

# 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 to redevelop the Former Police Station, 124 High Street, Newport Pagnell, MK16 8EH

. The consultation is made up of a number of information boards including the following:

- Purpose of this consultation
  - Introduction To Churchill Retirement
  - Typical Development Features
  - Housing Need
  - Benefits
  - Our Typical Customer
  - Planning Policy
  - Location Map
  - Site Photographs
- Context
  - Constraints & Opportunities
  - Design Evolution
  - Proposed Site Plan Layout
  - Indicative Elevations
  - Preliminary Views Towards The Site
  - 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 has considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

## THE PROPOSAL

The proposal is to deliver circa 45 no. one and two bedroom retirement apartments, in a highly sustainable location within Newport Pagnell, together with 3no. retirement cottages. It is proposed to retain the existing police station for a local community use, if there is planning support, or potentially a commercial re-use.

## VISION

Churchill Retirement Living’s vision for the site is to deliver a development that meets their customers’ needs and the local need for retirement apartments whilst also contributing to the character of Newport Pagnell. The development seeks to make a positive contribution locally in terms of social, economic and environmental benefits.

The proposal is for a retirement housing development of circa 45 one and two bedroom apartments and associated communal facilities, vehicular access, car parking and landscaping, together with 3no. retirement cottages and a community use within the former police station and cell block.

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 ongoing operation, management, care and responsibility for every apartment within our completed developments.

Churchill is a company built on integrity and trust. Our focus on design excellence and build quality is supported by an ongoing commitment to the successful management of our developments for the long term, providing an independent lifestyle that meets the needs of our 10,000+ apartment 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 was again named 'Best Medium Housebuilder'**
- **The HBF Customer Satisfaction Survey. Churchill has consistently retained its top '5 star' status having been recommended by more than 90% of customers**
- **The Sunday Times Top 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award followed by a 3rd place in 2020**

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**
- **Over 600 employees across the group**

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, which advises on planning related and public consultation matters.



TYPICAL DEVELOPMENT FEATURES



Owners' Lounge



Coffee bar



Guest Suite



Landscaped Gardens



Apartment Living Room



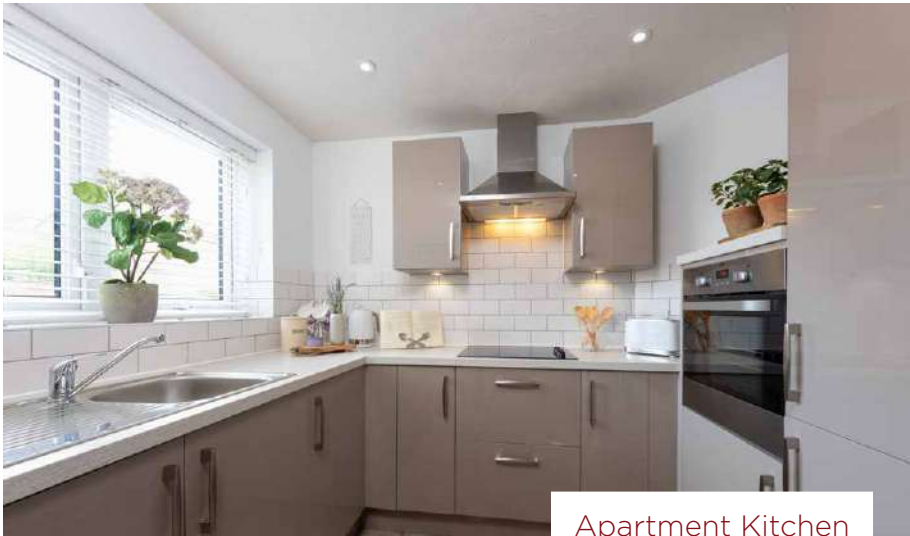
Apartment Bedroom



Apartment Dining Room/Second Bedroom



Apartment Shower Room



Apartment Kitchen



# 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 disabled people’ to assist Councils in preparing planning policies on housing for these specialist groups. 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 of people aged 60 and above will grow by 4,427,000 between 2014 and 2030, this equates to a 35.56% increase.

The graph opposite shows as the population ages, the proportion of older people’s housing per 1000 people aged 75 and over is decreasing.

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 graph opposite shows the predicted change in the population in Milton Keynes between 2016 and 2031. This shows the greatest increase is for the age groups 70 and over.

