

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 Tesco supermarket site, within the Crispin Centre at Leigh Road, in Street. The consultation is made up of a number of information boards including the following:

- The Purpose of the Consultation
- Introduction to Churchill Retirement Living
- Housing Need
- Benefits of Older People's Housing
- Planning Policy
- Location & site
- Context
- Constraints & opportunities
- Design Evolution
- Preliminary Plans and Elevations
- 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 for the redevelopment of the former Tesco site at The Crispin Centre, Street, BA16 0AH, and the erection of a block of circa. 45 retirement living apartments with associated communal areas, parking and landscaping. The overall development will also include 11 cottages comprising 2 small terraces of 6 and 5 dwellings.

VISION

The vision for the site is to deliver a development that meets our customers' needs and the local need for retirement apartments whilst also enhancing the character and appearance of the area and making a positive contribution locally in terms of social, 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, Churchill Estates Management (CEM) 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.**

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



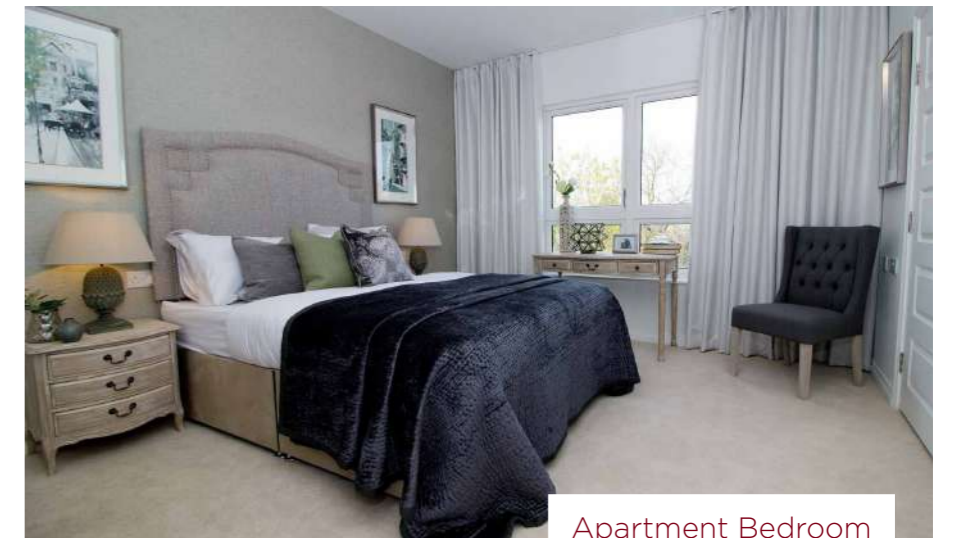
Guest Suite



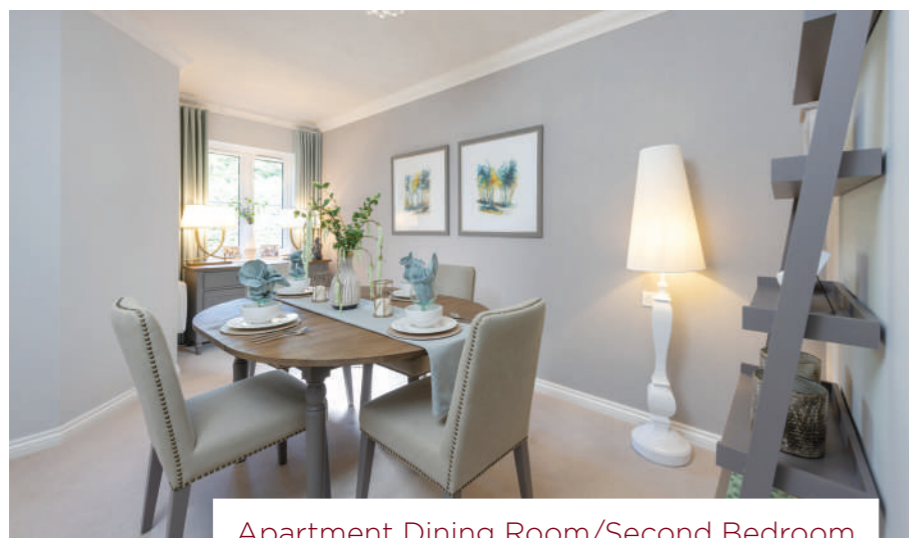
Landscaped Gardens



Apartment Living Room



Apartment Bedroom



Apartment Dining Room/Second Bedroom



Apartment Shower Room



Apartment Kitchen

HOUSING NEED

A NATIONAL NEED

It is well documented that the UK faces an ageing population. One in four people will be over 65 by 2050, increasing from 19% in 2019. In 2018, there were 1.6 million people aged 85 years and over; by mid-2043 this is projected to almost double to 3 million.

