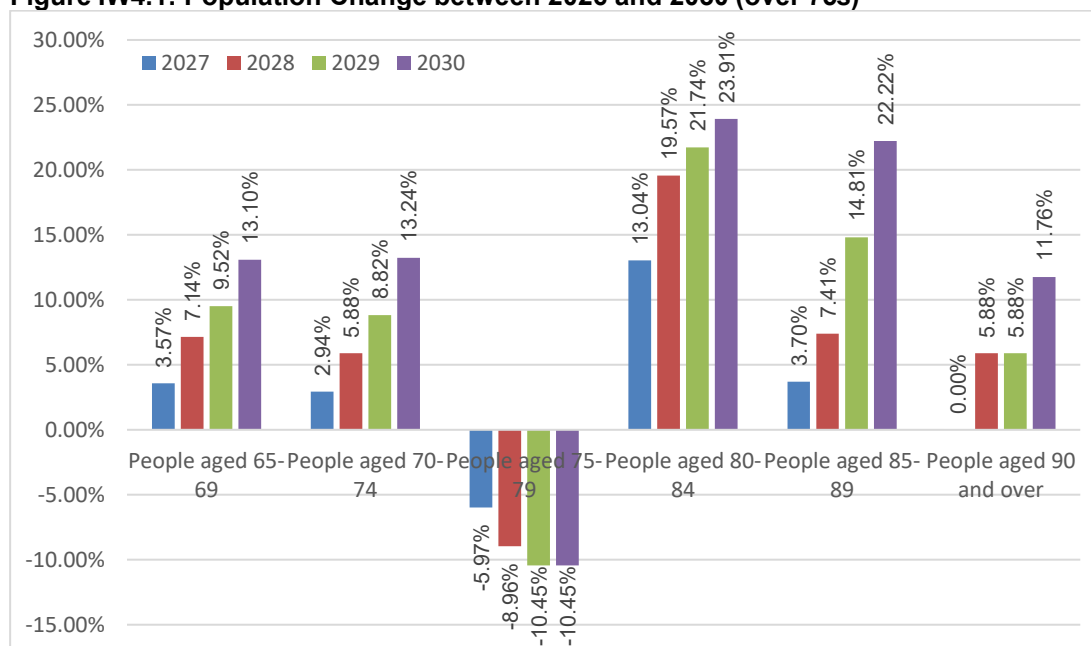
Population and need data 2026-2030

Requirement between 2026 and 2030

IW4.1 Population projections for the over 65 age group within East Herts are also provided by POPPI as included in [Appendix IW3](#), showing the over 75s population to be 15,700 in 2026 and increasing to 16,900 by 2030.

IW4.2 The growth is represented as below:

Figure IW4.1: Population Change between 2026 and 2030 (over 75s)



IW4.3 Having identified the current position (namely that set out in table 6.2 of the Proof), it is relevant to project the need through to 2030 which, as per the data in [Appendix IW3](#), identifies a further 1,200 people.

Table IW4.1: Projected Levels of Provision of Retirement Housing 2026-2030, for East Herts

	Housing in Later Life Benchmarks	Increase in Units Required to Meet Housing in Later Life Benchmarks (2026-2030)
Retirement Housing (rent)	60	+72
Retirement Housing (lease)	120	+110
Total Provision	180	+182

(Source: <http://www.eac.org.uk> and *Housing in Later Life*)

IW4.4 The total need for 2026 to 2030 therefore must include the current unmet need as set out in table 6.2 of the proof and the future requirement from table IW4.1 above, making alterations to account for the pipeline supply indicated at table 6.3 of the proof. This is set out in table IW4.2 below. This demonstrates that over the 5-year period there would be a need to provide an additional 143 retirement housing units for rent and a further 1,333 retirement housing units for lease/market rent.

Table IW4.2: Cumulative Projected Levels of Need up to 2030, for East Herts

	2026 requirement	2026 to 2030 requirement	Total number required up to 2030
Retirement Housing (rent)	+71	+72	+143
Retirement Housing (lease)	+1,223	+110	+1,333
Total Provision	+1,294	+182	+1,476

(Source: <http://www.eac.org.uk> and *Housing in Later Life*)

IW4.5 Within the retirement housing sector, a total of 1,476 additional units are required over this period, predominantly within the leasehold/market rental sector.

