

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 Roundstone Caravans, Worthing Road, Southwater, RH13 9JF.

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;
 - Design evolution;
 - Indicative plans;
 - Preliminary views;
 - 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 at the site of Roundstone Caravans, Worthing Road, Southwater, RH13 9JF and the erection of accomodation for later life; comprising 36no. one and two-bed apartments and 6no. cottages 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 Seaford 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 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;

- 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.

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.
Horsham, as set out in in the adjacent figure identifies an age profile with a mean age of 42.1 and a median age of 44.0. With the figures identifying that **34,679 people are over the age of 60, within the current population of Horsham District.**

The Housing Market Mix Report (November 2016) for the Council indicates that Household Change by Age in Horsham indicates very significant projected increases in more elderly age groups with 52% of the total household growth occurring in the 60+ years age groups.

The document identifies that in terms of owner occupiers 15,013 homes within Horsham are **owned or shared ownership that are aged 65 and over**. This is the biggest tenure category for the over 65’s, with Social Rented as 2,465 and private rented or living rent free at 424.

Date	2011
Geography	Horsham
	value
All usual residents	131,301
Age 0 to 4	7,151
Age 5 to 7	4,379
Age 8 to 9	2,872
Age 10 to 14	8,469
Age 15	1,672
Age 16 to 17	3,551
Age 18 to 19	2,653
Age 20 to 24	5,660
Age 25 to 29	5,858
Age 30 to 44	25,242
Age 45 to 59	29,115
Age 60 to 64	9,109
Age 65 to 74	13,130
Age 75 to 84	8,717
Age 85 to 89	2,356
Age 90 and over	1,367
Mean Age	42.1
Median Age	44.0

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 36 apartments and 6 cottages proposed, at a ratio of 1.3 people per unit, there will be around 54 occupants. At a saving of £3,500 each per year, this equates to a saving of **£189,000 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 Application 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

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

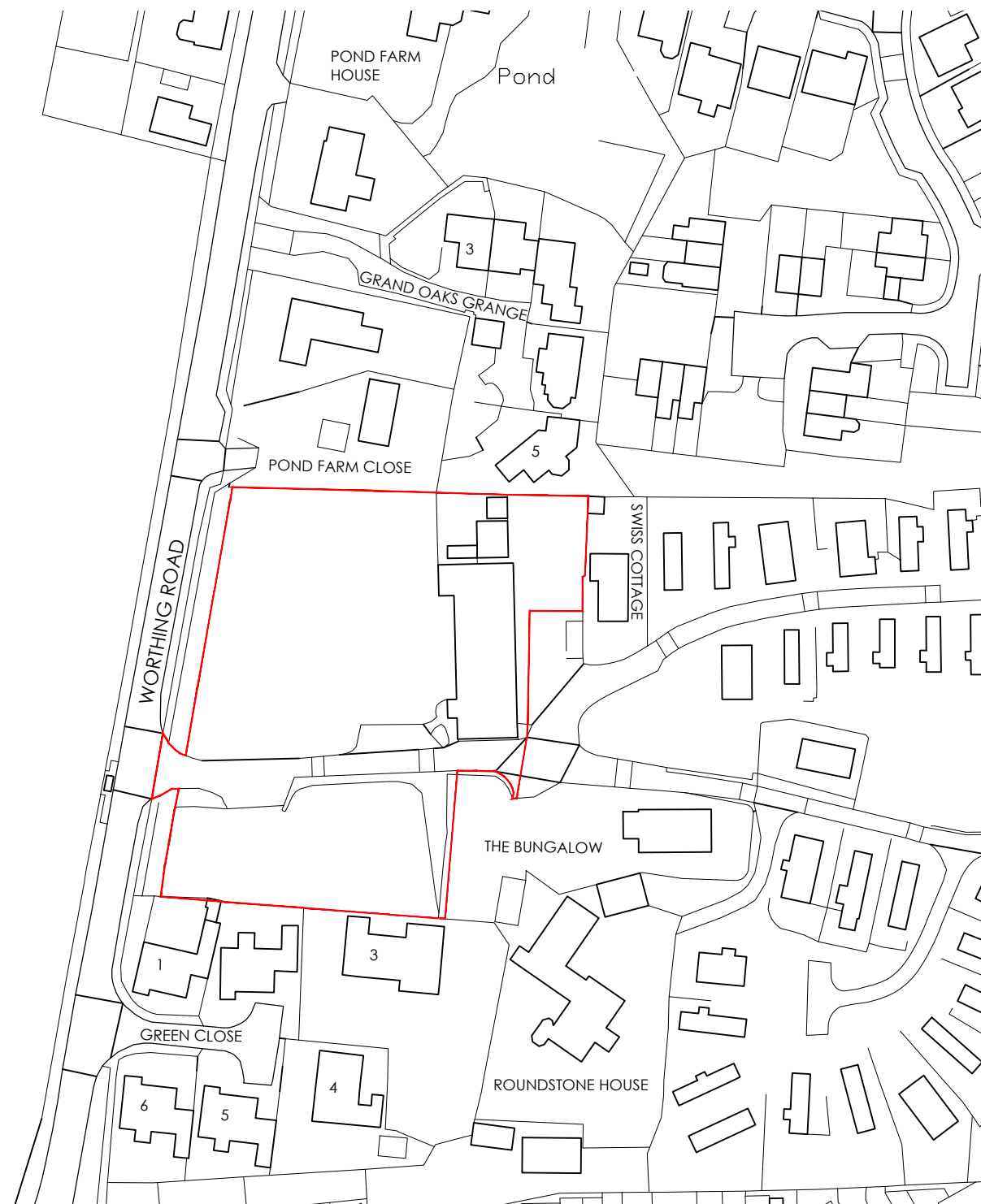
- Horsham District Planning Framework (November 2015).