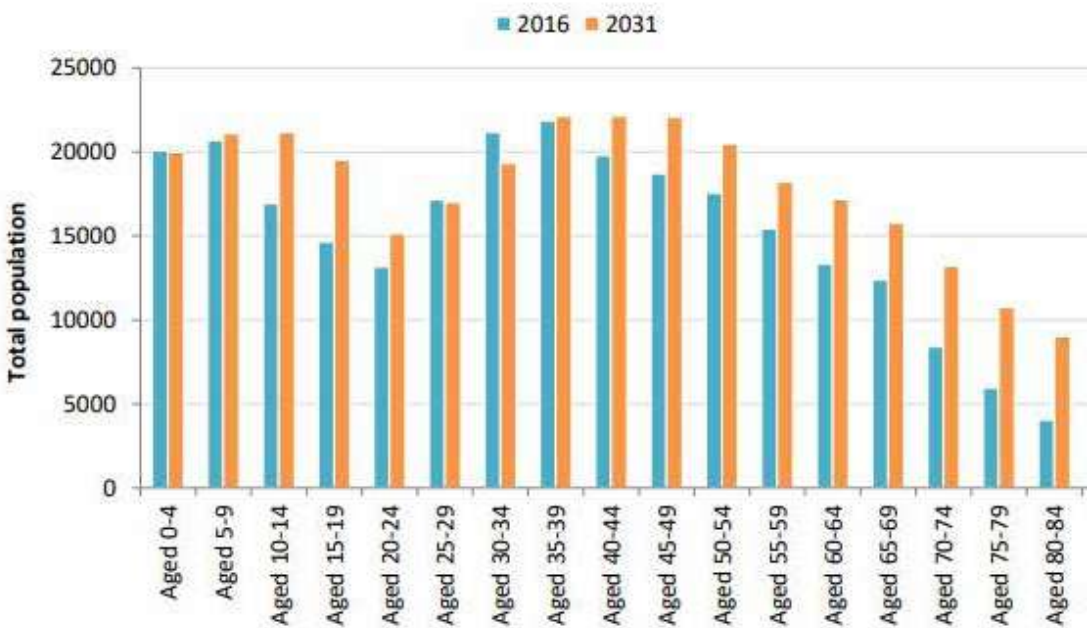
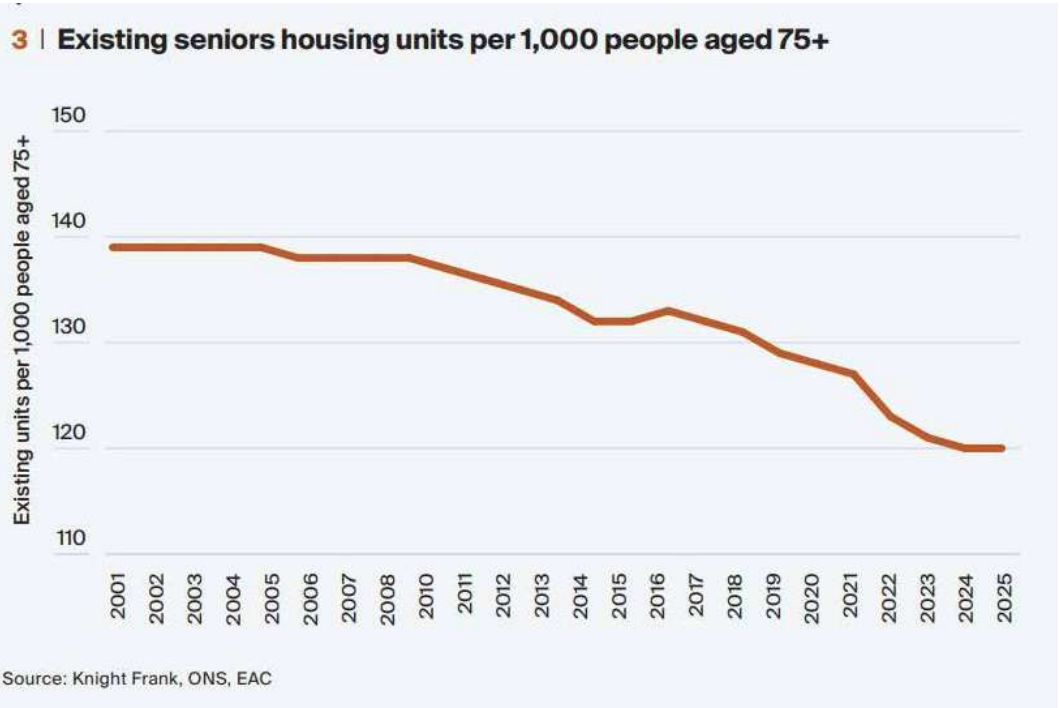
The data shows that the population in Milton Keynes aged over 75 is projected to double, increasing from 14,000 to 28,266 over the 15 year plan period 2016-2031 (SHMA 2017).