Conclusion for 2026 to 2030 need

IW4.6 The data indicates that on a quantitative assessment by 2030 there would be a need for an additional provision of 143 retirement housing units for rent and a further 1,333 retirement housing units for lease or market rent.

IW4.7 The principal concern relates to the significant under provision of suitable accommodation in the leasehold/ market rental sector to meet identified demand. The present supply accounts for a mere 35% of the identified demand when using the figures shown in table 6.2 of the proof.

Appendix IW5

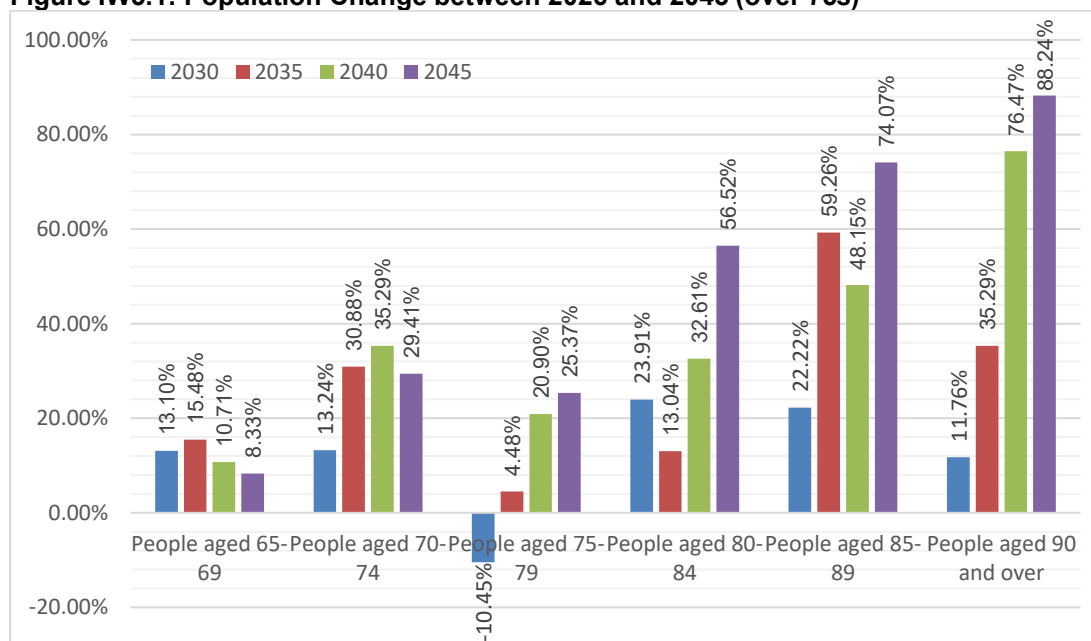
Population and need data 2026-2045

Requirement between 2026 and 2045

IW5.1 Population projections for the over 65 age group within East Herts are also provided by POPPI as included in [Appendix IW3](#), showing the over 75s population to be 15,700 in 2026 and increasing to 23,500 by 2045.

IW5.2 The growth is represented as below:

Figure IW5.1: Population Change between 2026 and 2045 (over 75s)



IW5.3 Having identified the current position (namely that set out in table 6.2 of the Proof), it is relevant to project the need through to 2045 which, as per the data in [Appendix IW3](#), identifies a further 7,800 people.

Table IW5.1: Projected Levels of Provision of Retirement Housing 2026-2045, for East Herts

	Housing in Later Life Benchmarks	Increase in Units Required to Meet Housing in Later Life Benchmarks (2026-2045)
Retirement Housing (rent)	60	+468
Retirement Housing (lease)	120	+902
Total Provision	180	+1,370

(Source: <http://www.eac.org.uk> and *Housing in Later Life*)

IW5.4 The total need for 2026 to 2045 therefore must include the current unmet need as set out in table 6.2 of the proof and the future requirement from table IW5.1 above, making alterations to account for the pipeline supply indicated at table 6.3 of the proof. This is set out in table IW5.2 below. This demonstrates that over the 20-year period there would be a need to provide an additional 539 retirement housing units for social rent and a further 2,125 retirement housing units for lease or market rent.