The Homes for Later Living Report notes the need to deliver 30,000 retirement and extra care houses a year in the UK to keep pace with demand (September 2019).

Currently in the UK, we build around 8,000 retirement properties a year. This is despite the PPG setting out that the need to provide housing for older people is 'critical'. This is distinctly below the level of demand and need.

The PPG is clear: "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."

Policy DP14 (Housing Mix and Type) from the Local Plan Part 1 (2014) identifies that the Council will support the development of housing suitable for older persons where it meets an identified local need.

As recorded in the 2021 Census, there are more people than ever aged 65 years and over in England. Subsequently, more than one in six people were aged 65 years and over.

A LOCAL NEED

The most up to date Strategic Housing Market Assessment (SHMA) for Mendip was published in October 2016 which indicated, 22% of the population in Mendip were over the age of 65.

However, as noted in the 2021 Census Data, there has been a 29.7% increase in people 65 years and above between 2011 and 2021 (as shown in figure 1 displayed opposite).

Most notably, there has been an increase of 57% of persons aged 70-74, showing an exponential increase in older persons in the Mendip area.

The SHMA also identifies that the area is expected to see further significant rise in the older person population over a 25-year period. In Mendip, this equates to an expected 67.3% rise in the over 65s between 2024 and 2039.

Moreover, there is expected to be an 159.4% increase in people over the age of 85 years; this is significantly higher than the national average of 137.5%.

It is therefore widely recognised that there is a significant need for suitable older persons housing.