The Redevelopment Principle

The site constitutes a brownfield site which is located within the Built Up Area Boundary (Policy 3). The proposal will make efficient use of land in a sustainable location. It will provide much needed 1 and 2 bed apartments and cottages and help free up family housing elsewhere. The principle of development on the site for this type of use is therefore considered to be acceptable.



LOCATION MAP



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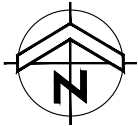
SITE & CONTEXT DESCRIPTION

- The site comprises the retail element of a caravan park and depot (Roundstone Caravans) within Southwater.
- The site is bounded to the north, east and south by residential properties; to the west is open countryside. There is one 2 storey existing building on site.
- The site is rectilinear in shape and is 0.56Ha, measuring approx 85m north to south and 58m east to west at the narrowest and 72m at the widest. It is relatively flat, however there is a rise from front of the site to rear of approx. 400mm and a fall from north to south of approx. 1.6m.
- The site fronts west onto Worthing Road with a residential development located to the east comprising single storey dwellings served by an access road that bisects the site which is to be retained. All other boundaries are closed and shared with the amenity of adjoining residential gardens which are verdant and offer good screening between ownerships.
- The character of the area is typically defined by a mix of single-storey detached dwellings positioned closely together to the south and east, with larger 2 storey detached and semi-detached dwellings located to the north.
- Approximately 120m to the south of the site there is the recently completed Broadacres residential development which has a mix of 2-3.5 storey dwellings, the tallest of which is located to the north and is visible from the site.
- The site falls within the settlement boundary of Southwater which is defined as a "small town or large village" where development will be permitted.
- The site does not fall within a conservation or an archaeologically sensitive area.
- The predominate building material of the existing residential context is red brick and the building typology is traditional. The main brick is often supplemented by tile hanging and weatherboarding.
- The roof ridge line along Worthing Road is relatively continuous but is broken by the use of a mix of hips and gables, irregular gaps and breaks between properties and single storey extensions / garages. Roof finishes are either red, brown or grey.
- Common features include: Chimneys, feature gables, UPVC glazing with glazing bars, brick headers and cills, half and full dormer windows (with a mix of hipped, gabled and flat roofs above and bonnet tiles to roof hips).
- Frontage boundaries along Worthing Road are defined predominantly by low red brick or medium to large sized hedging.

