

# People & Place: Planning for an ageing population

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A shifting mindset:

- National Policy
- Development Plans
- Decisions

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# National Policy

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- NPPF consultation

62-63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people including for retirement housing, housing-with-care and care homes, students, people with disabilities, service families, travellers<sup>34, 32</sup>, people who rent their homes and people wishing to commission or build their own homes<sup>33</sup>).

- LURB (recent Lords debate 6 September)

- “Some parts of the country desperately need housing with extra care for older people so that they can retain independence and downsize without having to go into residential care. Where is that in any top-down target? It does not exist.....that is as important as a single top-down target dictated by the Government”
- Amendment 196 - “obliging local planning authorities to have regard to any standard method and any national housing targets when preparing their local plans....They [authorities] need to have a plan, it should be up to date, it needs to do all that is reasonable in meeting the needs of the local area and.....it needs to look at different types of housing”



# Development Plan

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- S38(6) - determination must be made in accordance with the plan unless material considerations indicate otherwise.
  - **BUT** note LURB proposed change....  
*in accordance with the development plan and any national development management policies (i.e NPPF at present) unless material considerations strongly indicate otherwise*
- London Plan position – circa 4,000 units per year 2017 - 2029
- Recent Local Plan positions:
  - Wandsworth (adopted July 2023)
  - Islington (adopted July 2023)
  - Worthing (adopted March 2023)
  - Crawley (submitted to SoS July 2023)
  - North Norfolk (submitted to SoS May 2023)
  - Elmbridge (submitted to SoS August 2023)

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# PINS and appeals

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- Case study – Wokingham Borough Council
- Three appeal decisions (February, March, August 2023)
  - *Shinfield* - 3298882
  - *Pound Lane* – 3308965
  - *Sonning Golf Club* – 3313232
- Conflict between design and need?
- Beauty still predominant theme.....



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