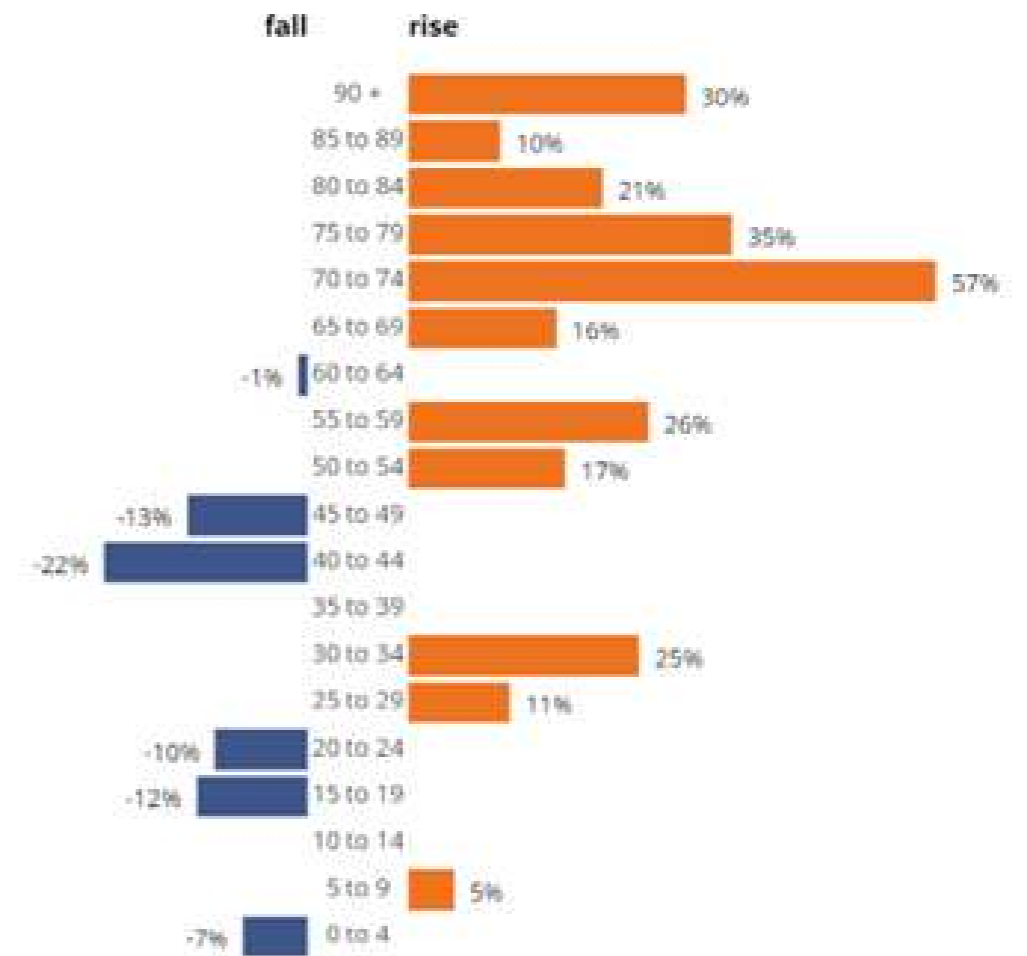


Figure 1 - Population Change (%) By Age in Mendip 2011-2021

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).
- With circa 56 units proposed, at a ratio of 1.3 people per dwelling, there will be around 73 occupants. At a saving of £3,500 each per year, this equates to a saving of £255,500 per year in local NHS and social care costs in comparison to mainstream housing. This is a significant economic benefit.
- 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)



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



£3,500 P/A

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

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 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

Planning applications are required to be determined in accordance with a Local Authorities Development Plan unless material consideration indicates otherwise. Other 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.

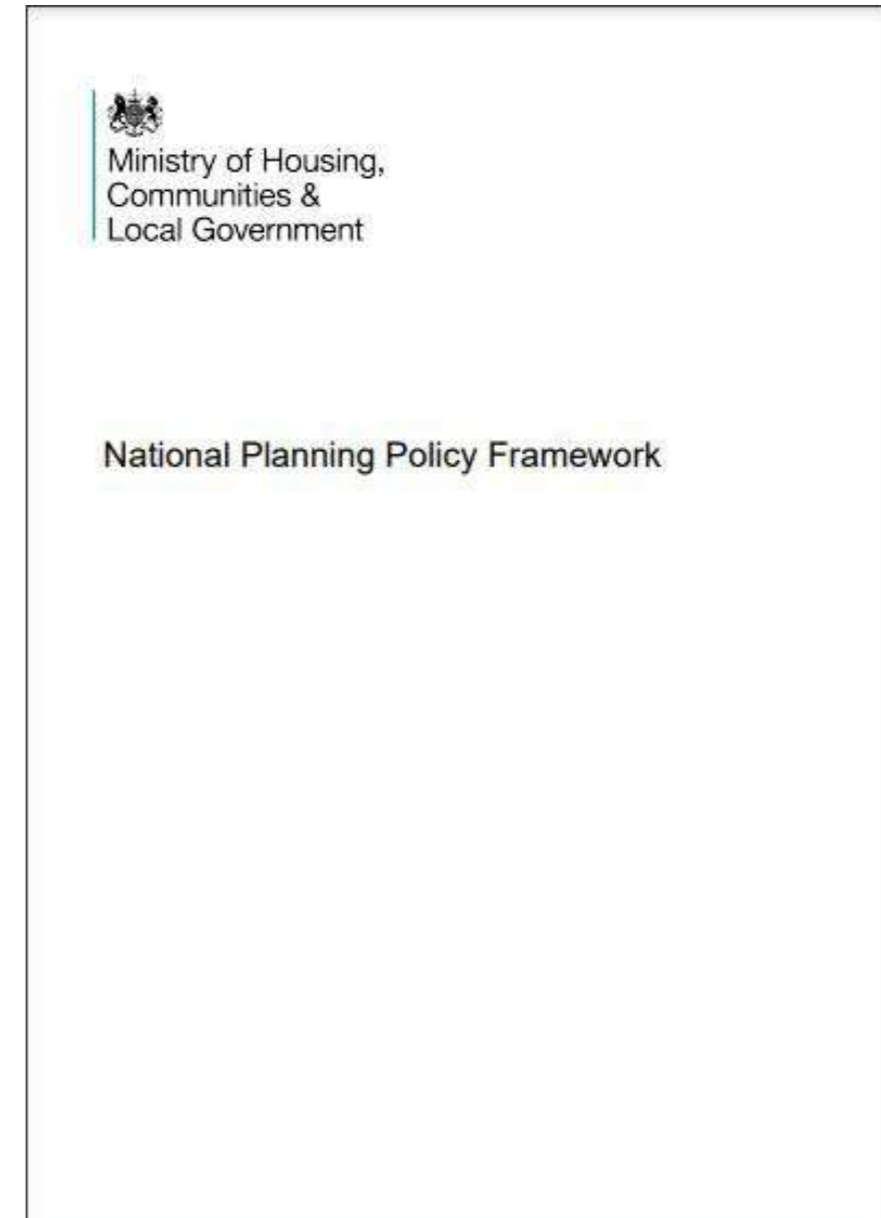
The Government's policy, as set out in the NPPF, is to boost significantly, the supply of housing. Paragraph 60 reads:

"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.



