

Later Living & Care Brochure



“DLP Consulting Group has been recognised by ARCO as one of the leading experts in the later living and care sector. We pride ourselves on our understanding of the complex and unique planning considerations relating to such facilities which has led to several successful results for our clients across the country. Whether it is providing assessments of older persons housing needs, or managing public engagement to submission of a detailed planning application, our team has a broad range of skills which enables them to successfully promote developments and assist our clients to deliver vibrant, supportive communities for older people across England”

Andy Parry BA (Hons) MA MRTPI ,
Director, DLP Planning Limited



DLP is one of the UK's independent planning-led practices, providing tailored multidisciplinary advice, focusing on resolving the many issues that arise from balancing development needs and impacts, optimising land use and delivering sustainable development.

At the heart of DLP's success in the later living and care sector is our deep understanding of the unique challenges facing the sector and our ability to work collaboratively across all of our disciplines to realise our clients' briefs.

DLP is an Affiliate Member of ARCO, the main body representing the UK Integrated Retirement Community sector and for the last two years has been named 'Planning Consultant of the Year' at the prestigious HealthInvestor Seniors Housing Awards, which is testament to our dedication to excellence and our proactive approach to the evolving needs of the retirement living and care sector.

We are committed to providing strategic planning advice and evidence, highways and design consultancy support to help deliver vibrant, supportive communities for older people across England.

If you want to find out more about how DLP can assist with any of your schemes, or if you have any planning queries, please get in touch with the Later Living and Care team at: laterliving@dlpconsultants.co.uk

we deliver plans for the future



Contents

	Page
Planning Services	5
Research & Analysis Services	6
Transport & Infrastructure Services	7
Masterplanning & Architecture Services	8
Case Studies	9
Industry Recognition	17



Planning Services

DLP offers comprehensive planning consultancy services to a range of later living and care clients, across all aspects of development management and planning policy preparation.

We are one of the leading experts in the later living and care sector and can advise clients on planning applications, appraisals and strategy, regeneration, appeals, community and stakeholder engagement and planning policy.

We have an established track record of delivering older persons housing schemes and understand the unique and complex planning considerations which relate to such facilities.

Our broad areas of service include:

- Planning Applications
- Planning Appeals
- Site Promotion
- Site Appraisals & Strategy Advice
- Site Searches
- Condition Discharge
- Reserved Matters Applications
- Community & Stakeholder Engagement
- Expert Witness
- Certificates of Lawful Use
- Green Belt Assessments
- Grey Belt Assessments
- Environmental Statements
- Sequential Testing
- Alternative Site Appraisals
- S106 and CIL
- Advertisement Applications



Research & Analysis Services

Our specialist Research & Analysis team has contributed to evidence-led debates on the needs of older people at a national level. This includes publishing research on the future level of need for specialist older persons' housing which has fed into the Mayhew Review on future-proofing retirement living and the Government's Older People's Housing Taskforce. This research also underpins the bespoke model which DLP uses to assess older persons' housing needs and can be used to support site-specific planning applications.

Our broad areas of service include:

- Older Persons' Housing Needs Assessments
- Housing Land Supply Assessments
- Training (e.g. older persons' housing needs assessments, five-year housing land supply assessments)
- Health Impact Assessments
- Bespoke Research
- Socio-Economic Benefits Assessments
- Site Searches
- Site Promotion
- Care Beds Needs Assessments
- Expert Witness
- Planning Appeals



Transport & Infrastructure Services

The Transport & Infrastructure team is a specialist team within DLP Planning Ltd that focuses upon undertaking highways and transportation consultancy services. The team has a track record in providing highways and transportation services on a number of later living and care schemes.

The team has been involved in collating information to establish typical travel patterns for a number of later living schemes including vehicle trip generation, parking provision and car ownership levels, which has been applied to justify the design and layout of sites as part of planning applications.

Our broad areas of service include:

- Site Feasibility Assessments
- Accessibility Appraisals
- Site Access Appraisals
- Preliminary Design works
- Transport Statements/Assessments
- Travel Plans
- Travel Plan Implementation/Monitoring
- S278 and S38 detailed highway design work
- Discharge of Highway Planning Conditions
- Stopping up orders/PROW orders and diversions
- Transport inputs to Environmental Statements
- Drainage Strategy Design and Flood Risk Assessments



Masterplanning & Architecture Services

As a RIBA and Landscape Institute Registered Practice, DLP has experience of providing architectural, landscape and masterplanning design services. Our work covers all aspects of development design from site assessment through to detailed construction design and supporting contractors during delivery.

