

# 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 11 The Village, Wigginton, YO32 2PL.

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 & site;
- Context;
- Constraints & opportunities;
- Indicative plans;
- 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 demolition of 1 no. large detached dwelling and outbuilding at the site of 11 The Village, Wigginton, YO32 2PL and seeks to erect retirement living accommodation comprising 45 no. one and two-bed apartments with associated communal areas, parking and landscaping.

## VISION

Churchill Retirement Living’s 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 Wigginton 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.





# INTRODUCTION TO CHURCHILL RETIREMENT LIVING

## WHO ARE CHURCHILL RETIREMENT LIVING LTD?

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 93% 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;

- 7,545 apartments under management.
- Owned and contracted land bank of 3,009 plots.
- Seven 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.

# 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. National Planning Policy includes Planning Practice Guidance on ‘Housing for older and disable people’ to assist Councils in preparing planning policies on housing for older and disable people. This sets out that **providing 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.**

The 2014-based Subnational Population Projections identifies that England’s population will grow by 4,427,000 in people aged 60 and above between 2014 and 2030, this equates to a 35.56% increase in population.

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 recent report by Knight Frank ‘Senior Housing Development Update 2021’ finds in relation to the provision of older peoples housing “...forecasts suggest development will continue to rise, with the number of specialist seniors housing units in the UK anticipated to grow by 9% over the next five years to just short of 820,000 units.”

“...the rate of delivery will still be dwarfed by the UK’s ageing population, deepening the existing mismatch between supply and demand.”

## A LOCAL NEED

The age profile of the population can be drawn from Census data.

The City of York, as set out in the adjacent figure identifies an age profile with a mean age of 39.5 and a median age of 38.0. With the figures identifying that **45,131 people are over the age of 60, within the current population of the City of York.**

The latest SHMA for York Council was published in June 2016. This document indicates that York is expected to see a notable increase in the older person population with the **total number of people aged 65 and over expected to increase by 45% over the 20 years from 2012**. This compares with **overall population growth of 12% and an increase in the Under 65 population of just 5%.**

The document confirms there is a likely to be an increased requirement for specialist housing for older people. Analysis based on the projections for over 75’s shows a **potential need for 1,688 units, at 84 per annum, which is around 11% of total demographic need.**

Units: Persons	
Date	2011
Geography	York
	value
All usual residents	198,051
Age 0 to 4	10,677
Age 5 to 7	5,747
Age 8 to 9	3,601
Age 10 to 14	9,712
Age 15	2,039
Age 16 to 17	4,179
Age 18 to 19	7,879
Age 20 to 24	19,746
Age 25 to 29	14,159
Age 30 to 44	38,818
Age 45 to 59	36,363
Age 60 to 64	11,716
Age 65 to 74	16,929
Age 75 to 84	11,629
Age 85 to 89	3,200
Age 90 and over	1,657
Mean Age	39.5
Median Age	38.0

# 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 45 apartments proposed, at a ratio of 1.3 people per unit, there will be around 58 occupants. At a saving of £3,500 each per year, this equates to a saving of **£203,000 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.

# POLICY

Planning Applications are required to be determined in accordance with the development plan unless material consideration indicates otherwise.

Material considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

## National Planning Policy

The revised NPPF was updated on 20th July 2021 and sets out the government’s planning policies for England and how these are expected to be applied.

The Government’s policy, as set out in the NPPF, 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.”

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.

