

PURPOSE OF THIS CONSULTATION

WELCOME

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on the initial proposals for the land associated with the Temporary Station Car Park, Station Road, Canterbury, CT2 7RT.

The consultation consists of a number of information boards including the following:

- The Purpose of the Consultation;
- Introduction to Churchill Retirement Living;
- Planning Policy & Housing Need;
- Benefits of Older People Housing;
- Location;
- The site;
- Context;
- Constraints & Opportunities;
- Indicative plans;
- Artist impressions;
- Next steps

We value your comments on the proposed development. The comments are considered following the consultation to help steer the proposals prior to a planning application being submitted to the Local Planning Authority. How Churchill Retirement Living have considered your comments will be detailed in a Statement of Community Engagement that will support any planning application.

THE PROPOSAL

The proposal is for the redevelopment the land associated with the Temporary Station Car Park, Station Road, Canterbury, CT2 7RT, and the erection of accommodation for later life; comprising circa 56 no. one and two-bed apartments with associated communal areas, parking and landscaping.

VISION

Churchill Retirement Livings vision for the site is to deliver a development that meets our customers' needs and the local need for retirement apartments whilst also contributing to the character of the Canterbury conservation area and making a positive contribution locally in terms of socio, economic and environmental benefits.

Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area and maintains the local vernacular.



Churchill development @ Canterbury



Churchill development @ Staplehurst

INTRODUCTION TO CHURCHILL RETIREMENT LIVING

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

Throughout our history we have undertaken over 160 developments and sold over 5,000 units. Through our group company, Millstream Management Services Limited, we retain the operation, management, care and responsibility of every apartment of our completed developments.

Our commitment to developing excellence and quality on every occasion rests in our continuing to provide the lifetime needs and communal services requirements of each of our 10,000+ resident home owners.

Our developments not only provide well documented benefits to our customers but also to the wider community. Our customers tend to shop locally providing much needed 'daily shoppers' for local shops and businesses.

"People living in specialist retirement homes typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c. £3,500 per person per year." Healthier and Happier – Homes for later Living, September 2019.

Typically, our customers downsize from a 3 or 4 bedroom family home. Therefore, for each retirement apartment occupied, a family home is released for sale into the wider housing market.

CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- The WhatHouse Awards. The only retirement housebuilder ever to have been awarded 'Housebuilder of the Year' and in 2019 were again named 'Best Medium Housebuilder'.
- The HBF Customer Satisfaction Survey. Churchill retain the top '5 star' status having been recommended by more than 90% of our customers.
- The Sunday Times 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award and in 2020 we achieved 3rd place.

Summarised below are some of CRL's key statistics;

- 132 developments built since 2003 with 4,948 apartments sold.
- 7,545 apartments under management.
- Owned and contracted land bank of 3,009 plots.
- Five regional offices around the country.

All land purchases and developments are funded from existing company resources and revolving credit facilities, and no external valuations or other external approvals are required for land acquisitions.

CRL has a full complement of in-house professionally qualified Architects, Town Planners, Surveyors and Engineers employed in the seamless delivery of projects through every stage of the process from site identification to construction completion and home sales. The business benefits from a wholly owned town planning consultancy, Planning Issues, who advise on planning related and public consultation matters. This is explained in more detail further on within this document.

PLANNING POLICY & HOUSING NEED

NATIONAL PLANNING POLICY FRAMEWORK

Government policy is to boost significantly, the supply of housing. Paragraph 60 reads: “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.” Paragraph 62 identifies within this context, the size, and type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including older people.

Paragraph 69 of the NPPF acknowledges that small and medium sized sites make an important contribution to meeting housing requirement of an area and are often built out relatively quickly. Paragraph 120(c) states that substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. The Government recognises at Paragraph 124 that planning policies and decisions should support development that makes efficient use of land.

Consequently, the overriding message in the NPPF is one of sustainable development.

PLANNING PRACTICE GUIDANCE

The Planning Practice Guidance (PPG) is a material consideration when taking decisions on planning applications. The PPG provides guidance on how policies in the NPPF should be implemented.

In June 2019 the PPG was updated to include a section on Housing for Older and Disabled People, recognising its importance. Paragraph 001 states:

“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” (emphasis added).

Paragraph 003 recognises 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.” Thus, a range of provision needs to be planned for.

PLANNING POLICY FRAMEWORK

The development plan for the Council currently comprises the Canterbury District Local Plan (2017). As the Local Plan is now over five years old, its policies need to be read in conjunction with the NPPF.

The site has been allocated for residential development in the adopted Local Plan (Reference CA0481), the brownfield register, and the emerging Draft Local Plan 2045. The principle of residential development is therefore already established as acceptable.

Other policies in the Local Plan which may be relevant to the redevelopment of the site for older persons’ housing are listed below:

- Policy SP1 Sustainable Development
- Policy SP2 Development Requirements
- Policy SP4 Strategic approach to location of development
- Policy HD1 Housing Allocations
- Policy HD2 Affordable Housing
- Policy T1 Transport Strategy
- Policy T2 Pedestrian and Cycle Routes
- Policy T17 Transport Assessments and Travel Plans
- Policy CC2 Reducing Carbon Emissions From New Development
- Policy CC11 Sustainable Drainage Systems
- Policy DBE1 Sustainable Design and Construction
- Policy DBE3 Principles of Design
- Policy DBE4 Residential Space Standards
- Policy DBE5 Inclusive Design
- Policy HE1 Historic Environment and Heritage Assets
- Policy HE2 World Heritage Site and Buffer Zone
- Policy HE3 Significant Views of the City and World Heritage Site
- Policy HE5 Development Affecting and Changes to Listed Buildings
- Policy HE6 Conservation Areas
- Policy HE11 Archaeology
- Policy LB10 Trees, Hedgerows and Woodland
- Policy QL11 Air Quality

SUPPLEMENTARY PLANNING DOCUMENTS

The proposal will also give due consideration to the following Supplementary Planning Documents (SPD):

- Affordable Housing Commuted Sum Position Statement
- Heritage, Archaeology & Conservation
- Sustainable Construction Planning Guidance
- Canterbury Conservation Area Appraisal

PLANNING POLICY & HOUSING NEED

A NATIONAL NEED

It has been widely acknowledged that the UK has a housing crisis. Not enough homes are being built to meet the needs of the population.

People are living longer lives and the proportion of older people in the population is increasing. The 2014-based Subnational Population Projections identifies that England's population will grow by 4,427,000 individuals aged 60 and over between 2014 and 2030, this equates to an increase of 35.56%.

National Planning Policy includes Planning Practice Guidance on 'Housing for older and disabled people' to assist Councils in preparing local planning policies for the delivery of housing to meets the needs of its older residents. This sets out that providing housing for older people is 'critical'.

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.

A LOCAL NEED

The age profile of the population can be drawn from the Canterbury City Council Housing Need Assessment (2021). This concludes that Canterbury's older-age (65+) population is projected to grow by between 14,000 and 16,850 persons' by 2040. A minimum need of 1,732 units of specialist accommodation for older people is identified for the Plan period.