Priority 4 of the Milton Keynes Housing Strategy 2020-2025 sets out to ensure a “comprehensive range of supported and specialist housing for older and vulnerable people”. The strategy acknowledges that as the population of older people continues to grow, the demand for appropriate health and support is increasing. The Milton Keynes Housing Strategy clearly states “one of our key issues will be how we plan for an ageing population”.

The Plan:MK sets out there needs to be a supply of 3,400 additional older persons homes between 2016 and 2031.

The Housing Strategy sets out the Council’s intention to provide a suitable range of housing options for older people, enabling downsizing to free up larger properties in the housing stock and reducing the pressure on adult and health care services.

Milton Keynes Joint Health and Wellbeing Strategy (2018) confirms the significant issue of elderly isolation. It states that nearly a third of older people live alone and social isolation is a contributing factor to over 60% of preventable illness. The proposed development will significantly reduce social isolation through both informal chats and formal gatherings with other residents.





# 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 person per year** (Homes for Later Living September 2019).
- **Moves into retirement housing, frees up larger under occupied family homes. Every move into retirement housing generates two moves further down the housing chain**, sometimes more. Thus freeing up properties for young families and first time buyers.
- 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)

## 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.



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



A development that maximises the use of previously developed land reducing pressure on greenfield sites



Our developments bring health and social care savings - each person living in a Home for Later Life saves the NHS & Social Services approx £3,500 per year



Economic and social benefits of older people using local shops, services and facilities. Our Owners shop locally, supporting businesses and communities



Due to its sustainable location, retirement housing reduces the need to own a car. Owners often shop locally on foot or by public transport



Our developments allow for independent, secure living and provide companionship which helps to reduce isolation and loneliness



## OUR TYPICAL CUSTOMER



“

The Churchill team couldn't have done anything more for me, and it was great having someone to say 'Sit down and leave it all to us' - I wasn't expecting to get so much help! It meant little or no concern, I could just relax and let other people take care of the details.

I've moved house lots of times before, but never on my own. My wife was always the one who would take charge of things, so it was a bit daunting thinking I'd have to do it all without her. That's why it was so lovely to have it all taken care of for me, and I was kept informed throughout so I knew what was happening.

The removal company gave lots of helpful advice, and when it came to moving day my Senior Move Adviser Kim was there as an extra pair of hands to make the whole day run smoothly. I also got to stay in the Lodge's Guest Suite the night before I moved in, which was just what I needed after a long journey from Lancashire down to Cornwall. Just another thing that was just taken care of without me having to worry about it."

Barry Perkins (Perran Lodge, Newquay)



“

The Millstream team work very hard but still maintain their warm and caring approach as they help new apartment Owners move here and settle in. I'd like to thank them for creating such a warm, settling and happy home for me and my dog Molly."

Barbara Roberts (Lockyer Lodge, Sidford)



“

"We were rattling around in a four bedroom house that was far too big for us. We decided the time was right for us to downsize, and the pandemic didn't put us off from making the move. Our bowling colleague Bob recommended Churchill, and now he's our next-door neighbour!"

"Our new apartment is very warm and cosy, everything is nice and new, and we have a very nice outlook from our balcony across the bay to St Michael's Mount. We've seen some beautiful sunrises. We also enjoyed a 'pasty and prosecco' welcome party in the Owners' Lounge when we first moved in, which gave us a chance to meet people. Everyone was very welcoming and we're looking forward to getting to know them all."

Mike and Jackie Richards (Mount's Bay Lodge, Penzance)



# PLANNING POLICY

## NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets the Government’s overarching planning framework that guides development nationwide.

The NPPF sets out the Government’s clear intention to significantly boost the supply of new homes (paragraph 60). There is an intention to deliver 300,000 new homes a year.

Paragraph 119 sets out that this means making as much use as possible of previously developed land. The Government is championing the take up of brownfield land by encouraging the remediation of degraded or contaminated spaces, promoting the development of under-utilised land thereby reducing the need to use limited land resources.

Paragraph 86f recognises that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.

The NPPF seeks to achieve healthy, safe and inclusive places (paragraph 92). These are fundamental principles of the scheme proposed. These are key benefits that residents are looking for when they seek to move to a Churchill Retirement Living scheme.