## Local Development Plan

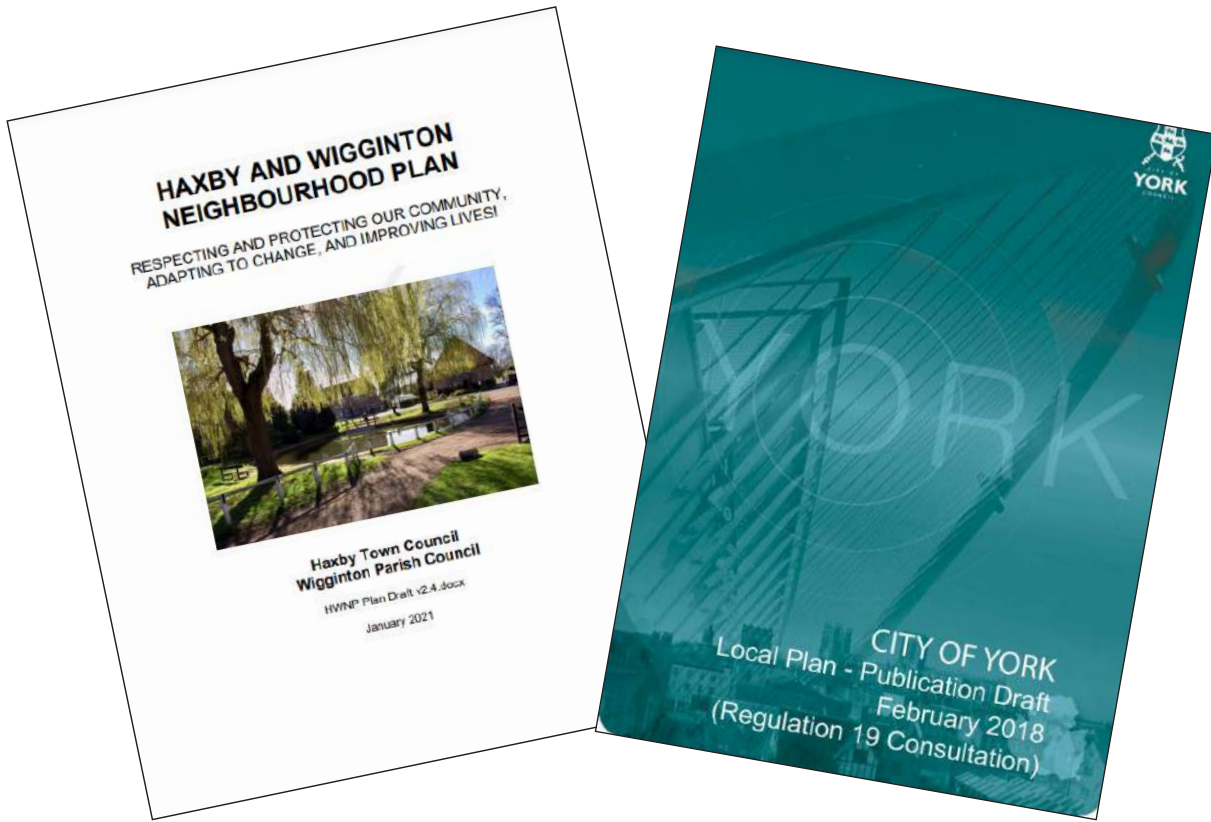
York does not have an up to date adopted Local Plan.

The relevant emerging Development Plan Documents to be considered in the proposal are:

- The Publication Draft of the York Local Plan (2018).
- Haxby and Wigginton have a Draft Neighbourhood Plan (2021)

## The Redevelopment Principle

The site is within the development boundary and within a suburban Area. The proposal will make efficient use of land in a sustainable location in close proximity to Haxby District Centre. It will provide much needed 1 and 2 bed apartments and help free up family housing elsewhere. The principle of development on the site for this type of use is considered to be acceptable.





## LOCATION MAP



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## SITE & CONTEXT DESCRIPTION