PLANNING POLICY

Local Development Plan

The key documents which make up the Mendip Local Development Framework are:

- Local Plan Part 1: Strategy and Policies 2006-2029 – adopted 15th December 2014
- Local Plan Part 2: Sites and Policies 2006-2029 – adopted 20th December 2021

Local Plan: Part 1: Strategy and Policies 2006-2029 (2014)

The relevant policies within the Local Plan Part 1 (2014) in relation to the redevelopment to older people housing on this proposal site are listed below:

- **Core Policy 1** (Mendip Spatial Strategy)
- **Core Policy 2** (Supporting the Provision of New Housing)
- **Core Policy 8** (Street Parish Strategy)
- **Development Policy 1** (Local Identity and Distinctiveness)
- **Development Policy 3** (Heritage Conservation)
- **Development Policy 7** (Design and Amenity of New Development)
- **Development Policy 10** (Parking Standards)
- **Development Policy 11** (Affordable Housing)
- **Development Policy 14** (Housing Mix and Type)
- **Development Policy 21** (Managing Town Centre Uses)
- **Development Policy 23** (Managing Flood Risk)Development Policy 21 – Managing Town Centre Uses

The site falls within the town centre boundary, as well as partially falling within the primary shopping area and primary shopping frontage. Development Policy 21 (Managing Town Centre Uses) within the Local Plan Part 1 identifies for site's falling within the primary shopping frontage, two thirds should be provisioned for retail uses, with the remaining uses falling under former Use Class A.

The site was formerly used by Tesco supermarkets, who have since relocated, leaving the site vacant and underutilised since circa 2015. Given this, there has been a significant reduction in footfall of people within the Crispin Centre, which has resulted in much of the retail space within the Crispin Centre also becoming vacant. Therefore, it has been recognised that this site is no longer viable for ongoing retail as there has been minimal market interest in bringing the site forward for retail redevelopment. Subsequently, residential development is considered to be an appropriate re-use of the site.

This proposal seeks to provide a meaningful number of residents, circa 70 occupants, who would use local facilities and amenities. This will therefore retain a continuous shopping high street, and simultaneously redevelop an underused brownfield site for much needed older persons housing, which will bring wider vitality and viability benefits to the high street and town centre. It is identified in the NPPF (2021) paragraph 86 that residential development can often play an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.



ADOPTED 15TH DECEMBER 2014



PLANNING POLICY

Local Development Plan

Street Conservation Area Appraisal (2008)

The site falls immediately adjacent to the Street Conservation Area, which has been specifically highlighted in the Street Conservation Area Appraisal (adopted 2008) for its negative impact on the surrounding area. It is identified that 'The Crispin Shopping Centre, behind the High Street, at this point is of a modern design and offers nothing to the character of either the High Street or Leigh Road'. It is for this reason that the Conservation Area boundary has been drawn to exclude the Crispin Centre.