## PLANNING PRACTICE GUIDANCE

The Planning Practice Guidance (PPG) provides guidance on how policies in the NPPF should be implemented. The PPG sets out that the need to provide housing for older people is critical. It acknowledges that 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 health and social care systems.

The PPG is clear that “Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”.

## DEVELOPMENT PLAN

The development plan comprises the Plan:MK 2016-2031 (adopted in July 2019), the Site Allocations Plan (July 2018) and the Newport Pagnell Neighbourhood Plan (June 2021).

The site is within the settlement boundary of Newport Pagnell, which is designated a key settlement in policy DS1 of Plan:MK. It is the largest of three ‘key settlements’, where housing delivery will be focused.

This site is a brownfield site within close walking distance of a range of shops and facilities in the town centre. Maximising the use of this previously developed site will help to reduce the need for greenfield development elsewhere in accordance with the NPPF.

The site is allocated on the Plan:MK policies map as a proposed housing site and as a housing allocation within the Newport Pagnell Neighbourhood Plan.

Plan: MK outlines that within the 26,500 housing requirement across the plan period, around 3,000 of these are recommended to be provided in the form of suitable supported housing. Policy HN3 lends strong support to the delivery of retirement housing.

The housing mix will be a combination of 1 and 2 bed apartments and meet the needs of older people and also the requirements of policy HN1.

The proposal will incorporate solar panels and deliver a sustainable form of development in accordance with policy SC1.

A high quality landscaping scheme will surround the police station and proposed retirement living building. It will enhance the setting of the police station in accordance with policy D1.

The proposal will respect the historical importance of the existing police station, retaining the existing building and ensuring a sympathetic reuse. The scheme will deliver a high quality design and enhance the character and appearance of the area in accordance with policies HE1, D1, D2, D3 and D5.

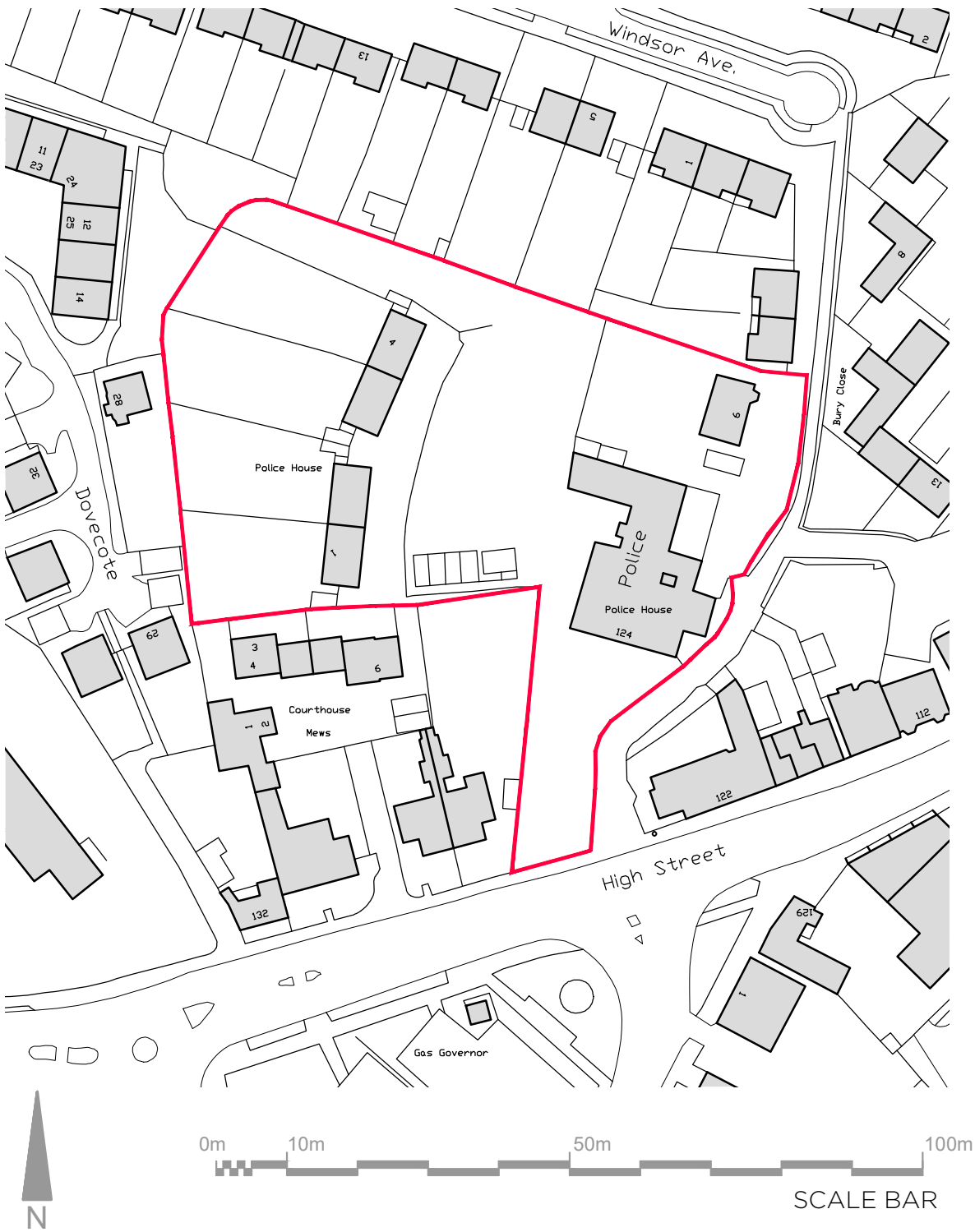
Overall the proposal will provide redevelopment of an allocated brownfield site in a sustainable location. It will provide much needed housing for older people, providing social and economic benefits and freeing up family housing elsewhere in the market.





