

Later Living



Boyer

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Boyer: Leaders in Town Planning and Design for Later Living

Boyer is a national planning and design consultancy dedicated to delivering impactful, sustainable projects across the UK. Our team of nearly 70 professionals works from six main locations, including Wokingham, London, Bristol, Cardiff, and Colchester.

Many of our senior team members are certified by the Royal Town Planning Institute (RTPI) and the Royal Institute of British Architects (RIBA). In the latest National Planning Survey, Boyer is recognized as one of the top 15 planning consultancies in the UK.

We are proud to shape vibrant communities and contribute positively to people's well-being. Our focus on the later living sector reflects our commitment to enhancing housing options and care facilities for older adults in response to the growing demand.

Why Later Living Matters



As detailed in the Government's Older Person Housing Taskforce Report - Over 11 million people – 18.6% of the total population – are aged 65 years or older, compared with 16.4% at the time of the previous census in 2011. By 2066, there will be a further 8.3 million (26%) projected UK residents aged 65 years – there is an urgent need for age-appropriate housing in the UK. However, existing and planned housing falls short of demand.

The Government's 2022 consultation on the National Planning Policy Framework highlighted this critical need, citing research from the International Longevity Centre (ILC) that forecasts a 37% shortfall in retirement accommodation by 2040. The Mayhew Review, another significant report, recommends a national target of 50,000 senior housing units per year to meet demand—adding up to over a

million units by 2040. Yet, recent figures show that current delivery is only around 7,000 units annually, which is just 3% of total new housing in the UK.

At Boyer, we are actively engaged in addressing this shortfall, advocating for increased awareness and accelerating the development of essential later living facilities across the country.

Whilst there is some divergence between these two rates of need, some very clear messages have been delivered by these reports:



There are significant shortfalls in provision of existing age and need appropriate accommodation.



There are significant shortfalls in the planned delivery rates for age and need appropriate accommodation.



Delivery at either 30,000 or 50,000 units per year would represent between 10% - 17% of the Government's overall target to achieve delivery of 300,000 new homes per year.

Is National Planning Policy Addressing Later Living Needs?



The latest National Planning Policy Framework (NPPF), published in December 2024, makes some progress in highlighting the housing needs of older people.

For example, paragraph 61 aims to meet housing needs with a variety of housing types for diverse communities, while paragraph 63 emphasises considering the specific needs of retirement housing and care homes. Paragraph 65 also allows adjustments in planning based on an area's unique demographic profile.

Though national planning guidance (PPG ref ID: 63-001-20190626) underscores the importance of housing for older adults, current policies—both national and local—still fall short in driving

the substantial progress needed to meet the growing demand for later living options.

The Older Persons Housing Taskforce Report makes a number of further recommendations to which the NPPF ought to be updated to reflect. This includes establishing a common standardised methodology for local assessment of minimum need for the various forms of seniors housing; and requirements for LPA's to allocate sufficient land for seniors housing.



The Population of over 65s in the UK is presently estimated at 12.9M. By 2030 it's expected to increase to 15.0M. By 2040 to increase to 16.9M and by 2060 to rise to 19.0M.



Specialist housing for older people accounted for 1.13% of net additions to the England housing stock 2016 – 2021.



Increasing the number of age-appropriate homes will help relieve some of the pressure already placed upon struggling health, social care and the housing system (now and in the near future).

£624M

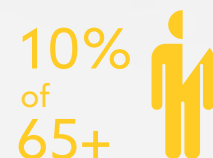
Inappropriate housing for the elderly costs the NHS £624M a year.



If all homeowners over the age of 65 in England who wanted to move were able to do so, they would directly release 1M properties.



An average of just 7,000 new homes built each year are designed for older people. This rate has been largely consistent dating back to 2000 – 2001.