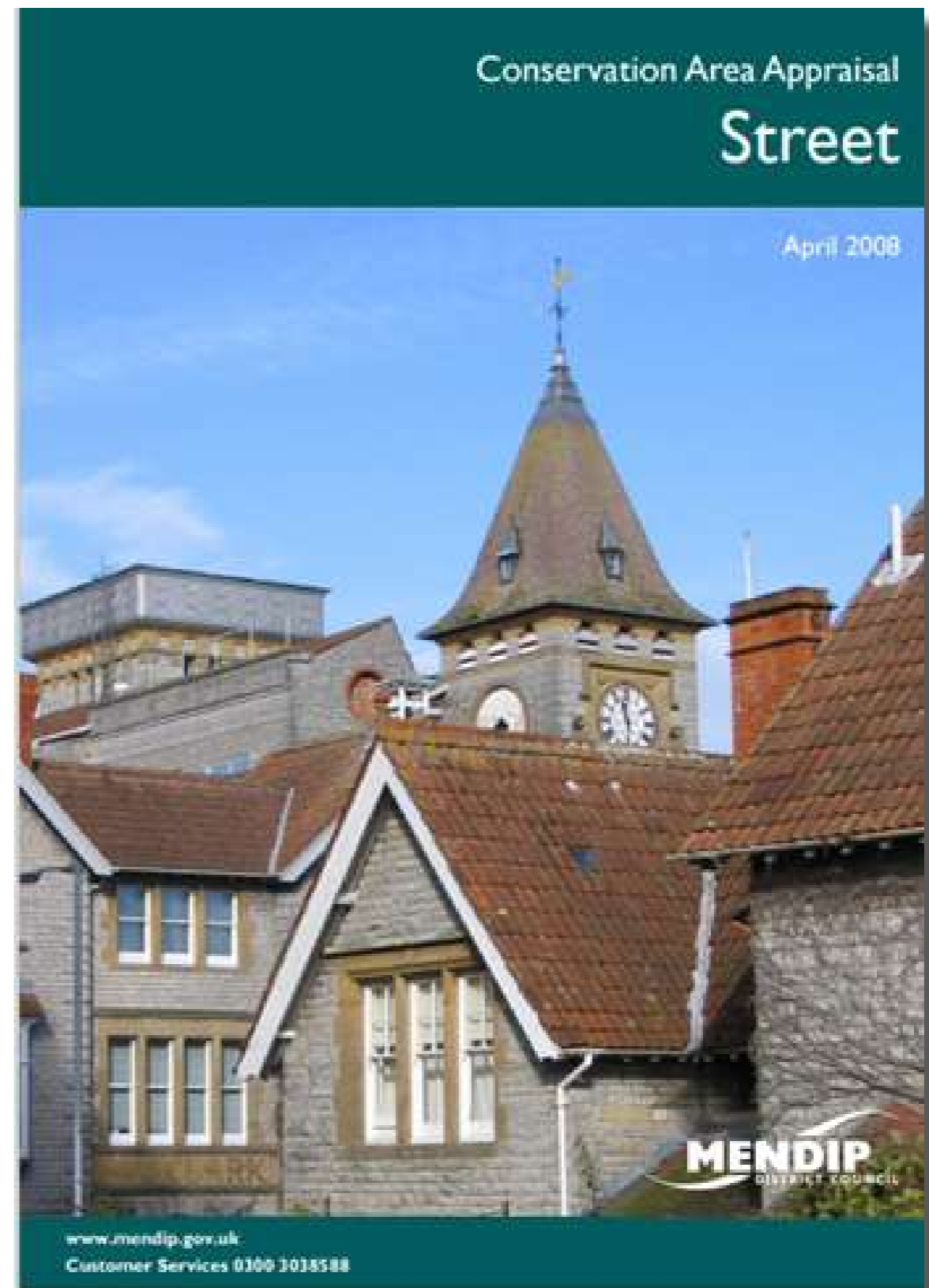
Therefore, it is considered that a comprehensive and sensitive redevelopment of this site would enable an enhancement to the setting of the Street Conservation Area.

Principle of Development

The site, located within a prominent town centre location, is a vacant and underutilised brownfield site is considered to create a negative impact upon the Street Conservation Area and its surrounding designated heritage assets. As such, this proposal seeks to sensitively redevelop the site by delivering age restricted residential housing. The development will provide much needed 1- and 2-bedroom apartments, as well as retirement living cottages, of which there is a significant need for this type of housing within the district. Furthermore, the development of older persons housing will benefit the wider housing market by freeing up family housing elsewhere in the district.

In addition, the Council's Five-Year Housing Land Supply Statement (October 2022) identifies the Council are only able to demonstrate a 3.7-year housing land supply. Therefore, paragraph 11(d) of the NPPF 2021 is engaged, thus there is a presumption in favour of sustainable development. As per the NPPF, the policies which are most important for determining the application are considered to be out-of-date.

Therefore, the site has been considered to be in a sustainable location for specialist accommodation for older persons.



LOCATION MAP



Location Plan - Site outlined in red, with Conservation Area outlined in green

The site is located in the centre of Street, to the south of the High Street with vehicular access from Leigh Road to the east.

The site is an irregular plot of land of circa 0.62 hectares, currently occupied by a large Tesco supermarket, and various other smaller retail units, within the Crispin Centre, a shopping arcade connected to the High Street premises further to the north. The development site also includes car parking areas to the south and west, and a delivery yard and access drive between properties at Nos. 4 and 6 Leigh Road.

As can be seen from the location plan above, the site directly abuts the Street Conservation Area to the north and east, and a small section is actually within it.