THE BENEFITS OF OLDER PEOPLE HOUSING

THE BENEFITS

Older peoples housing produces a large number of significant Economic, Social and Environmental benefits.

ECONOMIC

Retirement housing gives rise to many economic benefits:

- Each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately **£3,500 per year** (Homes for Later Living September 2019).
- With circa 35 apartments proposed, at a ratio of 1.3 people per unit, there will be around 45 occupants. At a saving of £3,500 each per year, this equates to a saving of **£157,500 per year in local NHS and social care costs**, in comparison to mainstream housing. This is a significant economic benefit.
- A recent report entitled Silver Saviours for the High Street (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents **generate £550,000 of spending a year, £347,000 of which is spent on the high street**, directly contributing to keeping local shops open.
- An average retirement scheme will support the following new jobs:
 - * 85 construction jobs
 - * 1 permanent job in repairs and renovations
 - * 2.3 permanent jobs in management and care
 - * 3.2 permanent jobs on the local high street (residents are basket shoppers and will do their shopping locally)



Our schemes free up family housing by older people looking to downsize - a typical 41 unit retirement development generates approx 92 moves in the housing chain.



A development that maximises the use of previously developed land reducing pressure on Greenfield sites for development.



Our developments bring health and social care savings - Each person living in a Home for Later Life saves the NHS & Social Services approximately £3500 per year.



Economic and social benefits of older people using local shops, services and facilities.
Our residents are basket shoppers and primarily tend to shop locally - supporting local businesses and communities.



Due to its sustainable location, retirement living housing reduces the need to travel by car.
Residents often relinquish the use of their car and instead shop locally on foot or by public transport.



A scheme that allows for independent living whilst at the same time reducing security worries for older people and providing companionship.
This helps to reduce isolation and loneliness.

SOCIAL

Retirement housing gives rise to many social benefits:

- Churchill Lodges offer significant opportunities to enable residents to be as independent as possible in a safe and warm environment.
- Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.
- The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

ENVIRONMENTAL

The proposal provides a number of key environmental benefits by:

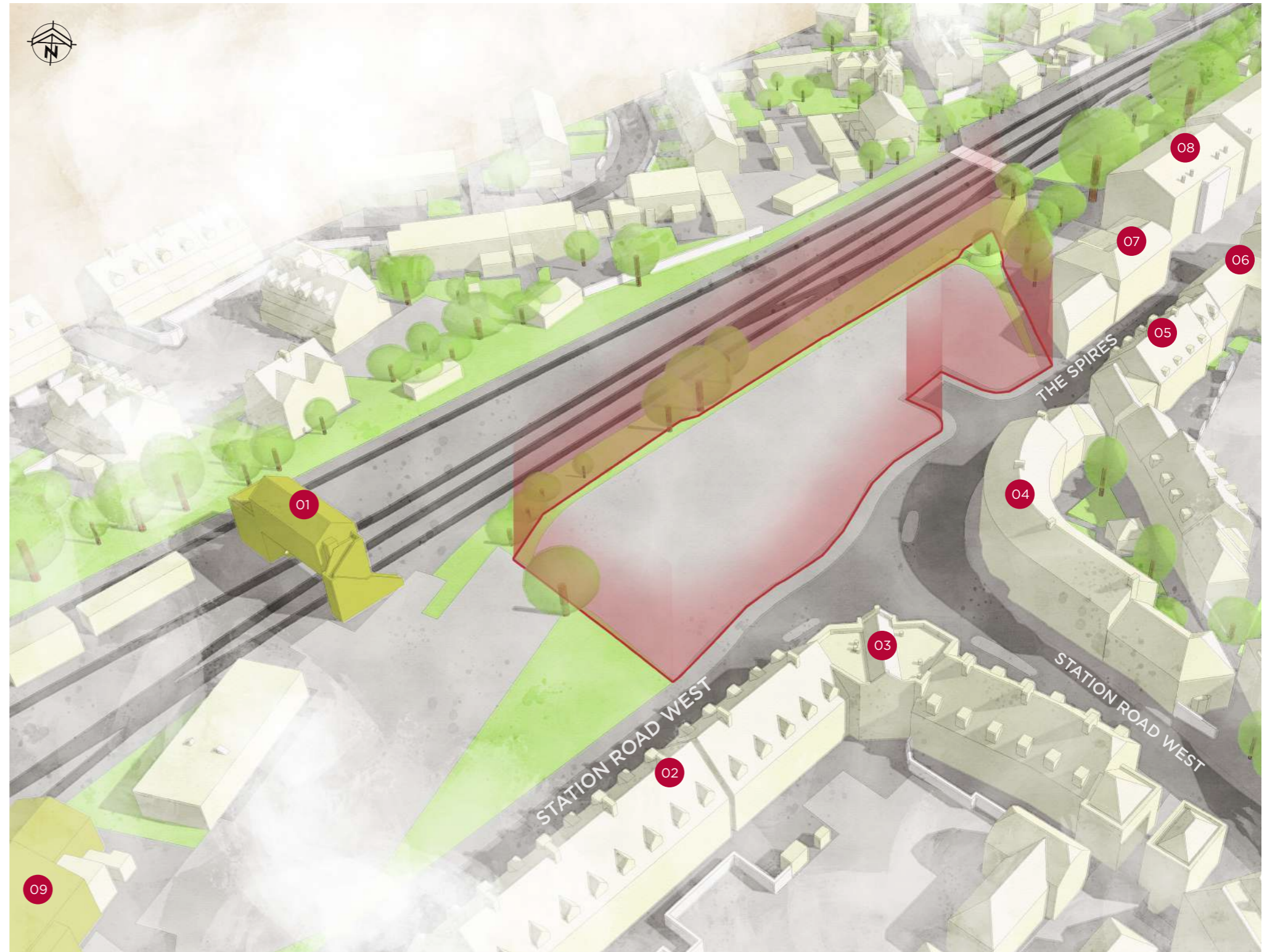
- Making more efficient use of land thereby reducing the need to use limited land resources for housing.
- Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions.
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.
- The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions.
- All areas of the building will be lit using low energy lighting and where applicable utilise daylight and movement sensor controls.