Table IW5.2: Cumulative Projected Levels of Need up to 2030, for East Herts

	2026 requirement	2026 to 2045 requirement	Total number required up to 2045
Retirement Housing (rent)	+71	+468	+539
Retirement Housing (lease)	+1,223	+902	+2,125
Total Provision	+1,294	+1,370	+2,664

(Source: <http://www.eac.org.uk> and *Housing in Later Life*)

IW5.5 Within the retirement housing sector, a total of 2,664 additional units are required over this period, predominantly within the leasehold/market rental sector.

Conclusion for 2026 to 2030 need

IW5.6 The data indicates that on a quantitative assessment by 2030 there would be a need for an additional provision of 539 retirement housing units for social rent and a further 2,125 retirement housing units for lease or market rent.

Appendix IW6

Relevant appeal case summaries

DCS reference: 200-010-702	Hearing: 28/02/2022
Authority: EAST NORTHAMPTONSHIRE	Address: Abbott House Residential Home Historic, Glapthorn Road, Oundle
Retirement living apartments	

40. There is no dispute between the parties that there are many benefits associated with this proposal. It would provide much needed specialist accommodation in an accessible location as well as providing health and wellbeing benefits for older people of safety, security and companionship.

41. The proposal would also generate many economic benefits of job creation, both short term during construction and long term during the life-time of the development. In addition, the report “Silver Saviours for the High Street” confirms that people living in each retirement development generate £550,00 of spending per year much of which is on the local high street, which in this case is within a convenient walking distance. Furthermore, the proposal would release under occupied housing stock. Even though some of these benefits may be short term, they are nevertheless important.

DCS reference: 200-011-070	Inquiry: 25/07/2022
Authority: CHESHIRE EAST	Address: Cypress House, South Acre Drive, Handforth
39 No. apartments for older people (sixty years of age and/or partner over fifty five years)	

20. The completed Statement of Common Ground (SoCG) identifies the scheme's benefits agreed by the main parties. Substantial benefits are accorded to the provision of 39 residential units, specialised accommodation for older people, the redevelopment of previously developed land, the location of the site in close proximity to shops and services, an efficient use of land and the freeing up of the existing housing stock by its future residents.

21. Moderate benefits are accorded to the economic benefits of the scheme. I acknowledge that these could be derived from the spending power of its residents in local shops and services and the short term economic benefits derived from the creation of construction jobs. Other moderate benefits would be derived from the scheme's social and health benefits from the provision of specialised accommodation. Environmental benefits would arise from the development of this site.

DCS reference: 200-011-068	Inquiry: 25/07/2022
Authority: PORTSMOUTH	Address: 111 Havant Road, Drayton and Farlington, Portsmouth
54 retirement apartments (Use Class C3)	

57. I recognise that there are several retirement buildings along Havant Road. This reflects the needs of an ageing population in the area. Although an interested party stated that within several blocks units remain unsold, indicating a surplus of such accommodation and negating the need for the scheme before me, market considerations are not a material consideration in the determination of planning decisions and nor is the price of such units.

58. Finally, although concerns have been raised that the area needs more family housing the growth in retirement schemes reflects the demand for this form of accommodation from the residents of the wider area. The scheme would contribute to a balance in housing provision for a range of age groups.

65. Both parties give substantial weight to the contribution that the scheme would make to housing supply, specialist accommodation and the redevelopment of PDL. The parties differ on the weight they accord to the extent it optimises the site's development and its location allowing access to services and differ markedly in the weight accorded to the economic and social benefits of the scheme.

66. I accord significant weight to the provision of additional housing and specialist accommodation especially given the Council's housing land supply position of 3.8 years. I also accord significant weight to the redevelopment of an existing site which lies in relative close proximity to shops and services.