- The site comprises an existing residential property, out-building and substantial rear garden.
- The site is generally bounded to the west and south by residential properties; with The Village (road) running the length of northern boundary and an existing footpath to the south which has been identified as a public right of way (PRoW). The eastern boundary is bounded by both Wigginton Recreation Hall and car park, as well as a large area of open space adjacent to Haxby and Wigginton Health Centre. An existing 2 storey commercial property and gardens adjoins the site directly to the west.
- Within the immediate context, properties range from 2/2.5 storeys in height whilst in the slightly wider context, there are several large footprint developments of 2.5 and 3 storey in height.
- The site, outlined in red to the left, is 0.39Ha and is relatively flat. The ground is mainly lawned with hardstanding to the front.
- The site currently is accessed from The Village to the north and the proposed access is to be relocated and widened. All other boundaries are closed and shared with the amenity of adjoining residential gardens, footpath, car parking and open space which offer good screening between ownerships. There are mature hedges to the eastern and southern boundaries which will be retained where possible.
- The character of the street is typically defined by a mix of detached and semi-detached dwellings which are mostly red brick with some white render. There is an existing 2/3 storey retirement living development located along The Village to the west of the site which is also designed with a mix of brick and render.
- The site does not fall within a Conservation Area and the property is not listed.
- The roof ridge lines along The Village are irregular due to the variation in building heights broken by breaks between properties. Roof finishes are either red clay or concrete pantiles, slate and slate colour concrete tiles.
- Common features include: feature brick heads and cills, along with some stone heads and cills. Gabled roof forms tend to predominate above hipped forms.
- Frontage boundaries along The Village are defined predominantly by low red brick walls, low wooden fencing, metal railings, trees, shrubs and hedging.



SITE PHOTOS





CONTEXT





CONTEXT (cont...)



Nb. Some of the context photos are taken of development slightly beyond the area shown on the above map. These are indicated with a (\*).



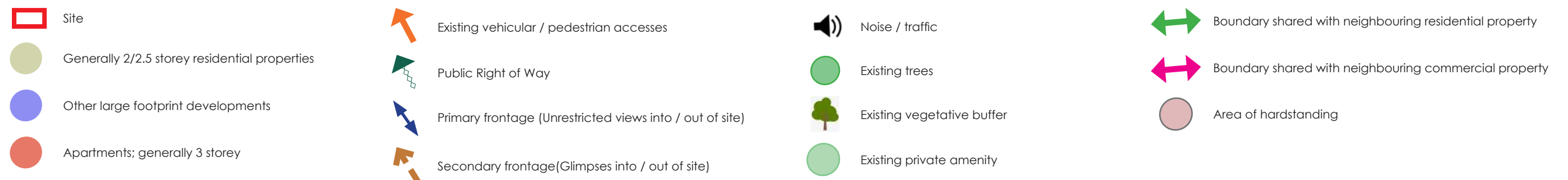
Photo located in village centre\*



Photo located in village centre\*



This aerial diagram illustrates a residential development layout. A central green space is enclosed by a red boundary line. Within this space, there are two green circles and two pink ovals. Arrows of various colors (green, orange, blue, purple) indicate movement or flow within the development. A yellow dashed arc at the top is labeled 'EAST' and 'WEST' with sun icons. A text label 'mature hedges to southern and eastern boundaries' points to a dashed line along the eastern edge of the central green space.





OPPORTUNITIES



- Site
- Generally 2/2.5 storey residential properties
- Other large footprint developments
- Apartments; generally 3 storey
- Singular pedestrian / vehicular access
- Public Right of Way
- Potential for good separation to boundary
- Acute views towards the site screened by natural landscape buffer / mature trees
- Short walking proximity to shops
- Natural landscape buffer - Acoustic and visual impact mitigation
- Potential landscaping improvement to existing landscaping along boundaries shared with neighbouring properties
- Improvement of existing planting / vegetation
- Potential accommodation outlook direction



# URBAN GRAIN STUDY

The pattern of development in the area around the site is characterised by some larger building footprints such as residential care homes, apartments, retirement developments and civic buildings and smaller footprint domestic buildings (shown in dark grey on the plans opposite). Along 'The Village' frontage the buildings follow a general building line set back from the road.

The proposed development would introduce a building footprint which reflects some of the larger building footprints within close proximity and establish a building line to the footpath which represents a continuation of the existing urban grain. It also creates a development pattern which is more in keeping with the wider pattern, both historic and modern, of development in this area of Wigginton and Haxby.