LOCATION



THE SITE _ 01

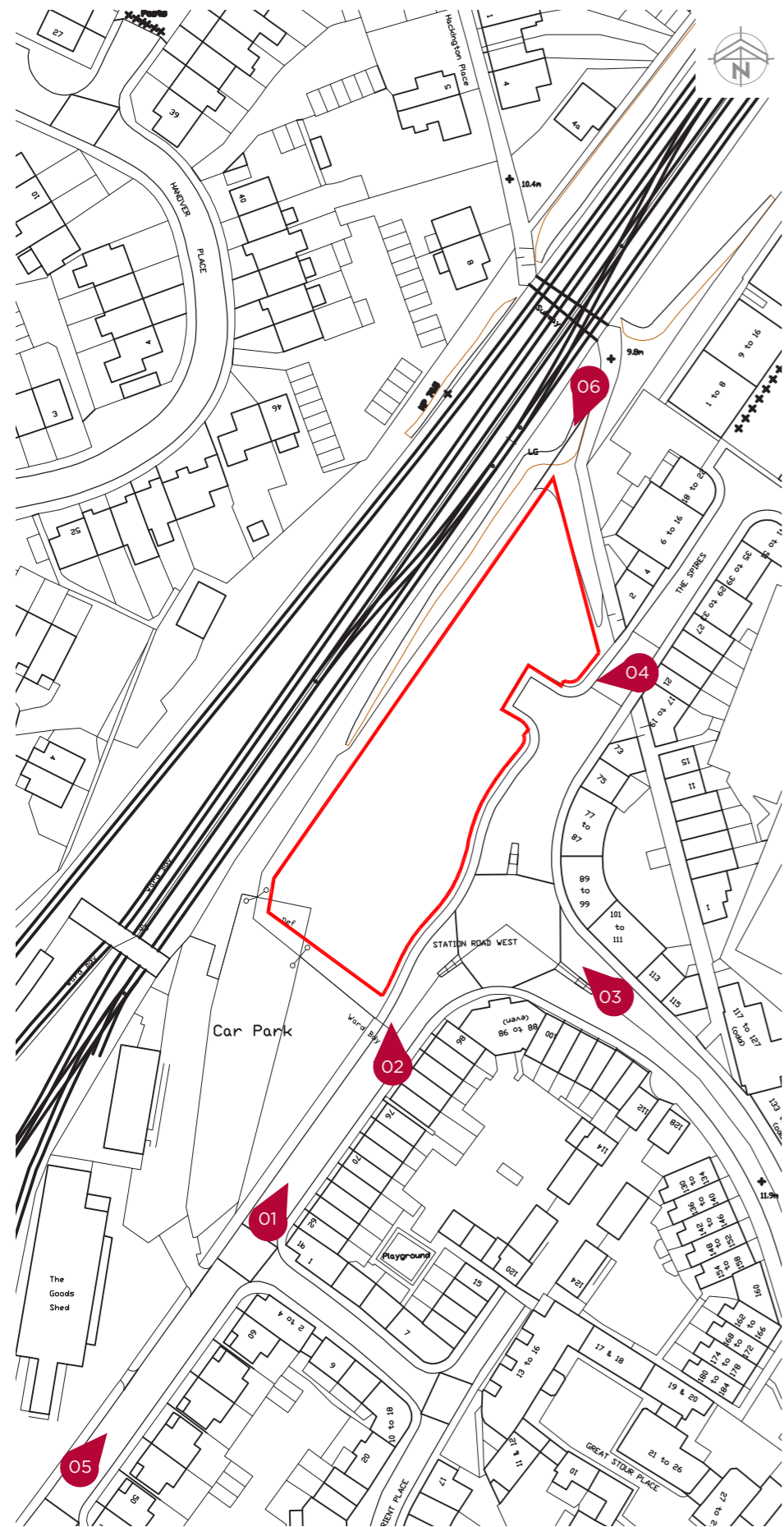
- The site is located on the north side of Station Road West and The Spires, just to the north of the centre of Canterbury, Kent. The approximate National Grid Reference of the site is TR 14700 58549, a highly accessible location with a range of amenities positioned within walking distance, including restaurants, supermarkets, and independent retailers (many of which are located along St Dunstan's Street approximately 370m south of the site). The site is also well connected to public transportation, with Canterbury West train station located 145m to the south along Station Road West.
- The proposed brownfield development site (approximately 0.3 ha) is bound by Network Rail land and tracks to the north-west with trees indicated within Network Rail land. To the south-west, the site is bound by an area of car parking. To the south-east and north-east the site is bound by existing highway.
- Directly north of the site lies a pedestrian footpath that leads under the train-line.
- While the site is currently a undeveloped disused car park, building type, scale and massing is broadly consistent in the surrounding vicinity; residential dwellings maintain continuous frontages, are traditional in form, and range from 2 to 4 storey. Frontages are routinely divided by changes in scale and simple variations in material or detailing.
- The site is generally level to the south of the existing access location, typically ranging 12.5-12.8m (AOD). Site levels generally fall away from this level towards the north-eastern site boundary.
- The site lies within the Canterbury West Station Conservation area and there are 2 Grade II listed properties to the south of the site; the signalling box (21m south west of the proposed site boundary) and goods shed (70m south of proposed site boundary).



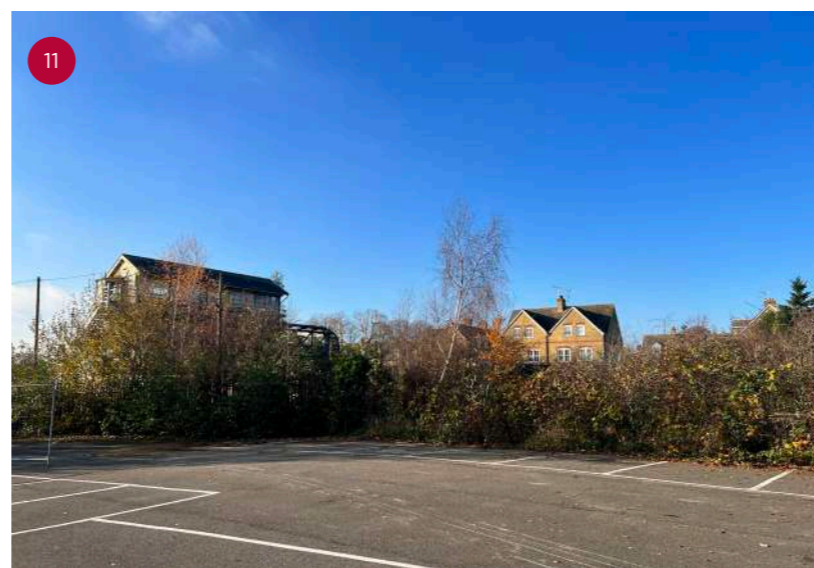
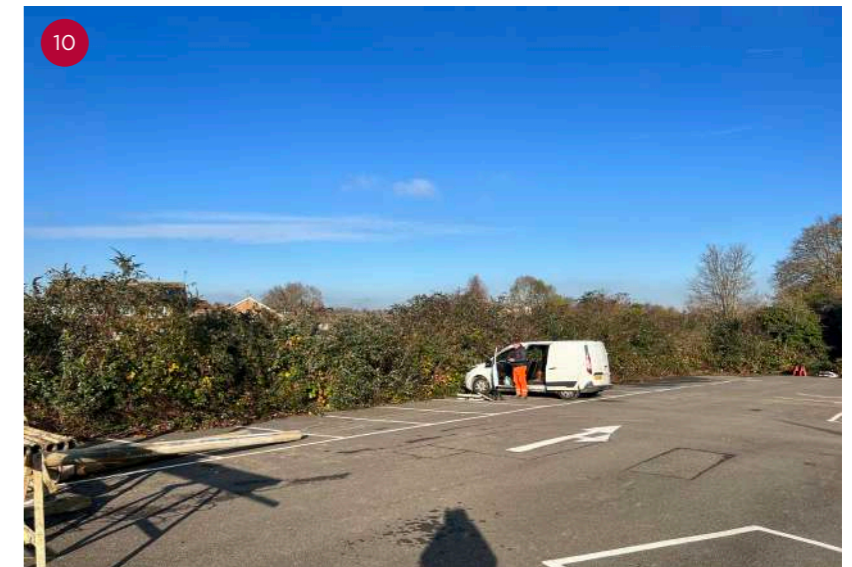
- 01 Grade II Listed Signal Box
- 02 62-86 Station Road West (2.5 storey)
- 03 88-98 Station Road West (3 storey)
- 04 77-111 Station Road West (3 storey)