SITE & CONTEXT DESCRIPTION

The existing buildings on site are fairly simple utilitarian structures reflecting their use, and comprise a connected range of rectilinear blocks, with long unbroken, flat elevations beneath simple pitched roofs.

The roofs have long ridges and inner valleys, forming gable ends at the southern frontages, whilst at the north the buildings are physically connected directly to the rear of the High Street properties. The roofs are finished in red/orange roman pantiles.

The function of the current buildings means that most of the visible elevations have very few windows or doors. The walls are constructed from stone, and some of the longer elevations have expressed piers and inset panels to add some variety.

Whilst predominantly single storey in function, the size and mass of the buildings equates to a broadly two storey building height.

The site is well located within easy walking distance of shopping and other social facilities within Street town centre. There are bus stops on Leigh Road with local bus and coach connections to nearby towns and villages.

Aerial view of the site (Google Earth)



SITE AND CONTEXT PHOTOS

The images below are of the existing buildings on and adjacent to the site.

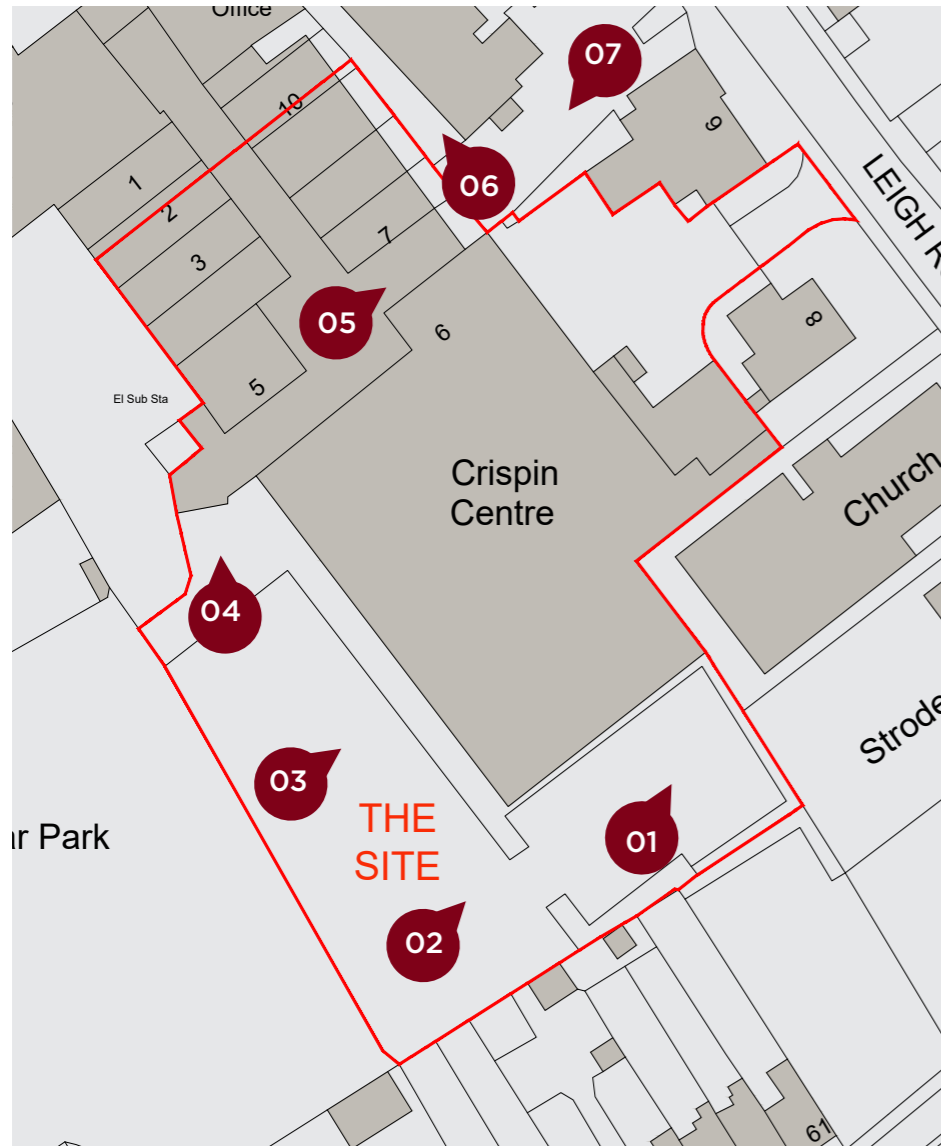


Photo Location



SITE AND CONTEXT PHOTOS

The images below are of the existing buildings on and adjacent to the site - including Grade II Listed Mural (image 4).