Our team can support throughout the RIBA work stages, assisting in preparing the brief and developing the concept through to the preparation of detailed drawings and working alongside contractors during delivery.

Our broad areas of service include:

- Brief writing
- Site evaluation and Character Assessments
- Feasibility, Options and Capacity Studies
- Concept Design
- Site masterplanning, frameworks and layouts
- Landscape Impact Assessments
- Hard and soft landscape design and specification
- Design Code preparation
- Streetscape design
- Lead Consultant and Design Team management
- Full contract administration
- Novated architect (design and build)
- Principal Designer Services
- Interior Design
- Visualisations
- Sustainability Design
- SAP/Daylight and Sunlight Assessments
- Sustainability and Energy Statements
- Water Efficiency Calculations
- BREEAM Pre-Assessments
- Energy Statements
- Sustainability Statements
- Energy Strategy development
- Low Carbon Feasibility Studies
- Heat Loss/Heat Gain Calculations



Case Studies

Station Road, Turvey, Bedfordshire

DLP successfully secured outline planning permission for a new Integrated Retirement Community known as Elderswell, within Bedford borough.

The site is located at the end of Station Road in the settlement of Station End, Turvey, and comprised a largely flat area of previously developed land (PDL). The site was historically used as a commercial grain and feed mill / depot and comprised a number of large grain siloes up to 30 metres in height with external storage and handling areas and extensive hardstanding. To the north-east of the site is the Grade II listed Station House building that is in commercial use. To the south-west is the Grade II listed Elderswell Farmhouse.

DLP worked closely with officers throughout the application process and had extensive pre-application engagement prior to the submission of the planning applications. Due to the site's location outside of a settlement envelope, there was particular emphasis around landscaping details to ensure that the proposals would integrate well with the wider landscape setting. Heritage impact was also important as the site is within close proximity to two Grade II listed buildings, so it was important to ensure that there was no detrimental impact to the setting or significance of these heritage assets. DLP worked closely with the Council's Conservation Officer to minimise heritage impacts. Our Sustainable Development and Delivery (SDD) team also engaged with Highways Officers to overcome highway considerations relating to access and parking on the site.

The scheme assists in delivering much needed older persons housing within the area. DLP also provided planning assistance to our client through the post determination stages through discharging planning conditions and securing various non-material amendments to the approved scheme.



Millfield Green Integrated Retirement Community, Caddington, Bedfordshire

DLP successfully secured outline planning permission for the construction of an Integrated Retirement Village (Use Class C2) of up to 200 units including affordable housing units. DLP provided a consultancy role advising on planning and transportation/highways matters. Our Research & Analysis team demonstrated an unmet need for specialist older persons housing which was accepted by the local planning authority amongst both Officers and Members.

The site comprises an area of 4.8 hectares and lies some 500 metres west of the village of Caddington. Beyond the site to the west, lies the Chilterns Area of Outstanding Natural Beauty and the site itself lies within the South Bedfordshire Green Belt.

The site was granted outline planning permission after it was considered that very special circumstances existed that would justify the site's development outside of the existing settlement boundary of Caddington and in the South Bedfordshire Green Belt.

The very special circumstances identified were:

- The provision of much needed older persons housing to meet an identified need in the district;
- The site, was in large, part previously developed (circa 35–40%)
- The provision of wider community benefits including a range of new facilities and job creation; and,
- Contribution to affordable housing for older people.

DLP were instrumental in the strategy for the site and were subsequently retained and involved in securing reserved matters consent across the site as well as co-ordinating and discharging relevant conditions and S106 obligations.

The site came to life as Millfield Green, the UK's first Net Zero Retirement Community, and in recognition of its trailblazing sustainability credentials and significant contribution to the area, the village was officially opened by HRH the Duchess of Edinburgh in April 2024.



Grange Farm, Bovingdon

DLP's Planning and Research & Analysis teams assisted our clients Taylor Wimpey and Whiteacre Ltd secure planning permission for up to 186 dwellings and 59 units of Extra Care accommodation on land at Grange Farm, Bovingdon. DLP also prepared representations to support the site's proposed allocation in the then Regulation 18 version of the emerging Dacorum Local Plan.

DLP acted for the site promoter to propose changes to the allocation including identifying those parts of the site most suitable to provide for specialist housing for older people in terms of accessibility and proximity to open space.