- 05 21-33 The Spires (2.5 storey)
- 06 35-51 The Spires (3 storey)
- 07 06-22 The Spires (3 storey)
- 08 Holter's Mill (4 storey)
- 09 Grade II Listed Goods Shed

THE SITE _ 02

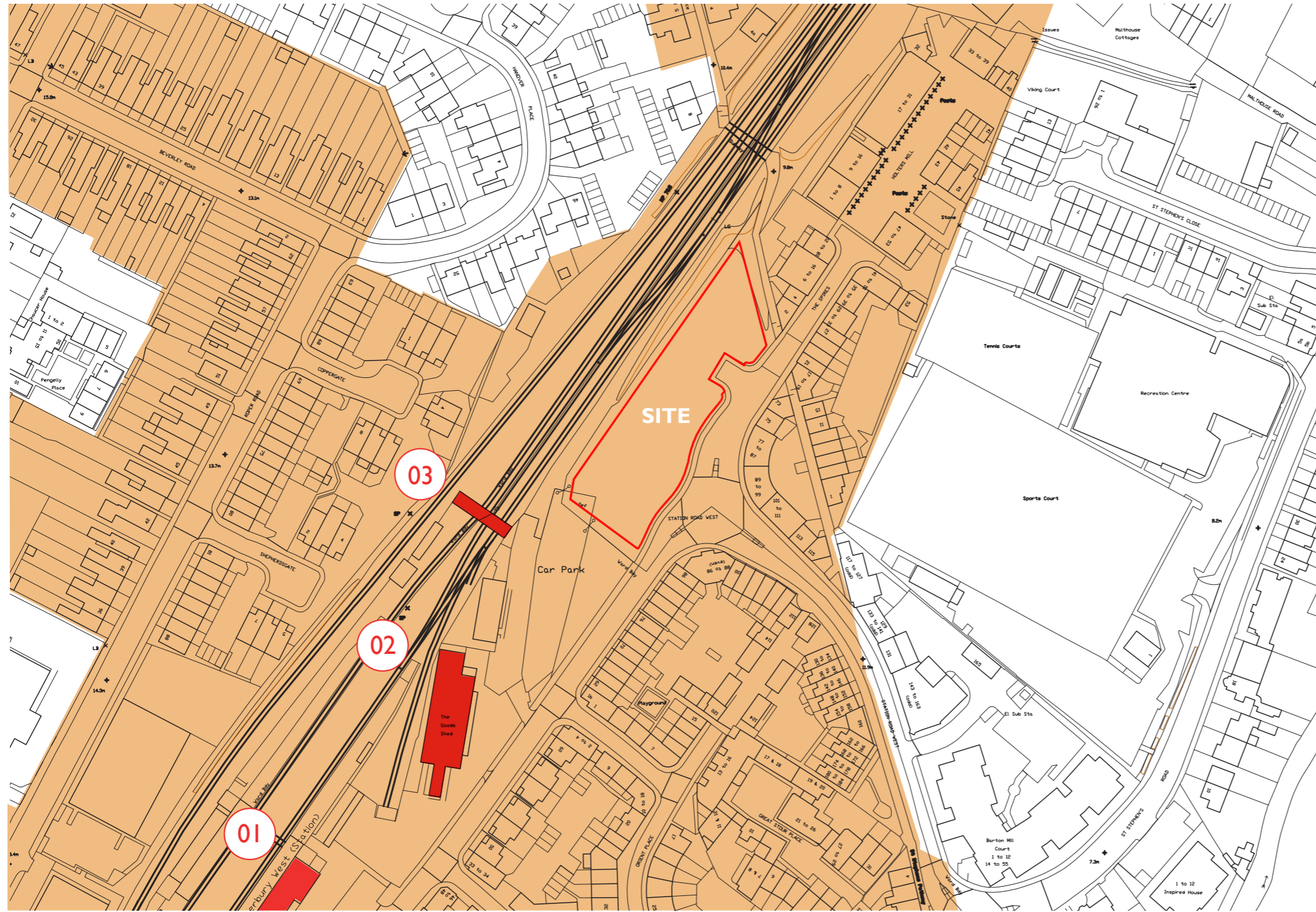


THE SITE _ 03



CONTEXT _ 01

Conservation area map & Listed Buildings



 Listed Building  Conservation Area



Canterbury West Station [1846] - Grade II Listed



Goods Shed [c.1860] - Grade II Listed



Overhead Signal Box [Late C19] - Grade II Listed

CONTEXT _ 02

Listed Buildings

01 List Entry name: CANTERBURY WEST STATION - Grade II Listed

Built in 1846. 1 storey stuccoed. The hipped roof is now covered in corrugated iron. Wide eaves cornice. 6 sashes with glazing bars intact. Recessed centre portion, supported by 2 Greek Doric fluted columns and 2 pilasters. Portion of 2 storeys and 3 windows on each side of this. Near this building was the terminus of the Canterbury and Whitstable railway, opened in 1830, the earliest railway in the South of England.



02 List Entry name: GOODS SHED AT CANTERBURY WEST RAILWAY STATION - Grade II Listed

Goods shed. Circa 1860; later alterations and extensions. Red brick; altered and extended in yellow brick. Corrugated asbestos roof. Both east and west elevations originally each with six semi-circular lights at the top of tall blind arches, three to each side of central wide segmentally arched blind opening. West elevation little altered, but east elevation altered with later doors; C19 or early C20 railway valance canopy. North and south gable ends each with two wide segmental entries, three of these four entries with boarded doors, and north gable with boarded canopy over centre loading bay. Single storey extension on south with hipped concrete tile roof; sash windows in side elevations; south or entrance elevation with SASH window to left hand and flight of stone and brick steps leading sideways to right hand half glazed door.