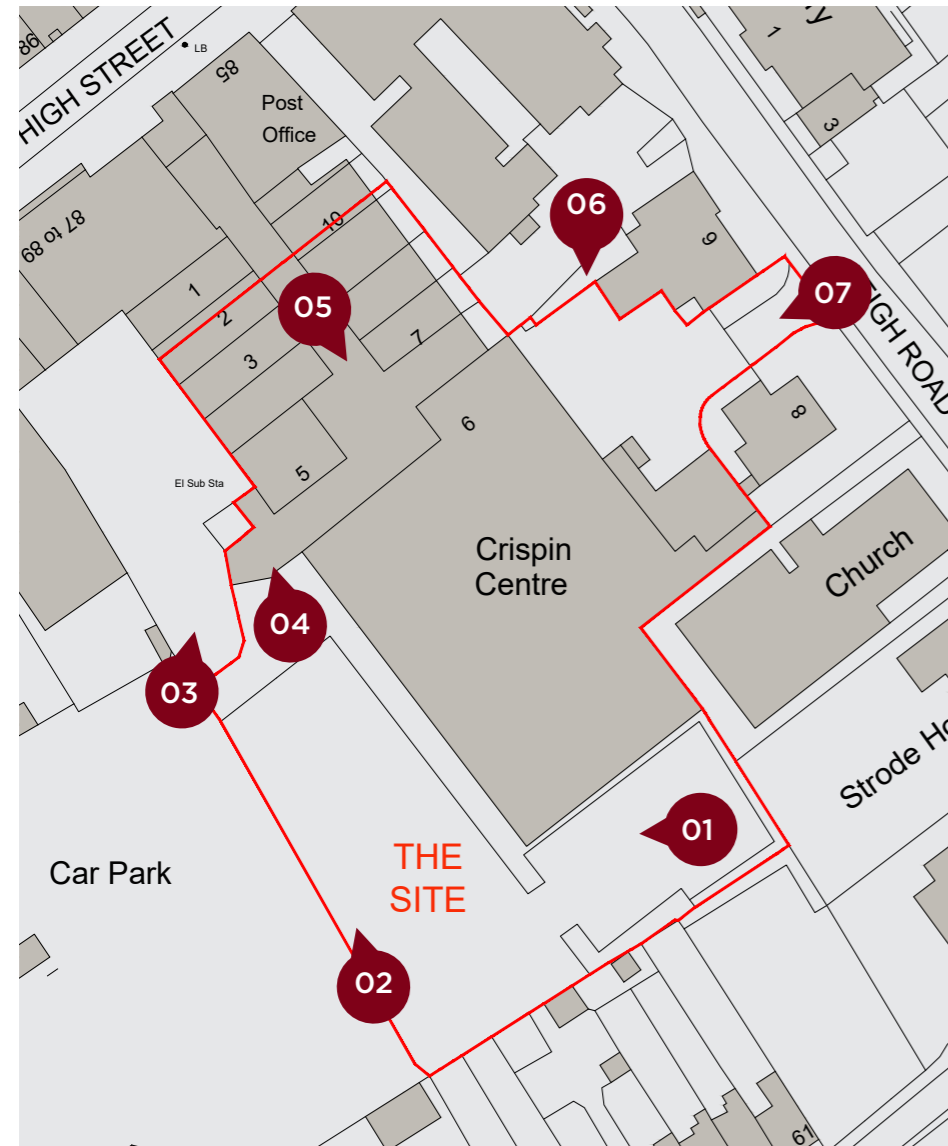


Photo Location



WIDER CONTEXT PHOTOS

The following images are of the wider setting of the site and its surrounds.