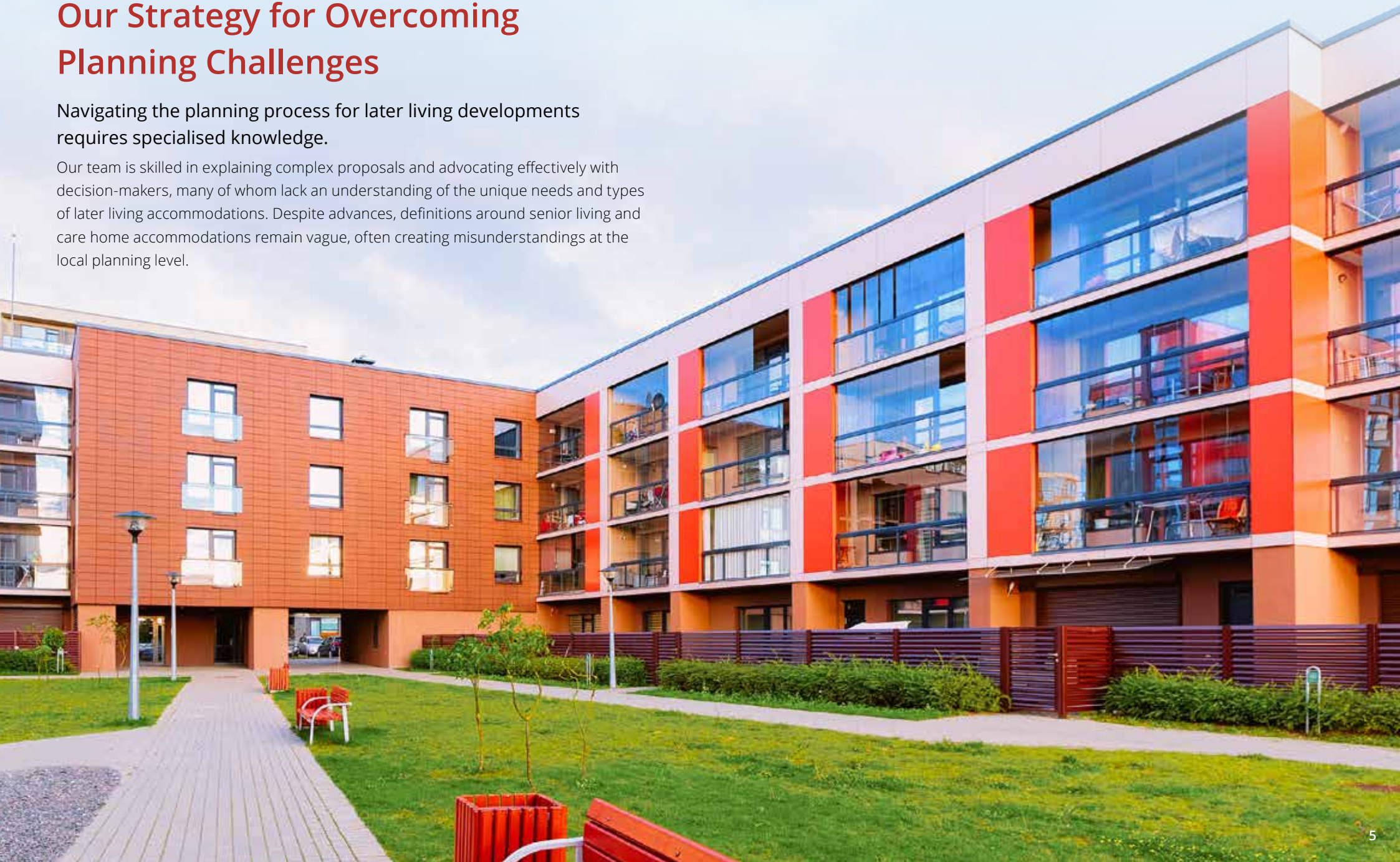


1 in 10 people aged over 65 feels chronically lonely all or most of the time.

Our Strategy for Overcoming Planning Challenges

Navigating the planning process for later living developments requires specialised knowledge.

Our team is skilled in explaining complex proposals and advocating effectively with decision-makers, many of whom lack an understanding of the unique needs and types of later living accommodations. Despite advances, definitions around senior living and care home accommodations remain vague, often creating misunderstandings at the local planning level.



Types of Later Living Developments

These are the types of developments we most commonly engage with, as defined by the Associated Retirement Community Operators (ARCO):



Retirement Housing:

Purpose-built, self-contained flats or bungalows with some communal facilities and support services. These typically offer 24-hour alarm assistance and an on-site warden or manager for resident support but don't usually include care services. Standardly sized at 40–60 units.

Integrated Retirement Communities (IRCs):

Designed for older adults to live independently within a community, IRCs provide lifestyle, wellbeing, and care services to support independence. Available for sale, shared ownership, or rent, these homes are managed by both private and not-for-profit operators. IRCs offer facilities such as restaurants, cafés, fitness clubs, lounges, hairdressers, gardens, and social activities, with 24-hour on-site staff and optional care services. These communities typically range from 60–250 units.