DCS reference: 200-011-142	Inquiry: 30/08/2022
Authority: CHERWELL	Address: Former Buzz Bingo, Bolton Road, Banbury
78 retirement living apartments	

11. Paragraph 11d of the National Planning Policy Framework (Framework) says that where the most important policies for determining an application are out of-date i.e., as in this case where the lpa cannot show a 5-year supply of deliverable housing land, permission should be granted unless Framework policy that, amongst other things, protects designated HAs provide a clear reason for refusing permission or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Framework Sections 6, 7, 11 and 12 recognise, the need to significantly boost the supply of homes particularly homes for older persons, that residential development can play an important role in ensuring the vitality of centres, the value of the effective use of under-utilised land and buildings with substantial weight attaching to the use of brownfield land and the need for high quality in the design of places and buildings.

DCS reference: 200-011-167	Hearing: 13/09/2022
Authority: CROYDON	Address: 1 Addington Road, Sanderstead, Croydon
30 retirement living apartments (C3)	

48. Policy DM 1.1 requires major housing developments to provide 70% of new homes as 3-bedroom or larger homes. While I have reservations about whether the policy was ever intended to apply to proposals for retirement housing, the Appellant does not dispute there would be *prima facie* conflict with the policy, and I see no reason to disagree. However, the weight I attached to this conflict is reduced for a number of reasons.

49. Firstly, while the Council is right to be concerned about a reduction in the number of family dwellings, the aim of Policy DM1.1 is to ensure a suitable level of housing choice in the borough. It is common ground the scheme would help to meet an identified need for older persons housing in Croydon in accordance with CLP Policy SP2.2. In that context, the argument that a development which would deliver a net increase of 29 dwellings would harm housing choice, strikes me as somewhat counterintuitive. The proposed dwellings here are likely to be occupied by people looking to downsize. It is therefore inevitable that the development would free up larger, family-sized houses elsewhere in the borough. It therefore follows, largely as a matter of logic, that retirement living developments would have a positive rather than negative effect on housing choice in the borough.

74. Agreed benefits of the scheme are set out at paragraph 6.5 of the SoCG and include the provision of 29 net additional dwellings which would meet an identified local housing need, the re-use of a largely vacant brownfield site, the creation of new/enhanced habitats and economic benefits. Collectively these carry substantial weight. There would be no harm to the character and appearance of the area, highway safety or the living conditions of future occupiers of the development. These are all neutral considerations.

DCS reference: 200-011-211	Inquiry: 04/10/2022
Authority: SOUTH CAMBRIDGESHIRE	Address: Station Road, Great Shelford, Cambridgeshire
39 retirement living apartments for older persons	

45. A number of benefits arising from the proposed development have been identified and the Council agree that these are benefits. These comprise the provision of residential accommodation which in turn would release existing under occupied housing stock, meeting identified national and local housing needs, the redevelopment and reuse of previously developed land making efficient and effective use of a currently vacant site, development in a sustainable location, and economic, social and environmental benefits.

46. The proposal would provide 39 apartments for older people, secured by condition. There is an identified need for this type of housing. I acknowledge that the Council are granting permissions that would go towards meeting this need and that Policy H/9 seeks to meet the need of older people. I also accept that meeting a need should be considered alongside the provision of high quality and well-designed new homes. I have had regard to the other schemes which have been provided and note that some of these comprise C2 schemes. However, I give significant weight to the benefit of meeting a local and national need that this proposal would provide.

48. There would be economic benefits arising from the development. Provision of jobs during the construction period would, I accept, be temporary but nevertheless would constitute an economic benefit. The development itself would provide one direct job for the manager of the complex and there may be indirect jobs such as gardeners and food deliveries which would arise from the development. The future occupiers of the development would also be likely to use local facilities and services and would therefore contribute to the local economy in that regard. I have had regard to the Silver Saviours and Healthier and Happier Reports which give a general indication of the economic benefits. However, the general findings of these documents are not specifically related to this particular development. Nevertheless, collectively I give these economic benefits moderate weight.

49. Social benefits would also arise from the development in terms of savings for the NHS. I accept that this type of accommodation may ensure that residents do not need to visit their GP as often for minor issues which would provide a degree of benefit. However, considering the data within the Healthier and Happier Report and the types of accommodation and ages of residents that it generally refers to, I give this benefit only moderate weight.