SITE PHOTOS



CONTEXT



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



CONTEXT (cont...)



Photo located in village centre*



Photo located in village centre*

CONSTRAINTS

EXISTING STREET SCENE - NORTH SIDE SUTTON ROAD scale 1:500



OPPORTUNITIES



- Site
- Singular pedestrian / vehicular access
- Public Right of Way
- Good separation to boundary
- Natural landscape buffer - Acoustic and visual impact mitigation
- Potential landscaping improvement to existing landscaping along boundaries shared with neighbouring properties
- Potential zone for private amenity / secluded landscape walks
- Improvement of existing planting / vegetation to street scene
- Short walking proximity to shops
- Breaks in overall proposal mass to help integrate into context
- Acute views towards the site screened by natural landscape buffer / mature trees
- Potential accomodation outlook direction

DESIGN EVOLUTION

BUILDING DISPOSITION



Existing.



Linear block.



Linear block + 'L' Shape block.



'U' Shape block + Cottages.

PARKING LOCATION



Existing.



Along access road.



Within courtyard only.



Combination of parking along access road and within courtyard.

ARTICULATION



One large detached building set-back and affronting the main road to the north half of the site.



Steps / cut backs introduced to ends of block to mitigate overlooking and overall depth of building.

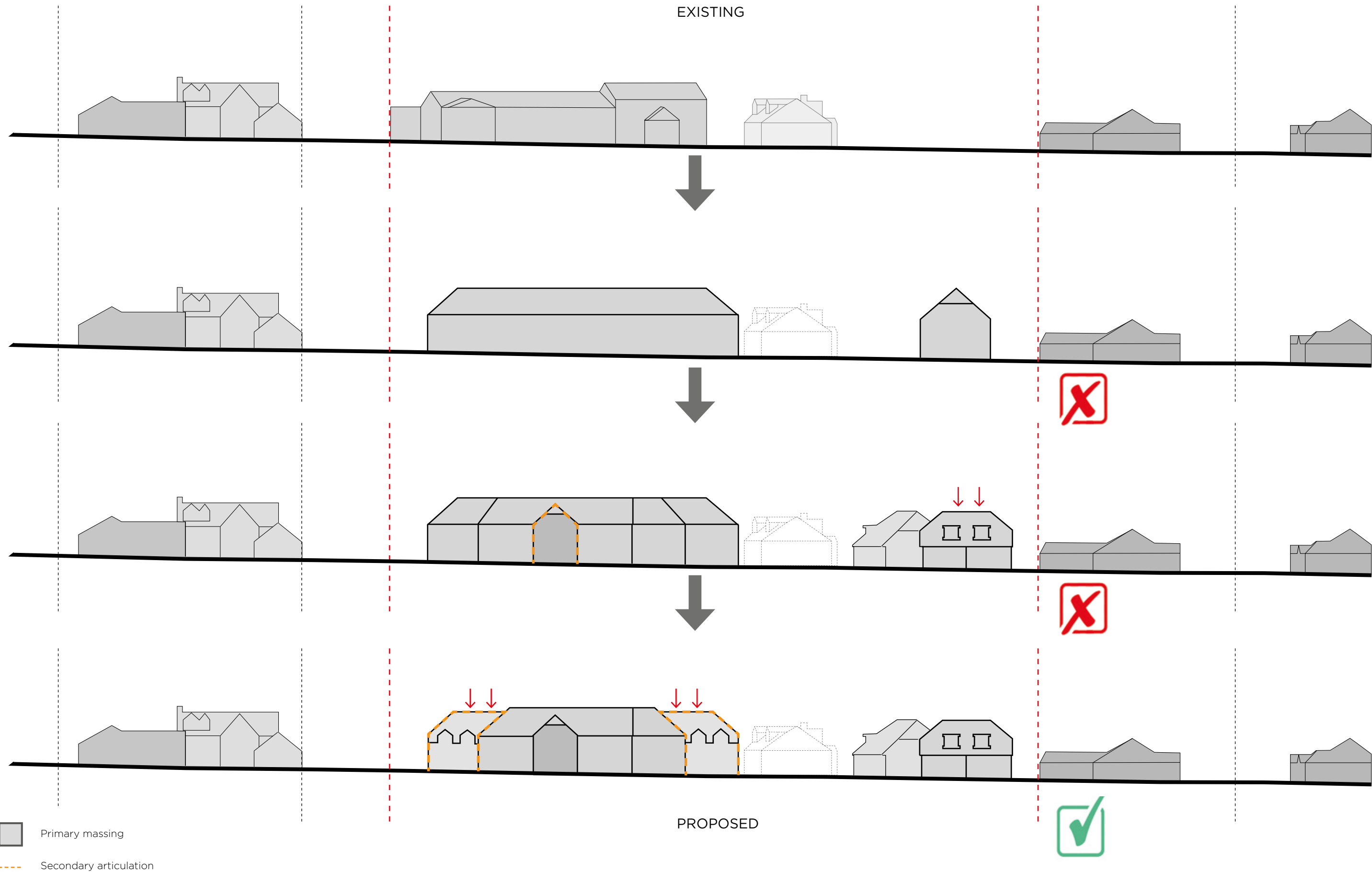


Primary breaks / recesses introduced into mass to spilt into several smaller components.