DLP prepared evidence on the local need for housing for older people to inform the planning strategy. This supported the conclusion that the provision of Extra Care accommodation would robustly support the very special circumstances for development in advance of the Local Plan's adoption. This identified a current unmet need for 531 units of accommodation for leasehold/ownership, rising to 962 units by 2041, and very limited other sources of supply. The report further emphasised the additional benefits of Extra Care housing in relation to healthcare savings and freeing up family housing particularly given the extent of under-occupation locally.

A hybrid planning application for the site was submitted in August 2023, and was acknowledged to contribute towards several of the priorities identified by the Plan as well as according with relevant development management policies within the Bovingdon Neighbourhood Plan brought into force prior to the decision being issued.



Older Persons' Housing Needs Model

DLP's Research & Analysis team has developed a comprehensive model for assessing older persons' housing needs. This model aims to address shortcomings in existing evidence bases and projection methods, providing an updated approach for calculating future older persons' housing requirements at both national and local levels.

Our team developed a robust evidence base by analysing changing patterns of provision since 1991, reviewing published research and examining international comparisons. We developed new projections based on past delivery trends, accounting for rapidly changing market dynamics including the tenure of specialist housing, especially in the extra care sector and growth in the stock of accommodation for market sale and rent. Throughout the process, we engaged with industry stakeholders to gather insights and validate our approach.

A key challenge was reflecting variations in local housing markets while providing a consistent national framework. We overcame this by creating a methodology for adjusting national prevalence rates based on local house prices and occupancy patterns, ensuring the model is responsive to specific local circumstances.

The research successfully produced a new model with updated national prevalence rates and a clear methodology for local adjustments. It provides planners and developers with an improved evidence base and projection tool, offering a more nuanced and locally-responsive approach compared to previous methods. The model has been well-received by industry professionals, with DLP continuing to apply and refine it through ongoing planning work. For example, DLP's approach was assessed alongside far lower levels of need identified in the Epping Forest Local Plan and was material in supporting a recently allowed appeal for specialist housing at the former Chimes Garden Centre in Nazeing, Waltham Abbey. This research strengthens DLP's position as thought leaders in specialist housing provision for an ageing population.



Older Persons' Housing Taskforce Report

In November 2024 the Ministry of Housing, Communities & Local Government (MHCLG) published the final report of the Older People's Housing Taskforce. Research undertaken by DLP's Research & Analysis team directly informed the Task Force's recommendations.

The aim of our team's research was to look at options for the provision of greater choice, quality and security of housing for older people. The conclusions of the research identified the following issues related to the planning system for older persons' housing that required further consideration:

- Potential underestimation of need that Plans seek to address
- The lack of specific allocations in most Local Plans for Older Persons Housing
- Where sites are allocated these are often insufficient to meet need or face achievability constraints in terms of securing older persons housing on mixed-use sites
- Lack of knowledge/understanding of types of Older Persons Housing (despite definitions in Planning Practice Guidance (PPG)). This includes misconceptions of the impact of Older Persons Housing developments on local care providers and the NHS
- Negative policy environment for Older Persons Housing on non-allocated sites (including an inconsistent policy landscape for the positive use of criteria-based policies where needs are not addressed through allocations)
- Uncertainty over the application of affordable housing policies
- Local Character and Design policies being too restrictive and do not recognise the different form that is required to deliver some types of Older Persons Housing
- The weight that is attributed to the range of benefits delivered by Older Persons Housing by decision makers appears to be inconsistent, with some decision makers only attributing weight to the fact that proposed provision is addressing an identified need while other decision makers also place significant weight on the wider benefits of the proposal.

The Taskforce's final Report, which reflects the findings of our analysis of planning application data and constraints to increasing the supply of older persons' housing, makes recommendations that it is anticipated the Government will act upon in terms of improved policy-making (including allocation of sites) and positive decision-taking.

The full research report can be viewed [here](#).



Little Sparrows, Sonning Common, South Oxfordshire

DLP provided significant inputs in relation to transport and highways inputs to the planning, design and construction of this 206-unit Retirement Village Community in South Oxfordshire.

DLP provided key inputs at feasibility stage, working with significant highway constraints including narrow access roads and lack of pedestrian infrastructure to develop a vehicular access strategy. This involved extensive discussions with Oxfordshire County Council as Highway Authority. The access strategy included localised widening of roads and a separate pedestrian / cycle footpath and pedestrian crossing point to create an accessible connection to Sonning Common village centre.