Care Homes:

This category includes residential and nursing homes, often with specialised dementia care options. These facilities offer high-level, individual room-based care within a residential setting. Sizes vary but are typically between 30–100 units.



White City Living, London

Our Experience

Integrated Retirement Communities

Greenfield Site

South East Bicester
Wates/Redrow Homes

Boyer have provided specialist planning advice for a joint venture between Wates and Redrow within an allocated site in Cherwell. Boyer oversaw the preparation of an outline planning application, which secured resolution to grant. Boyer assisted in the S106 legal agreement negotiations, particularly in relation to the development's extra-care provision, which is anticipated to be delivered within the Local Centre of the development. The extra-care accommodation is likely to be delivered as part of the affordable housing provision for the scheme. This would provide a minimum of 70 dwellings and cater to people over 55 years of age or for people not able to live independently without assistance.

Greenfield/Brownfield Site

Cotswold District Council

Boyer is providing planning consultancy services to extend an existing IRC, located within an AONB. The proposals include 24 retirement cottages, 2 guest/rehabilitation suites and a range of health and wellbeing facilities which are key to modernising the existing development and securing its long term viability. In order to make the planning case for developing an unallocated site within the AONB, the proposals are supported by a host of supporting evidence including viability, market reports and a care needs assessment, to demonstrate the principle and suitability of the proposed development.

Greenfield/Brownfield Site

Bridge House, Twyford, Wokingham
Hurstlane Ltd

Boyer is currently providing planning consultancy services to Hurstlane Ltd at Bridge House, Twyford, Wokingham. Following the grant of permission for the care facility under Use Class C2 for 137 extra-care cottages and apartments, 30 serviced care and dementia care suites, 20 bed dementia care unit and care home, Boyer have been successful in securing a Section 73 variation, to reflect changes in residents' requirements and expectations.

Most notably there is an increase in floorspace and 2 bed apartments, enhanced community facilities including a spa with hydro pool all based around a revised access strategy.

The Russetts, Kingston



Our Experience

Integrated Retirement Communities

Greenfield Site

Haywards Heath, West Sussex
W T Lamb Holdings

On behalf of W. T. Lamb Holdings Limited, Aspen Retirement Limited and Bupa Care Services Limited, Boyer secured outline planning permission and Reserved Matters for a 57 apartment extra-care retirement residence (C2); a 64 bedroom care home with dementia care facilities (C2) and 10 extra-care retirement cottages (C2).

Brownfield Site

White City Living, London
St James Group

Boyer secured reserved matters for the second phase of the redevelopment which included 80 'extra care' units specifically designed for residents who wish for independent living with an increased level of care under Use Class C3 as part of the affordable housing provision to be operated by Notting Hill Genesis.

The tenure mix includes shared ownership and social and affordable rent units to meet the needs of a wide range of older people. The unit mix includes 1 and 2-bed apartments which were designed around a principle of progressive privacy for occupants, with common areas clustering social and visitor spaces around the main entrance and public-facing frontages, with support rooms and back of house areas more distant from the entrance. Common areas have been designed flexibly, including the provision of large lounge and dining areas to allow for subdivision into smaller, more intimate spaces for different activities or for larger events featuring the whole population of the Extra Care facility.

The application was accompanied by an Extra Care design compliance document and regular engagement was undertaken with the Extra Care Working Group order to demonstrate that the extra care facility will be designed to appropriate standards and best practice for extra care schemes, which overcame initial concerns raised by officers in relation to deviations from the design approved under the outline permission.

Brownfield Site

Sunningdale Park, Ascot
Audley Villages

Boyer provided specialist planning input and secured consent for a care village of 103 units with communal facilities falling in Use Class C2 as well as 168 units of residential development in the Royal Borough of Windsor and Maidenhead. The site is situated within the Green Belt and the care village delivered by Audley Villages includes the restoration of a Grade II Listed Building accommodating a restaurant, bar, library, health and spa facilities.

Land at Comeytrowe, Somerset



Our Experience Care Homes

Greenfield Site

Land at Comeytrowe, Somerset
Mercian Developments

Boyer secured planning permission on behalf of Mercian Developments for a 68-bedroom care home at Taunton, Somerset. In preparing the proposals, Mercian Developments and Boyer engaged and gained support from the parish councils, local authority planning officers and Somerset Council's Quality Review Panel. Following discussions and design revisions, the application received full support from Trull, Comeytrowe and Bishop Hull Parish Councils and Somerset Council.

The state-of-the-art new facility will be operated by a specialist care operator to provide dementia, residential and respite care for the elderly residents of Taunton.