# LOCATION MAP

Scale 1:1000



# SITE & CONTEXT DESCRIPTION

The site is located approximately 0.2 km to the west of Newport Pagnell town centre. The National Grid Reference for the site is SP 8727 4383.

The site is bounded to the south by the High Street, with an access road leading up to the site. Residential properties are located on all boundaries of the site, with a number of commercial properties to the southeast of the site.

The site is irregular in shape, as shown on the map opposite, with an area of approximately 0.58 ha. The site is generally flat and level.

The site contains the former Newport Pagnell police station. It is proposed that this building will be retained for community use, if there is planning support, or alternatively commercial re-use.

Asphalt surfaced car parking areas occupy the central area of the site, adjoining with an access road that links with the High Street to the south of the site.

A row of terraced properties are located within the western part of the site with private gardens extending to the western site boundary.

An additional detached property with a private garden is located within the north-eastern corner of the site.

Wood panelled fencing is located along the site boundaries.

Several mature trees are present along the southern boundary and along the access road leading into the site.

There are also two semi-mature trees on the northern side of the wood panelled fencing along the northern boundary of the site. A small hedgerow is present on the western side of the private garden associated with the detached property.



SITE PHOTOS





IMMEDIATE CONTEXT



01 Towards Site from Station Road



02 Entrance Driveway to Courthouse Mews



03 View West along High Street adjacent to the site



04 Entrance to Tankard Close



05 Footpath to East of Site



06 Adjacent Castlemere Court Care Home



07 Dovecote



08 View East on High Street



WIDER CONTEXT - BACKLAND COURTYARD DEVELOPMENT



01 Dovecote - Houses set around central courtyard access/ parking



02 Courthouse Mews



03 Tankard Close



04 Entrance to Union Court Mews



05 Courtyard Development off Union Street



06 Old Mustard Mews - Recently Constructed



07 River Close - off Silver Street



08 St Paul's Yard - Off Silver Street - Commercial Courtyard Development



CONSTRAINTS



- Site
- Listed Building
- Unlisted building making an individual contribution to the conservation area
- Unlisted building making a group contribution to the conservation area
- Newport Pagnell Conservation Area
- Existing Building Frontages from High Street
- Building set back from High Street
- 22m and 13.7m distances from neighbouring windows
- Existing important trees
- Potential tree screening required
- Neighbouring buildings