DCS reference: 200-013-643	Hearing: 25/02/2025
Authority: EAST DEVON	Address: Council Offices, Lane To The Knowle, Knowle, Sidmouth, Devon
Retirement living apartment building (33 units) + extra care + care home	

92. However, it is common ground between the main parties that a range of public benefits would arise from the development. Most significant of these is the provision of 'housing with care' and a care home. The Council agree there is a significant level of need for 'housing with care' in the Borough. There is also an agreed need for care home bedspaces.

93. The need to provide housing for older people nationally is critical as set out in the National Planning Practice Guidance (PPG). There is no doubt that there is a clear and pressing need for this type of development in East Devon. Consequently, the provision of 'housing with care' and a care home are afforded substantial weight.

94. The appellant's submitted evidence also confirms that people living in homes for later living typically experience a reduced risk of health challenges, which contribute to savings for the NHS and social care services of approximately £3,500 per year, and are also likely to make a reduced number of yearly GP visits compared to the national average.

95. The proposal would also bring about further benefits which would include freeing up market housing, economic benefits in terms of job creation, health and wellbeing benefits to future residents, retention and improvement of public access through the site, and the provision of a heritage interpretation board related to the Listed summerhouse. All of these matters weigh in favour of the development.

DCS reference: 400-055-754	Written reps: 11/03/2025
Authority: WARRINGTON	Address: Land at Watercress Farm, Off Thirlmere Drive, Lymm, Warrington
36 apartments (24no. 1 bed and 12no. 2 bed) for retirement living housing	

30. The proposal would be 1- and 2-bed specialist market housing for older people, which is a type of housing not provided by the neighbouring Bellway Site. As such, it would contribute to the mix of housing across the allocated site as a whole.

31. The Planning Practice Guidance notes the critical need to provide housing for older people. It emphasizes the social and economic benefits of offering older people a better choice of accommodation to suit their changing needs, in terms of helping them live independently for longer, feel more connected to their communities and reduce costs to the social care and health systems. The proposal would make a significant contribution in this regard, taking into account the identified local need for around 35% of new homes to be for older persons and the historic shortfall in delivery of private sector retirement housing. The proposal would also release underoccupied family housing. Irrespective that the Council can demonstrate a five year supply of deliverable housing land, the proposal would make a modest contribution towards the government's objective of significantly boosting the supply of homes.

32. In addition to the social benefits, there would be a significant economic benefit to local economy in the short term during construction. Future occupiers of the proposal and of the released local housing stock would contribute to the local economy over the longer-term. There would also be, albeit limited, employment opportunities as a result of the need for a full time house manager and part-time cleaners, gardeners, window cleaners and the like.

DCS reference: 200-013-763	Inquiry: 31/03/2025
Authority: BOURNEMOUTH, CHRISTCHURCH & POOLE	Address: Former Southern Gas Network Site, Bridge Street, Christchurch, Dorset, BH231AZ
177 open market, affordable and retirement living apartments	

9. The scheme would occupy a large brownfield site within Christchurch town centre and would have many planning and sustainability benefits. These include the following.

- The provision of 177 much needed homes in an area with a severe housing shortfall and a shortage of available housing land.
- The provision of retirement homes for which there is a demonstrable need, freeing up larger homes for re-occupation.

72. The development would make full use of a large derelict brownfield site in the town centre of Christchurch. It would assist in addressing the significant need for new homes in the area and the serious shortfall in housing land supply. It would also address the need for retirement living accommodation and would help to free up larger under-occupied homes. The development would assist with the regeneration of the area and would boost the town centre by direct investment and through the additional spending power of the future residents. These many benefits provide an overwhelming reason for planning permission to be granted.

DCS reference: 200-013-933	Inquiry: 03/06/2025
Authority: CORNWALL	Address: An Mor Hotel, Hartland Terrace, Bude, Cornwall
39 retirement living apartments	

45. The Council has a deficient 5 year housing land supply (5YHLS) of 3.8 based on the recent revision to the Framework. Deficient levels of housing supply have been previously identified in the Council's publication Securing Homes for all: A Plan to Respond to Cornwall's Housing Crisis 2021. To support the Government's objective of significantly boosting the supply of homes, paragraph 61 of the Framework requires sufficient land and variety of land to come forward. The preparation of new policy to address the deficiency in housing supply is at an early stage. The proposed 39 homes would make a much needed contribution to housing supply and for all these reasons significant weight is attached to this benefit.