Brownfield Site

The Russetts, Kingston
Belmont Healthcare

Boyer secured planning permission for the demolition of an existing dwelling and redevelopment to provide a 19-bed specialist care home. The proposals were developed with Belmont Healthcare, who are a specialist care home operator delivering contemporary and new build care developments focused on high needs specialist memory care.

Boyer successfully overcame a number of concerns raised by officers, in particular questions surrounding which use class the proposals fell within and whether a contribution towards affordable housing should be secured. Boyer were able to demonstrate that recent case law, and the Council's affordable housing guidance, confirmed that a financial contribution was not appropriate in this instance.

Brownfield Site

Danson Road, Bexley Heath
Carebase Ltd

Boyer have provided planning consultancy services to Carebase Ltd for this proposed development on a brownfield site in Bexley Heath. The proposals involved the demolition of existing houses and erection of a 70 bedroom nursing home (Use Class C2). Boyer's planning submission addressed a number of the Council's concerns, demonstrating that the development would make a significant and positive contribution to housing delivery in the Borough and demonstrating there was significant local need for specialist accommodation within the Borough.

Following refusal of planning permission, Boyer successfully overturned the Council's refusal via appeal, which was heard via the Inquiry procedure in 2022.



Our Experience Site Promotion

Greenfield/Brownfield Site

Cotswold District Council
Newlands of Stow

In order to promote the extension to an existing IRC, Boyer were instructed to prepare representations in the emerging Local Plan and Neighborhood Plan processes. Representations included making the case for later living developments to be allocated for development in the emerging local plan, in order to compete with conventional housing developers. Emerging Local Plan and Neighborhood Plan development management policies which unjustly disincentivise Later Living development, were also critiqued. The representations covered matters including local care, housing and communal care facility need requirements, site selection methodology, affordable housing requirements and a number of further restrictive policies which commonly appear in local planning policy. The Neighbourhood Plan Examiner subsequently deleted/improved a number of unsubstantiated restrictive policies.

Brownfield Site

Wandsworth Borough
Council

Boyer were instructed to prepare representations for the Wandsworth Borough Council regulation 18 Local Plan consultation. The reasoning was to safeguard an existing care home for redevelopment to a larger, upgraded care provision which can be capable of delivering a product to suit modern day care needs. The representations largely aimed to ensure development management policies were flexible enough to permit viable and suitable care development particularly in relation to defining care uses, building upwards and affordable housing requirements. Boyer were successful in promoting the amendment of key policies in order to provide greater clarity regarding Specialist Housing for Vulnerable People.

Greenfield/Brownfield Site

Bridge House, Twyford, Wokingham
Hurstlane Ltd

As part of a Care Village, planning permission was secured for a 20 bed specialist dementia care nursing home. In addition, Listed Building consent was secured to make extensive alterations to an existing nursing home on the wider site. A key challenge of the project, which was successfully navigated, involved the conversion the existing Listed Building to effectively facilitate the specialist requirements of dementia care.

Our Planning Expertise



Feasibility, Application and Appeals:

- Site Planning and Development Potential Appraisals
- Pre-application Enquiries and Consultation
- Community and Stakeholder Engagement
- Planning Applications and Section 106 Legal Agreement Negotiations
- Project Management of Consultant Teams (application and appeal related)
- Planning Appeals and Expert Witness
- Permitted Development Rights
- Enforcement

Strategic Planning:

- Site Promotion and Local Plan Representations throughout the Local and
- Neighbourhood Plan Review Process
- Preparing Written Hearing Position Statements and Participation at Local
- Plan Examination Hearings

Specialist Skills and Assessments:

- Housing Land Supply Critical Review Assessment
- Affordable Housing Needs Assessment
- Environmental Impact Assessment
- Health Impact Assessment
- Socio-economic Impact Assessment
- Sequential Assessment
- Alternative Site Availability Assessment

Introducing some of Our Team



Stuart Crickett

Director

Wokingham Office



Lawrence Turner

Director

Bristol Office



Alyson Jones

Director

Wokingham Office

Stuart is a Director in Boyer's Wokingham Office and has over 23 years of planning experience, working throughout the South East region and well-beyond.

Stuart has good knowledge and awareness of the challenges and opportunities presented to the later living sector. With considerable experience including: providing initial site planning prospect opinions: planning due diligence advice: preparing, submitting and negotiating planning applications: and, planning appeals work – written representations, hearings and Inquiry (including expert witness). He also has experience in promoting later living proposals through local plan reviews.