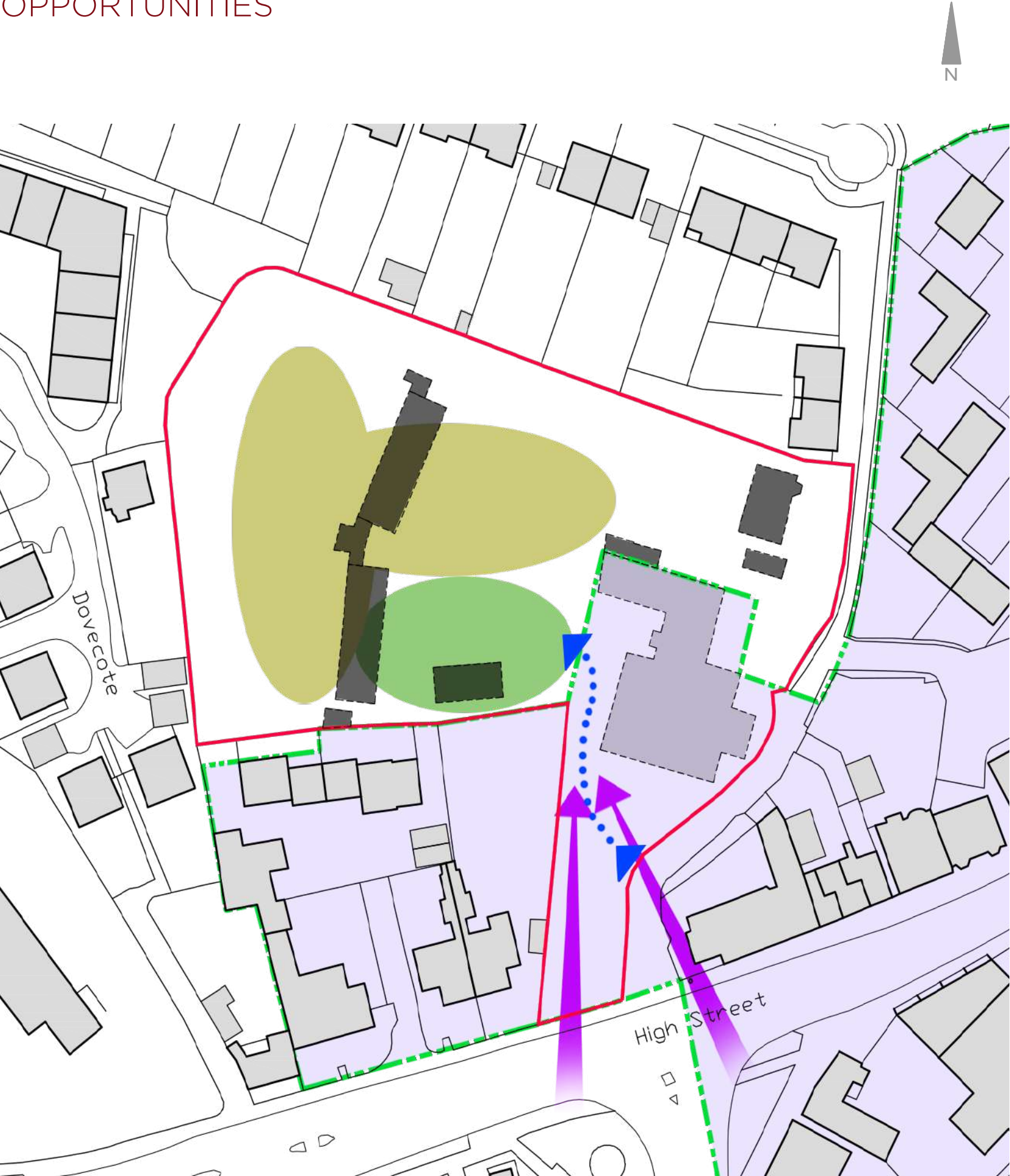
CONSTRAINTS

EXISTING STREET SCENE - NORTH SIDE HIGH STREET





OPPORTUNITIES

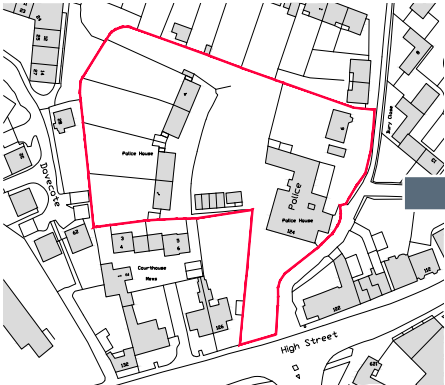


- Site
- Singular pedestrian / vehicular access retained
- Conservation Area
- Opportunity to build on an under developed site
- Opportunity for a welcome area / amenity / parking court in this area
- Buildings of no architectural merit to be removed
- Glimpsed views towards the site
- Neighbouring buildings