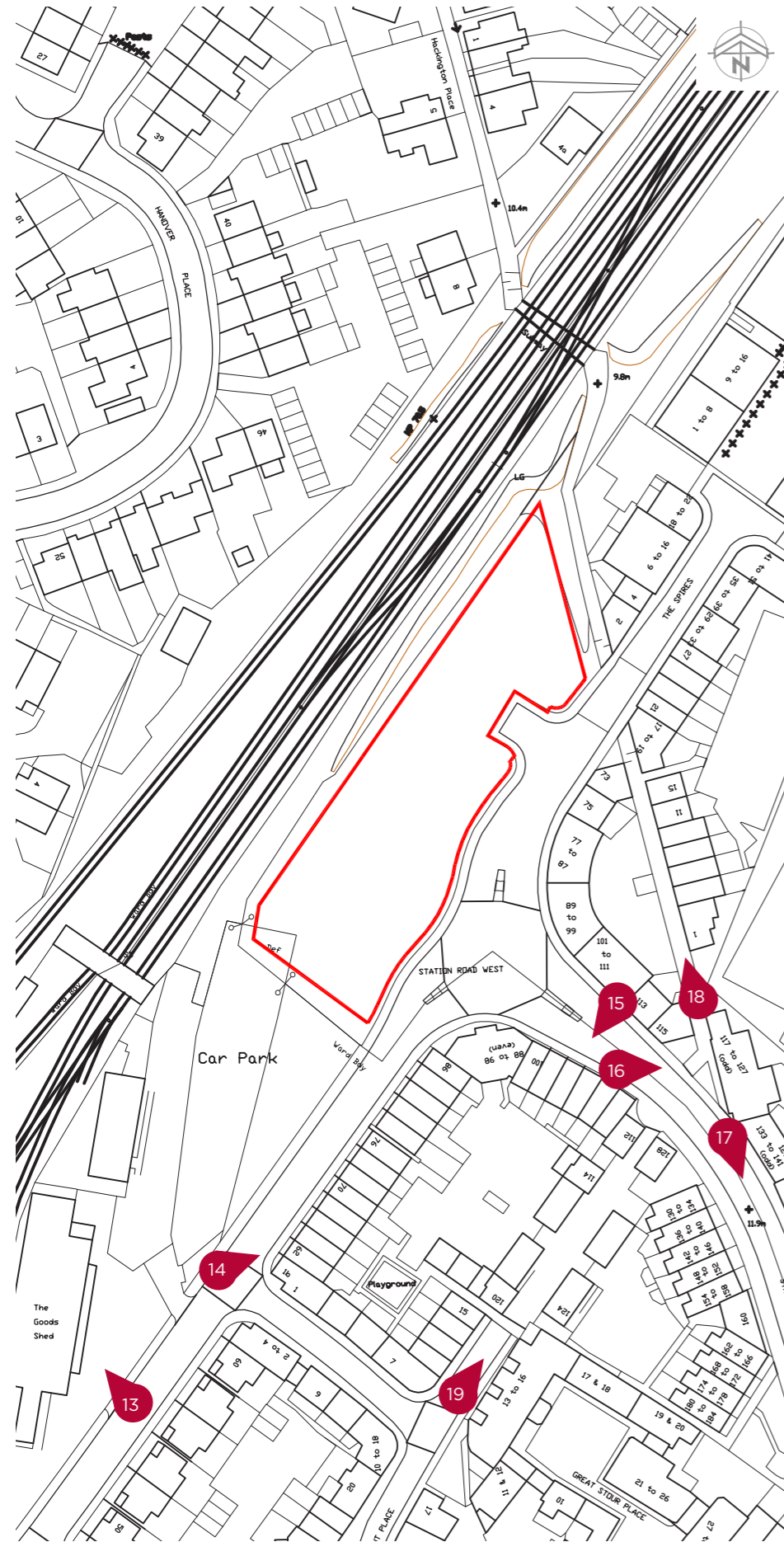


03 List Entry name: OVERHEAD SIGNAL BOX - Grade II Listed

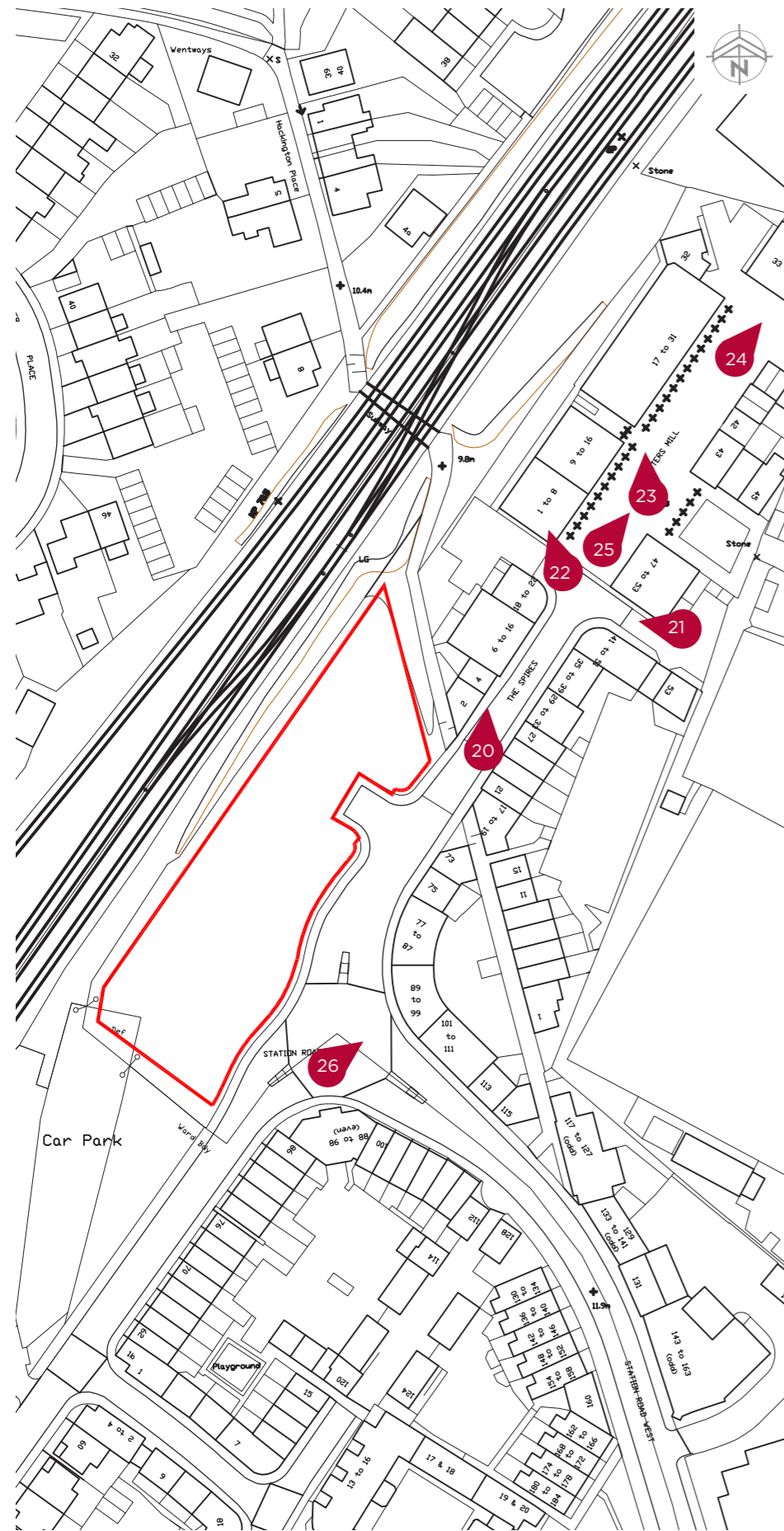
Overhead signal box. Late C19 to early C20. Weatherboarded; slate roof with plain bargeboards. Two storeys. Five bays. Lower storey of south-west elevation with two small end windows to each bay; ledge above supported on small iron brackets. Main floor with five horizontally sliding sashes, with four panes to each half sash; overhanging eaves supported on iron brackets. Access via open tread steps and gallery. Signal box suspended above railway line and supported by lattice girder cradle, in turn supported by lattice girder posts.