46. The proposed development would contribute to the delivery of specialised older persons accommodation. At paragraph 61 of the Framework, the needs of groups with specific housing requirements are required to be addressed. The Council's SHMA indicates a significant increase in the age 65 population group over the LP period. The appellant's market housing retirement housing assessment identifies a need of just over 5,000 market retirement/sheltered housing units in 2026, which has not disputed. LP Policies 2a and 6 require the provision of older persons bed spaces, including specialist accommodation, and developments to respond to the requirements of a changing population and particular groups by increasing supply. Accordingly, significant weight is attached to the benefit of the provision of elderly persons accommodation.

48. There would be financial benefits arising from the construction of the building, through employment, purchase of materials, and new residents' spending. A 2021 Homes and Later Living group report Silver Saviours for the High Street identified significant spending by residents of retirement homes that would contribute to keeping shops open. As such, these financial benefits would attract significant weight. Retirement housing provides a specialised age friendly environment aiding the mental health of residents and reduce demands exerted on Health and Social services, attracting small weight. Similar weight would be attached to the environmental benefits of BNG, the use of renewable energy and water consumption efficiency in compliance with DPD Policies G2 and G3.

DCS reference: 200-014-113	Inquiry: 16/07/2025
Authority: VALE OF WHITE HORSE	Address: Lot 3 Land at Crab Hill, Land North of A417 and East of A338, Wantage
44 Retirement Living Apartments	

64. The appeal scheme would provide 44 units of specialist residential accommodation, contributing to a recognised need for housing with support for older people. This is a positive benefit of the appeal scheme, and I afford it significant weight. With regards housing in general, I note that the council has demonstrated a considerable surplus over the required 5-year housing land supply. The provision of housing in general is still of some positive benefit but I afford it only moderate weight.

DCS reference: 400-068-876	Written reps: 17/12/2025
Authority: CAMBRIDGE	Address: Anstey Hall, Maris Lane, Trumpington, Cambridge
87 two-bedroom retirement apartments	

51. There is no dispute that the development would meet a specialist need for retirement housing. It would meet some of the shortfall of 397 dwellings with care within a 5-mile catchment, a shortfall which is predicted to increase. It would help to free up family sized housing, offer a good quality of life and independence for the occupiers who might otherwise

under occupy homes or have to move to care homes. It would reduce the occupiers' reliance on the National Health Service.

52. The appellant claims that the Council failed to meet its housing delivery target. However, there is no evidence to support this. I note that in its latest assessment the Council can demonstrate a combined total of 5.5-year's supply of deliverable housing sites. Notwithstanding this, an objective of the Government is to boost significantly the supply of homes. The public, social benefit of additional homes and their meeting this specialist need attracts significant weight.

56. The construction works would generate short-term employment. Future occupiers' commissioning of services, spending and council tax contributions would sustain jobs in the long-term and benefit the local and national economy. The development would improve the present flood risk exposure by its surface water strategy. These are public benefits. Given the scale of development, the weight they attract is less than moderate.

DCS reference: 200-014-586	Hearing: 30/12/2025
Authority: WEST OXFORDSHIRE	Address: Thames Valley Police Station, Hensington Road, Woodstock, Oxfordshire
Retirement living accommodation	

43. At the Hearing, the Council also confirmed that the latest assessment for housing land supply is 4.3 years, and this deficit is likely to increase significantly.

44. It is recognised that the proposal would provide specialised housing for older people, and as identified in Paragraph 61 the Framework seeks to boost significantly the supply of housing, with Paragraph 63 identifying older people as a group whose needs should be established. The appellant considers there to be an unmet need for this demographic in the district, and the proposal would provide 29 apartments. They would be located in an accessible location on previously developed land. The proposal would also contribute to affordable housing, assessed by the Council to equate to approximately 1 new dwelling, along with other infrastructure and service. Therefore, in combination with the Council's housing land supply deficit, these public benefits would attract significant weight.