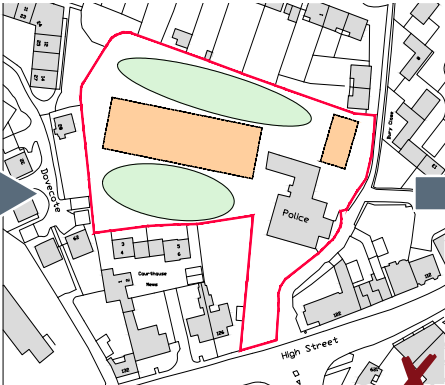


# DESIGN EVOLUTION

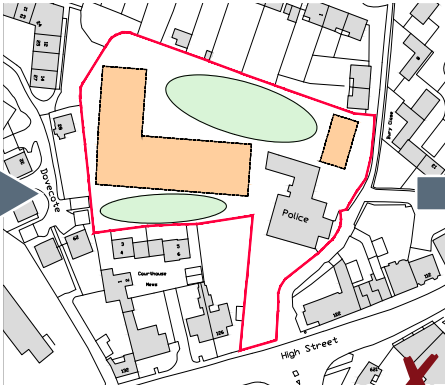
## BUILDING DISPOSITION



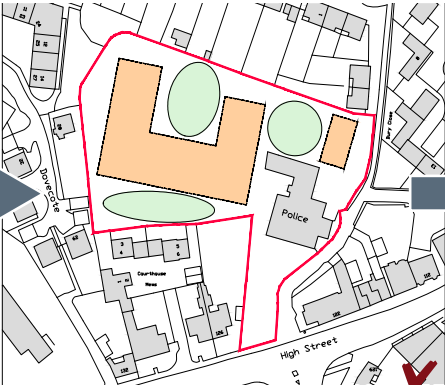
Existing



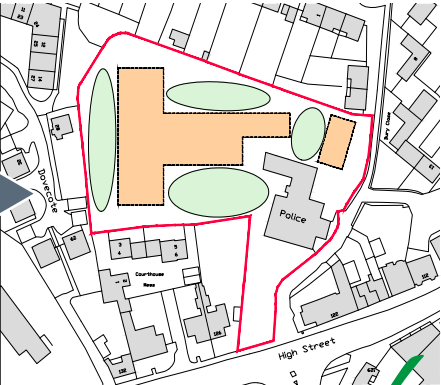
**Linear block**  
Inefficient land use



**'L' Shape block**  
Overlooking of houses to the west & North

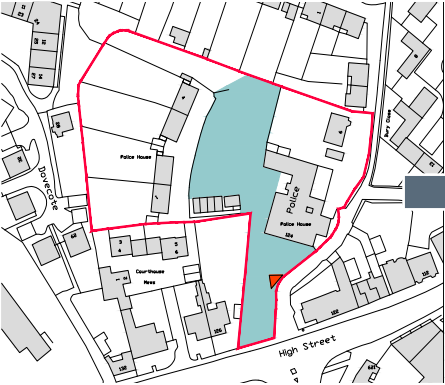


**'U' Shape block**  
Over development  
Overlooking of houses to the west & North

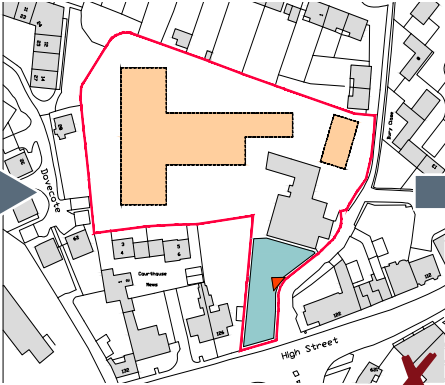


**'T' Shape block**  
Addresses neighbouring buildings  
Good amount of amenity  
Good position for 'welcome area'

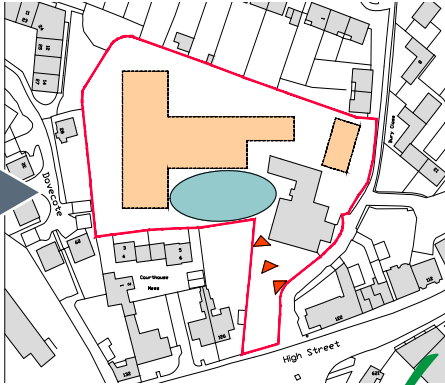
## PARKING LOCATION



Existing

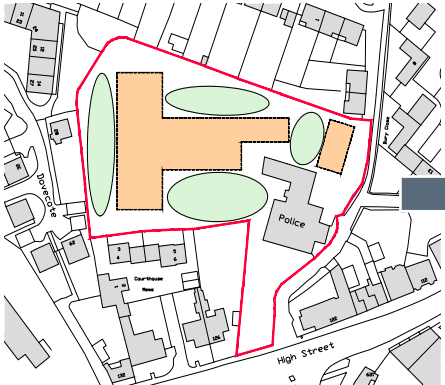


**Parking off High Street**  
Not enough space  
Poor Urban Solution

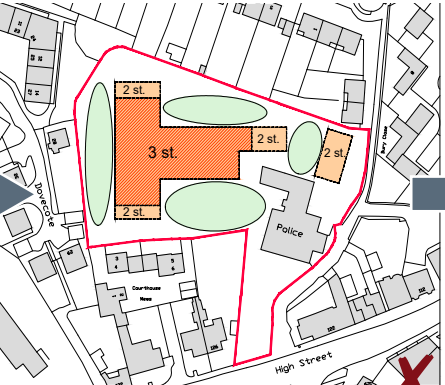


**Parking to the south of Development**  
Close to building  
Hidden from public realm

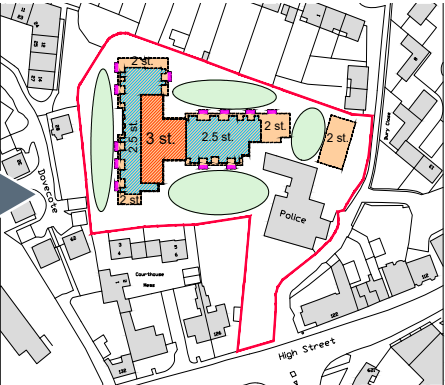
## ARTICULATION



**'T' Shape block**

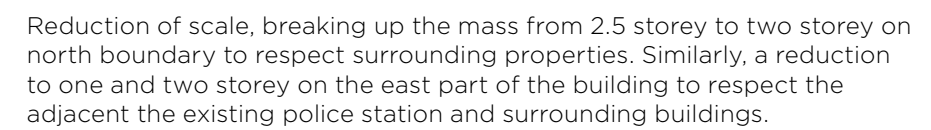
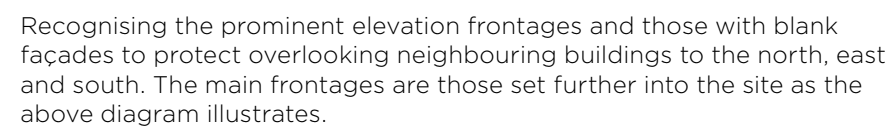


Primarily 3 storeys, with small elements of 2 storeys close to the boundaries



Primarily 2.5 storeys to lower ridge heights , with small elements of 2 storeys close to the boundaries. Bays and set backs added for visual detail.

## BUILT FORM AND SCALE





PROPOSED SITE PLAN LAYOUT



- One bed apartment
- Two bed apartment
- Communal / Circulation
- Two bed cottage
- Existing building retained for community use
- Fire fighting stair within 18m of highway/furthest point of building within 45m of dry riser outlet
- Refuse store
- Electric buggy store
- Existing trees
- Proposed tree planting