Existing Urban Grain



Proposed Urban Grain (showing application proposals)

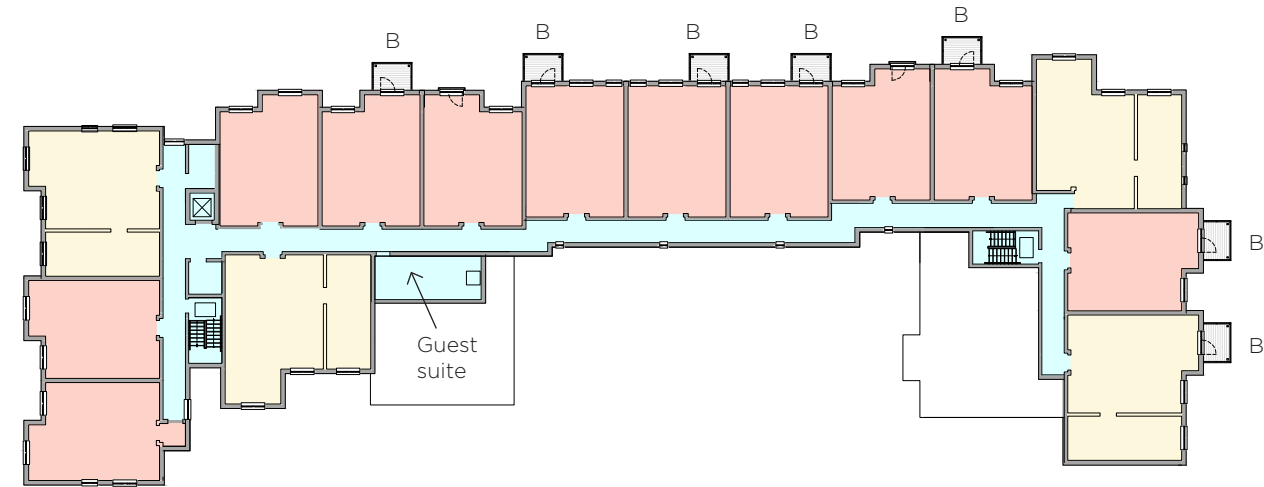


INDICATIVE SITE PLAN

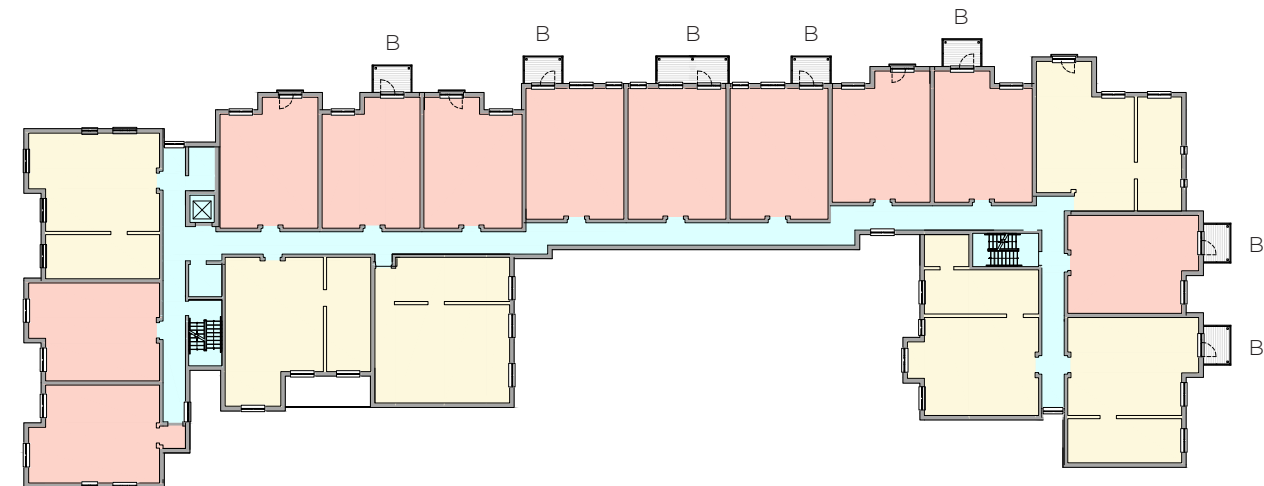




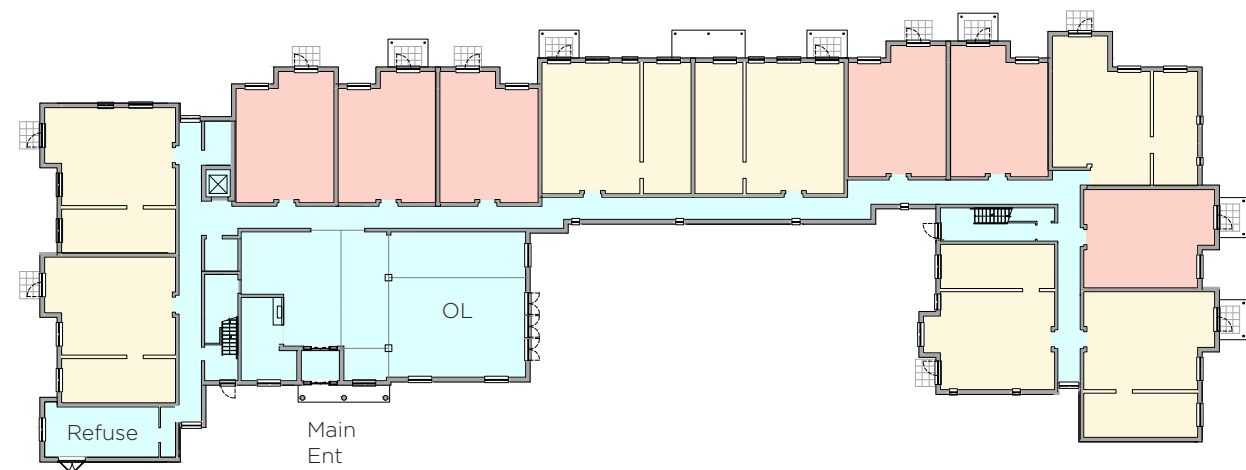
INDICATIVE FLOOR PLANS



Second Floor Plan



First Floor Plan



Ground Floor Plan

- One bed apartment
- Two bed apartment
- Communal / Circulation
- OL Owners lounge
- B Balconies where good separation to boundaries allows.





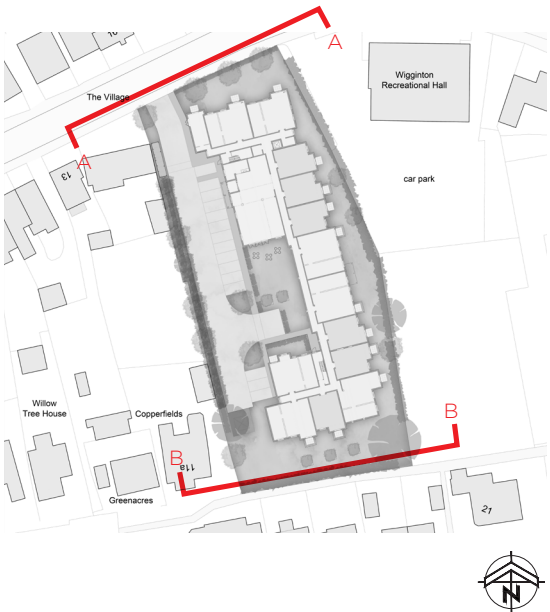
INDICATIVE ELEVATIONS



North Elevation (A-A) - from access road outside the site boundary



South Elevation (B-B) - from within the site boundary





INDICATIVE STREET SCENE



The proposals create an elevation to the streetscene that completes the frontage within a design that fits in with the vernacular of Wigginton and respects the existing building line.

Building materials and architectural details are consistent with those found in the immediate context.



## NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the site at **The Village, Wigginton**, 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 '**The Village**' within the email subject title and send it to:

**[info@planningissues.co.uk](mailto: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.

