

Delivering specialist housing in a climate of growth: Planning policy and practice developments

An opportunity for transformative change:

- Government agenda
- National focus
- Appeal decisions

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Government intention

- The promise of 1.5million homes:
 - 10 to 15% requirement for OPH/LLH?
 - Current position
 - PM “Mission Statement” Thursday
- Green Belt release – opportunity and implications
- Latest Written Ministerial Statement and Select Committee appearance – what are we being promised?

National Focus

- NPPF revisions

*“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. Mixed tenure sites can include a mixture of ownership and rental tenures, including 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.” – proposed paragraph 69*

- Older People’s Housing Taskforce Report

- NPPG and the “critical need” (and see *Mead Realisations Ltd v SSLUHC [2024] EWHC 279 (Admin)*)

WS



PINS and appeals

- Themes:
 - Recognition of the “critical need” in the PPG
 - Recognition of the actual need in the relevant authorities
 - Provision of older people’s housing as adding, “considerable” or “significant” weight in the planning balance.
- Appeal decisions (Autumn 2024)
 - *Chimes Garden Centre, Waltham Abbey - 3342224*
 - *68 & 70 Keymer Road, Hassocks - 3344121*
 - *Montpelier Farm, Little Waltham – 3345164*
 - *Vicarage Road, Sunbury-on-Thames – 3342657*

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