Secondary articulation added through the projections / gable features etc to further break components into comparable & domestic scale, appropriate to the area.

DESIGN EVOLUTION (Cont...)



INDICATIVE SITE PLAN scale 1:500



INDICATIVE SITE DISTANCES PLAN scale 1:500



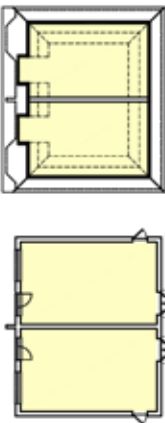
INDICATIVE FLOOR PLANS scale 1:500



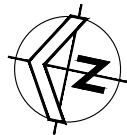
GROUND FLOOR PLAN



FIRST FLOOR PLAN



COTTAGE PLANS



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

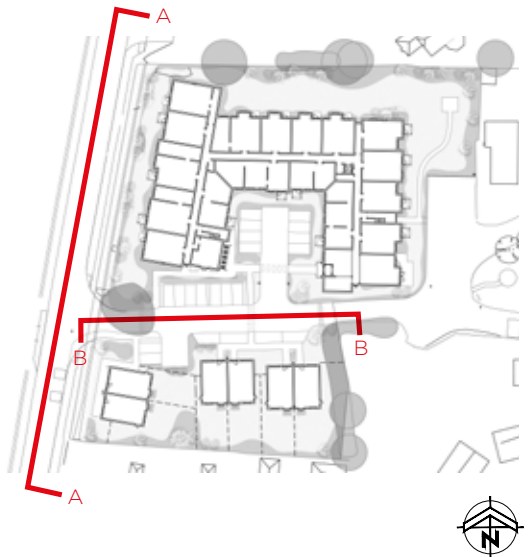
INDICATIVE SOUTH ELEVATION scale 1:200



West Elevation (A-A) - from main approach on Worthing Road



North Elevation (B-B) - from access road within site boundary



INDICATIVE STREET SCENE scale 1:500



PRELIMINARY VIEWS TOWARDS SITE - EXISTING & PROPOSED



Existing view looking north westerly along Worthing Road towards site



Proposed view looking north westerly along Worthing Road towards site



Existing view looking south easterly along Worthing Road towards site



Proposed view looking south easterly along Worthing Road towards site

NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the site at Roundstone Caravans, Worthing Road, Southwater, RH13 9JF, 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 '**Worthing Road**' 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 December 2021.



Proposed view from main approach looking into site facing northeast



Proposed view from main approach looking into site facing southwest