CONTEXT _ 03

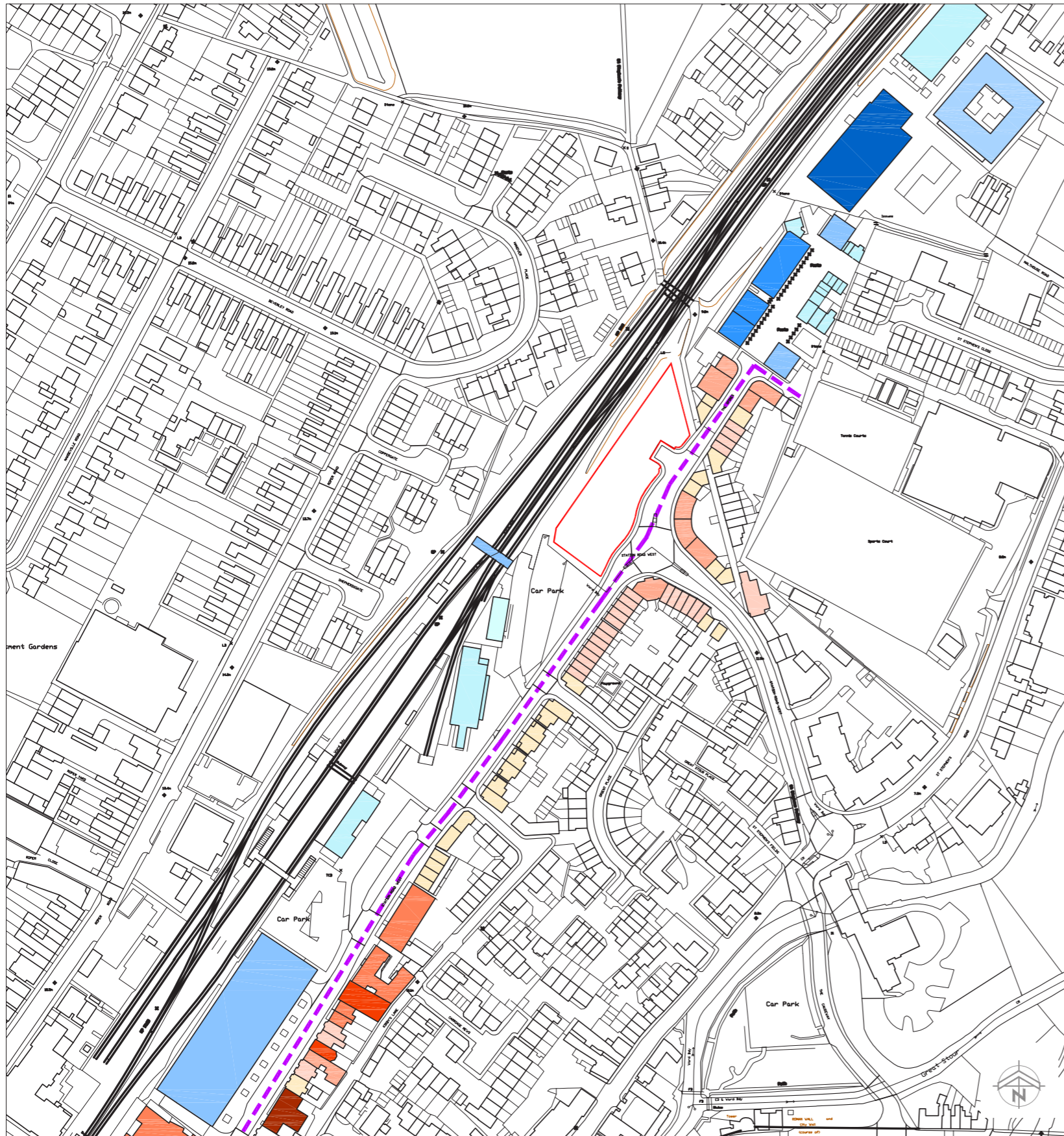


CONTEXT _ 04



CONTEXT _ 05





AN INDUSTRIAL / RESIDENTIAL DIVIDE

- Historically, there is an obvious divide along Station Road West and The Spires, with light industrial / commercial use buildings along the northern edge, and residential use along the southern edge.
- Industrial buildings along the northern edge tend to have large singular footprints with general scale ranging up to 6 storey. Some of the Mill buildings have subsequently been converted and extended for residential use.
- Extensions to the Mill retain an industrial aesthetic with large footprints, rhythmic fenestrations and increased building scale.
- Detailing on the south east edge highlights individual dwellings, with a few larger scale flatted developments opposite Canterbury West Station.

INDUSTRIAL / COMMERCIAL TYPOLOGY

- 5 - 6 Storey
- 4 Storey
- 3.5 Storey
- 3 Storey
- 2 Storey
- Single Storey

RESIDENTIAL TYPOLOGY




- 5 Storey
- 4 Storey
- 3.5 Storey
- 3 Storey
- 2.5 Storey
- 2 Storey









INDUSTRIAL / RESIDENTIAL CHARACTER DIVIDE ALONG STATION ROAD WEST & THE SPIRES

CONSTRAINTS













-  Existing vehicular / pedestrian access
-  Principal Views towards the site
-  Area of hardstanding

-  Primary frontage
-  Noise / traffic pollution
-  Existing green buffer

-  Site boundary
-  Grade II Listed
-  3m Easement to frontage for Pedestrian / Cycle route