SITE PLAN





# INDICATIVE SOUTH ELEVATION



## MATERIALS PALETTE



### 01 Red Brick and Stone Banding:

Red brick and stone are used extensively across the town. Many prominent buildings on the High Street feature these materials, as do many terraced dwellings in the wider townscape.



### 02 Yellow/Buff Brick

Although less extensively used, yellow and buff brick is often used for decorative banding on terraces and in window header courses - and is used on these prominent buildings on the High Street.



### 03 Red/Brown Roof Tiles

Red/Brown roof tiles feature across the majority of the town. This example also features flat roofed dormer windows set within the roof.



### 04 Stone Detailing

Many of the prominent buildings of the town, including the Police Station building directly in front of the site, incorporate stone detailing around windows and doors such as stone window cills and lintels, adding to the character of these structures.



## PRELIMINARY VIEWS TOWARDS SITE - PROPOSED



VIEW 1- FROM SHARED VEHICULAR ACCESS (EXISTING POLICE STATION IN FRONT)



VIEW 2- FROM THE HIGH STREET



VIEW 3- FROM EXISTING POLICE STATION CAR PARK FRONTING THE HIGH STREET



## NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of the Former Police Station, 124 High Street, Newport Pagnell, 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 the feedback form on the website.

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 development.

The next step is continued consultation and ongoing discussions with the Planning Authority with the potential submission of a planning application in January 2022.

Once again, thanks for your time.



NEWPORT PAGNELL HIGH STREET