DLP provided key input to the masterplan design of the site for both the hybrid planning submission and subsequent Phase 2 Reserved Matters submission leading on car parking design layouts, highway/pedestrian layout design and refuse vehicle strategy. Despite the hybrid application being refused, DLP agreed all highway reasons for refusal with Oxfordshire County Council prior to the start of the Planning Inquiry. Key issues resolved included, internal highways design and parking requirements, pedestrian accessibility and the suitability of local roads to accommodate additional vehicle movements safely.

As part of the discharge of planning conditions, DLP developed a Construction Traffic Management Plan and Travel Plan for the site.

During construction DLP has provided detailed design support in relation to the operational and construction accesses and the S278 offsite highway works including the pedestrian/ cycle path and crossing point.



Great Alne Park, Great Alne, Warwickshire

The Transport & Infrastructure Team of DLP has provided and are continuing to provide ongoing transport related support to Inspired Villages who operate and manage the Integrated Retirement Village (IRC) (Use Class C2) at Great Alne in Warwickshire. Overall when the Great Alne Park IRC is fully built out it will provide approximately 180 Extra Care units with associated facilities including a village core building, fitness centre, restaurant, and care facilities within a large area of landscaped grounds approximately 8km to the north west of the town of Stratford-upon-Avon.

Since DLP's appointment as transport consultant on the scheme, the Transport & Infrastructure Team have provided wide ranging guidance and support in terms of the build out of the IRC and have also provided key transport related documents to support a number of planning applications for the site. These were required to refine the IRC layout to reflect changes in end user and Client requirements. A summary of the key elements of work undertaken is set out in the following paragraphs.

DLP prepared a Transport Technical Note to support a S73 application to vary an extant planning condition with regards to the timing of the conversion of the existing vehicle access to Active Travel use only. This necessitated the construction vehicle access to be improved for use by operational traffic which required a S278 application for junction improvements to be submitted and agreed with the Local Highway Authority.

DLP prepared a Transport Statement to support a 'drop in' planning application to refine the existing Phased planning consent to ensure that the layout and design of the Phase met with the changing requirements of residents and the Client. This included trip generation analysis, layout and design guidance, swept path analysis and liaison with Highways Officers over the proposed changes to the consented scheme.

DLP have prepared a detailed Travel Plan which included both staff and resident travel surveys to promote sustainable travel for both those living and working at the Great Alne Park IRC. In addition to this, DLP also worked with Inspired Villages to prepare and deliver a 'Residents Travel Service' which provides both scheduled and bespoke mass transport opportunities for residents to further reduce the use of single occupancy vehicle use. Both the delivery of the Travel Plan and the Resident's Travel Service were requirements of planning and DLP's work has allowed these key planning conditions to be discharged.





Industry Recognition

HealthInvestor Seniors Housing Awards 2024 'Planning Consultant of the Year'

DLP Planning has achieved significant recognition at the prestigious HealthInvestor Seniors Housing Awards 2024, shining a spotlight on its exceptional planning consultancy services tailored specifically to the senior living sector. Achieving the accolade of Planning Consultancy of the Year for the second year running highlights DLP Planning's continuing commitment to providing strategic planning advice which is helping to deliver vibrant, supportive communities for older people across England.

Judges comments:

'DLP have demonstrated their ability to not only service client needs throughout the UK, but also their additional specialist inputs to support the government's Older Persons Housing Taskforce. Judges particularly liked their depth and range of planning clients, as well as their professionalism in the IRC sector'.



HealthInvestor Seniors Housing Awards 2023 'Planning Consultant of the Year'

Judges comments:

'DLP has undertaken extensive research into the changing pattern of demand in older person's housing and demonstrated an impressive level of planning expertise. It is also very good to understand the strategic research that has been undertaken to support the company and the wider industry'.



Planning Awards 2022 Finalist – 'Award for planning to address climate change' – Millfield Green Retirement Village, Millfield Lane, Caddington



A photograph of an elderly couple sitting on a grey sofa. The man, on the left, has white hair and is wearing a light blue button-down shirt. The woman, on the right, has blonde hair and is wearing a light pink sweater. They are both smiling and looking towards the camera. They are wrapped in a thick, cream-colored cable-knit blanket. The woman is holding a white mug with both hands. The background is a softly blurred interior space with light-colored curtains and a wooden table.

“The critical nature of issues with the supply of housing for older people are reflected not just in our growing list of projects but have been a focus of our research and contributions to debate within the planning sector, ultimately leading to our appointment by the Older Persons Housing Task Force to provide the Government with evidence to address barriers to development”

**Jon Goodall BA (Hons) MA MRTPI,
Director, DLP Research & Analysis**



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A plain text version is available on request