OPPORTUNITIES



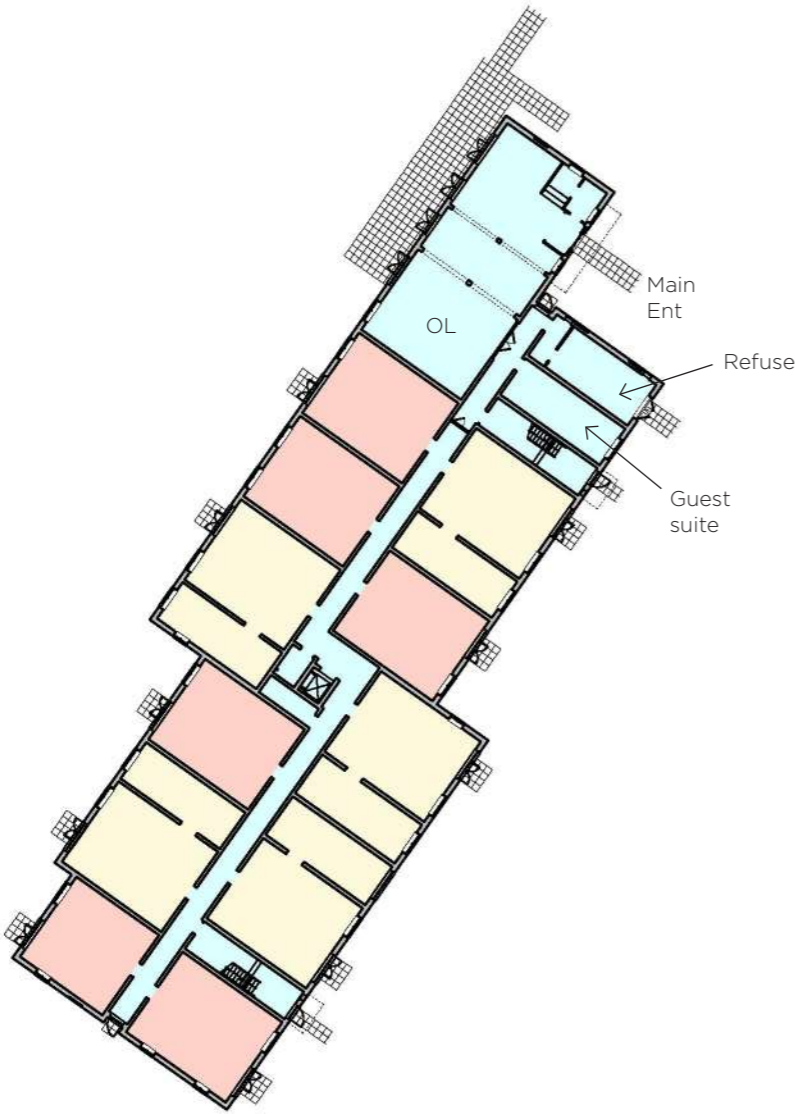
-  Increased Planting / Natural Screening to all boundaries
-  Site boundary
-  Accommodation outlook orientation
-  Pedestrian route into town
-  Introduction of soft landscaping / private amenity
-  Existing vehicular / pedestrian access point
-  Views toward site screened by natural landscaped buffer
-  Good separation to boundary / surrounding buildings
-  Development mass
-  Hardstanding / Parking

INDICATIVE SITE PLAN

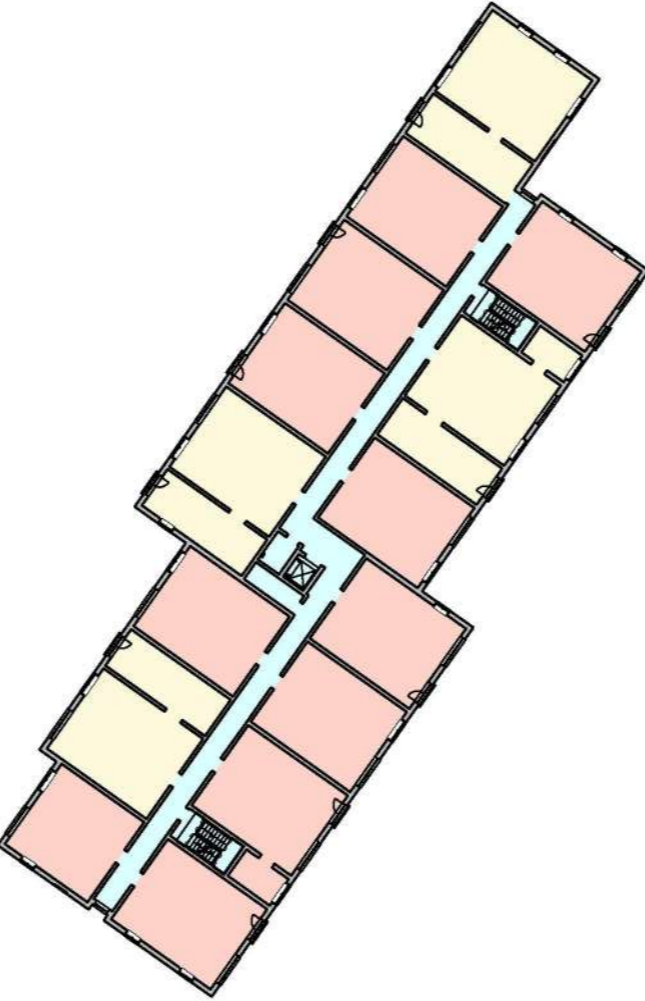


- Site boundary
- 1 bed room apartment
- 2 bed room apartment
- Communal areas
- 01 Proposed vehicular entrance via existing access.
- 02 Segregated pedestrian entrance to development
- 03 Owners lounge / communal facilities
- 04 Dry riser stairs
- 05 Seating area in residents garden
- 06 Internal Refuse store
- 07 Substation
- 08 Buggy Store

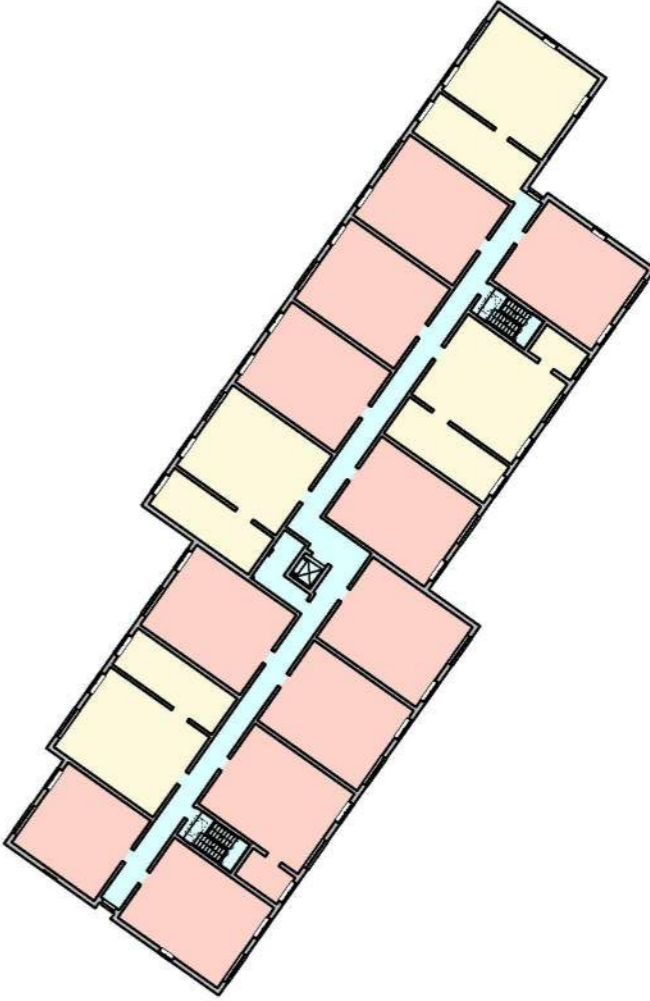
INDICATIVE FLOOR PLANS



GROUND FLOOR PLAN



INTERMEDIATE FLOOR PLANS

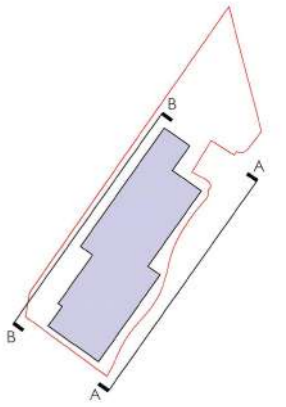


TOP FLOOR PLAN



- One bed apartment
- Two bed apartment
- Communal / Circulation
- OL Owners lounge