Specific examples of Stuart's involvement with senior living developments include: Promoting an IRC within Mole Valley District through a local plan review, leading to submission of an application and subsequent appeal, Securing planning permission for an 86 bed care home in the LB Kingston, and Securing planning permission for a 70 bed replacement care home in the Green Belt and an Historic Park in Selby District.

Lawrence is a Director in Boyer's Bristol office. Lawrence has a wide range of experience across the Southwest within residential and later living sectors. Lawrence's 22 years' worth of experience provides him with an excellent understanding of the complexities of delivering care development as either separate facilities, or as part of wider development opportunities.

Lawrence joined Boyer in 2021 and has previously been involved with a number of care home and later living operators, advising and progressing applications in Bristol and Exeter for independent later living apartments, care homes and specialist care facilities. At Boyer, Lawrence is advising a care home developer on a full planning application for a 66-bed dementia care facility in Taunton.

Alyson is a Director in Boyer's Wokingham office. Alyson has over 20 years planning consultancy experience acting on behalf of a wide range of clients, successfully promoting sites and negotiating planning permissions.

Alyson's involvement in the later living sector includes securing consent and subsequent changes during build out, for a Continuing Care Retirement Community (Use Class C2) providing a range of accommodation across a single Development, including extra-care cottages and apartments, serviced care, dementia suites, specialist dementia care unit and care home.

Alyson has also advised on care provision as part of large-scale strategic sites, site promotions on brownfield and greenfield sites as well as acting on behalf of clients seeking to redevelop a number of older care homes where they no longer meet CQC requirements, particularly around suitability of accommodation. Alyson has also provided planning advice around intergenerational co-living.

Introducing some of Our Team



Matt Clarke

Director, and Head Colchester Office
Colchester Office

Matt leads the Colchester team which is engaged in a broad range of projects across the East of England. He has extensive experience in delivering significant scale mixed-use developments, regeneration proposals, commercial, residential and renewable energy projects, including new settlements and urban extensions. This has included development plan promotion, development management and appeal work.

Matt has been with Boyer for over 21 years, having previously worked in local government across a range of planning and economic development roles in Suffolk and Essex.

During his time at Boyer, Matt has been involved in a number of Later Living projects, including securing planning permission for a sheltered housing scheme in Histon, South Cambridgeshire at appeal, and approval of outline proposals for retirement bungalows in Kirby Le Soken, Tendring, also following an appeal. Further activity in this sector has seen promotion of a care village encompassing a range of care models from independent living through to palliative care in Havering and current involvement in proposals for a care home in Harlow.



Ben Pope

Associate Director
London Office

Ben's experience has largely consisted of a development management role on a variety of projects in London and the wider South East. He is adept at appraising sites, coordinating project teams, preparing & submitting planning applications, and managing applications through to determination.

Ben has been with Boyer for over 5 years and in this time has worked on schemes throughout London, the Home Counties, Chichester, Lewes, Epsom & Ewell, and Horsham. He's adept at reviewing sites and identifying new development opportunities for clients, specifically on sites with restrictive designations such as Green Belt or Metropolitan Open Land.

At Boyer, Ben has advised a care home developer on a full planning application for a 68-bed dementia care facility in North Northamptonshire. This involved liaising with the Council through various pre-application stages & planning application stage and putting forward an innovative case to demonstrate the public benefits the proposal could deliver. Due to the site's location outside of the settlement boundary & on part of a garden centre development that was downsizing, this created a variety of complex issues which needed to be overcome.



Joe Hickling

Principal Planner
Wokingham Office

Joe is a Principal Planner in Boyer's Wokingham office. Joe has experience working on a number of both brownfield and greenfield later living projects, across the south of England.

Since joining Boyer, Joe has worked on Retirement Living and Integrated Retirement Communities Having prepared and negotiated planning applications for many schemes, Joe understands from a commercial perspective, the intricacies of successfully securing planning permissions for well-functioning and high-quality Later Living developments.

Joe has a good knowledge of wider strategic planning matters relating to the later living sector and is experienced promoting schemes for development in Local Plan and Neighbourhood Plan-making processes. Joe has prepared representations to numerous plan-making consultations which has successfully resulted in both Strategic and Development Management policies being improved to more suitably address local and strategic level later living needs.

Boyer

www.boyerplanning.co.uk

We would be very pleased to discuss how Boyer could support your business to help address the ageing population.

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NEUTRAL**
since 2022