45. The appellant has also stated the proposal would have community and health benefits for future occupants and the local economy. This would be by attracting new residents to the area and freeing up housing when the new occupants sell to purchase one of proposed dwellings. However as public benefits these attract only limited weight due to their reliance on the actions of future occupants. Limited weight would also be attributed to the environmental benefits of the proposal as they are limited to modern energy efficient construction methods, and the proportionally small amount of landscaping and BNG proposed.

DCS reference: 200-014-645	Inquiry: 29/01/2026
Authority: DORSET COUNCIL	Address: Land to the rear of 156 -172, South Street, Bridport
48 retirement living apartments and 25 retirement living cottages	

32. The latest BAHNA is relatively recent, dating from March 2025. It identifies a need for specialist housing for older people from the date of the study to the end of the BANP period (2036), split between the affordable and market housing sectors. In the market housing sector, the total need identified is 321 units, of which 184 would be for retirement living (like the appeal scheme) and 137 for housing with care. The Statement of Common Ground records that the Council and the appellant agree that there is a need for new open-market retirement living homes in the Bridport area.

33. Interested parties argued that there is an oversupply of retirement living units, which was said to be indicative of a lack of need, pointing to long sales periods and discounted asking prices. However, as discussed above, it is commonplace for retirement living schemes to sell out over a longer period than other types of housing. To my mind the sales rates that have

been achieved at Gordon Court and Casterbridge Court reflect factors that are specific to this type of housing rather than an underlying lack of need.

36. Rather than drawing older people into the area, I consider that the appeal scheme would, in the main, increase housing choice for those already living in Dorset. In my view this is not a factor which weighs against the grant of planning permission.

65. At a national level, the Guidance states that the need to provide housing for older people is critical because the proportion of older people in the population is increasing. The need for retirement living accommodation in Dorset and in Bridport has been identified above. There are no sites allocated in the development plan to meet those needs, so it will be necessary for windfall sites such as the appeal site to be brought forward if the need is to be met. The proposal would accord with BANP Policy H5, which sets out criteria for retirement living development. I therefore attach substantial weight to the delivery of specialised housing for older people.

68. The proposal would generate employment and spending during the construction phase. Once completed, there would be a modest level of employment associated with the operation of the scheme. The new residents are likely to generate spending in local shops and services, thereby supporting the town centre. That said, the majority are likely to be living in Dorset already so this would not all be new spending. I attach moderate weight to the economic benefits.

69. The Guidance states that offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to social care and health systems. Retirement living developments can offer a safe environment where maintenance of the buildings and grounds is provided. This is likely to reduce stress and anxiety for those who have difficulty managing a larger property. Purpose-built housing for older people can be better suited to their needs, reducing the risks of falls. Such housing can also benefit wellbeing by reducing social isolation. I attach substantial weight to the social benefits of improved health and wellbeing.

DCS reference: 200-014-674	Inquiry: 27/03/2026
Authority: DUDLEY	Address: Former Kingswinford Youth Centre, High Street, Kingswinford
49 Retirement Living apartments	

116. The Framework seeks to significantly boost the supply of housing and decisions should support development that makes an efficient use of land taking into account certain factors. Paragraph 125 c) states that 'planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused'. The proposal would make a more effective use of previously developed land in an accessible location, meeting the need for new specialist homes and it is important that decisions in such locations avoid such homes being built at low densities. I have not identified any harm that could reasonably be regarded as substantial.

117. The provision of 49 specialist residential units would contribute to the supply of housing and in meeting the unmet needs for market housing, older persons housing in Dudley. In this authority the evidence indicates there is clearly a growing and pressing need for such accommodation with the Housing Market Assessment 2021 identifying that the population over 65 will increase by 15,753 persons between 2020 and 2039.

118. There is also requirement for a further 4,907 additional units of specialised accommodation for the elderly. For market provided retirement living the need is over 1000 units. The parties agreed no other similar schemes are in the system in Kingswinford to meet this need. There is no guarantee that upon release the homes would be more fully occupied but opportunities to enable more efficient use and effective occupation level of the overall

housing stock would result. The PPG describes the need for such specialist accommodation as 'critical'. Overall and in such a context I give these benefits considerable weight.