INDICATIVE ELEVATIONS



FRONT ELEVATION (A-A)

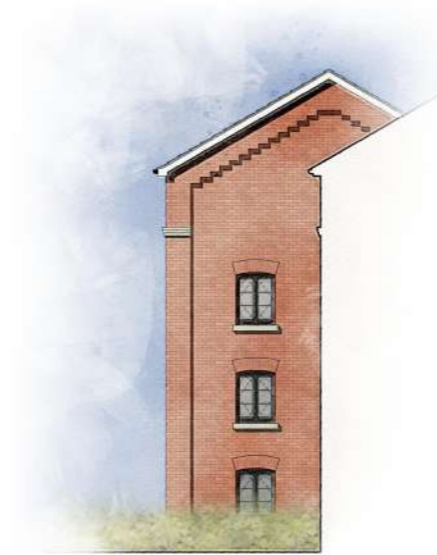


REAR ELEVATION (B-B)

INDICATIVE ELEVATIONS



SOUTH ELEVATION (C1-C1)



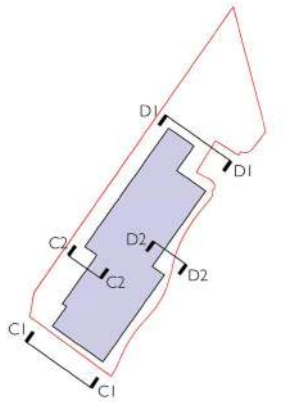
SOUTH ELEVATION (C2-C2)



NORTH ELEVATION (D1-D1)



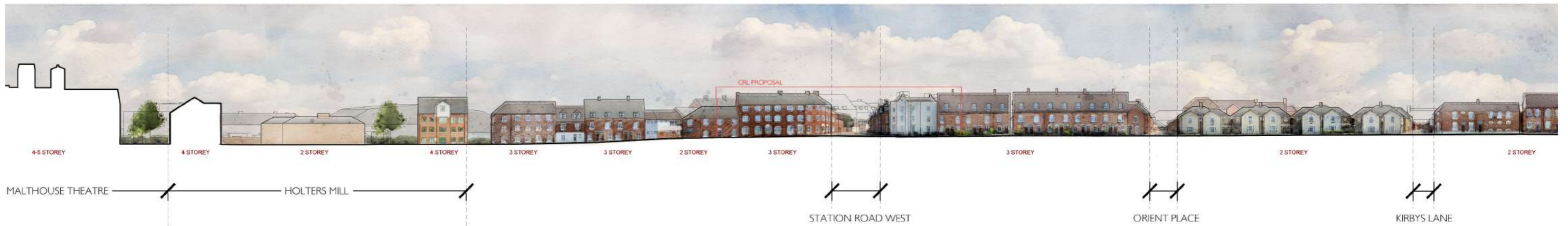
NORTH ELEVATION (D2-D2)



INDICATIVE STREET SCENES



STATION ROAD WEST STREET SCENE (NORTH)



STATION ROAD WEST STREET SCENE (NORTH)



INDICATIVE SITE DISTANCES & LEVELS PLAN



ARTIST IMPRESSIONS _ 01



ARTIST IMPRESSIONS _ 02



ARTIST IMPRESSIONS _ 03

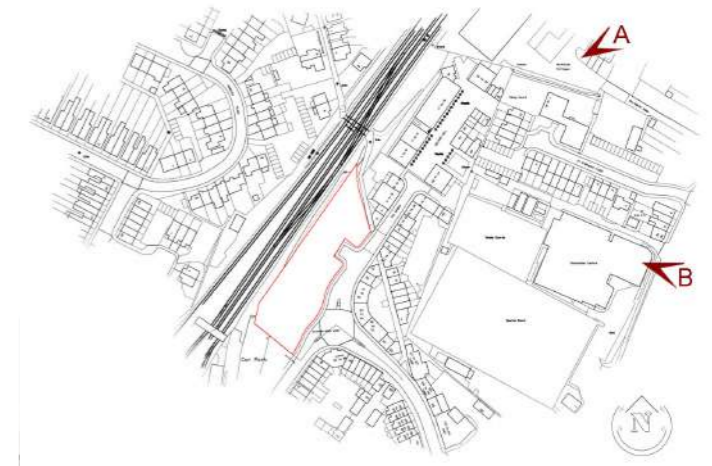


ARTIST IMPRESSIONS _ 04



Indicative view looking north along Station Road West, past the Goods shed towards the proposed development.

ARTIST IMPRESSIONS _ 05

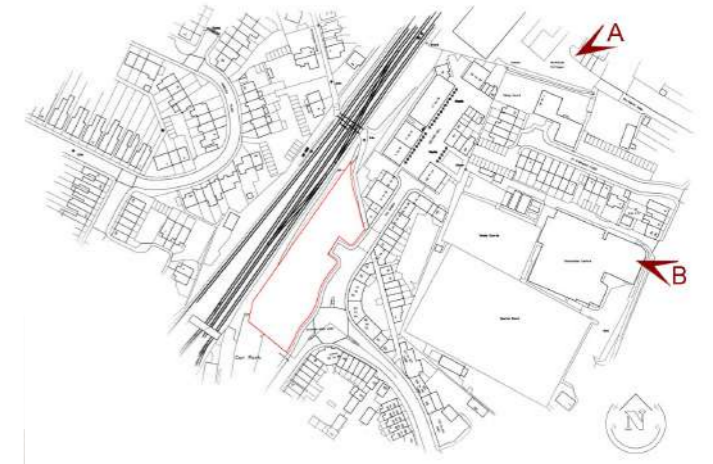


CRL PROPOSAL

AERIAL VIEW **A**



ARTIST IMPRESSIONS _ 06



CRL PROPOSAL

AERIAL VIEW **B**



NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the site associated with the Temporary Station Car Park, Station Road, Canterbury, CT2 7RT, your time is appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into an email. Please include the words 'CANTERBURY' within the email subject title and send it to:

info@planningissues.co.uk

Feedback received online will be considered by Churchill retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Planning Authority with the potential submission of a planning application in October 2023.