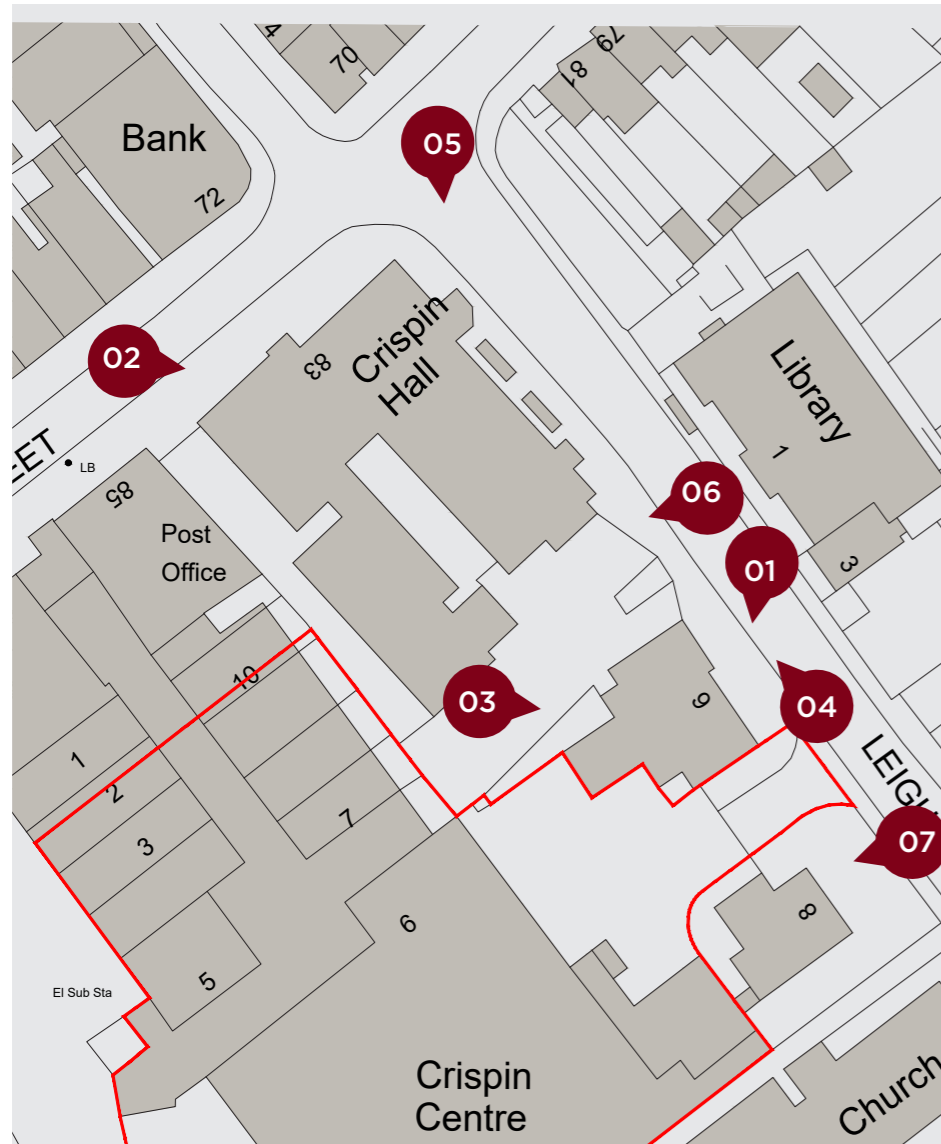


Photo Location



CONSTRAINTS



Site Constraints Plan

The site has a number of potential constraints

The proposed development will require the demolition of the existing Crispin Centre, which is currently physically joined to the rear of a number of properties on the High Street.

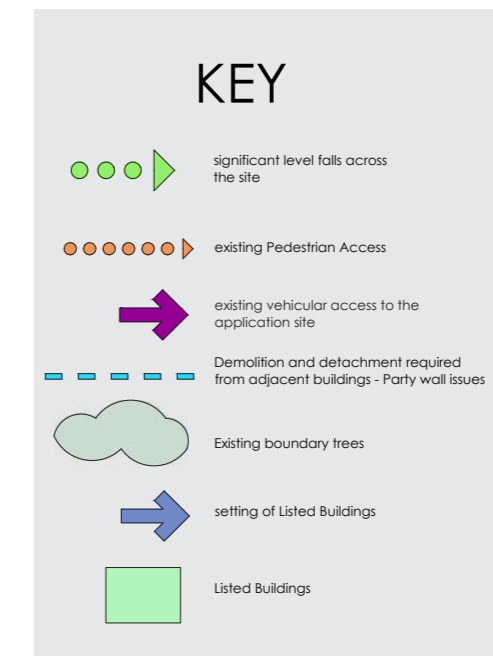
A pedestrian access across the site is currently available through the Crispin Centre arcade.

The only vehicular access available is the existing driveway from Leigh Road into the current Tesco service yard.

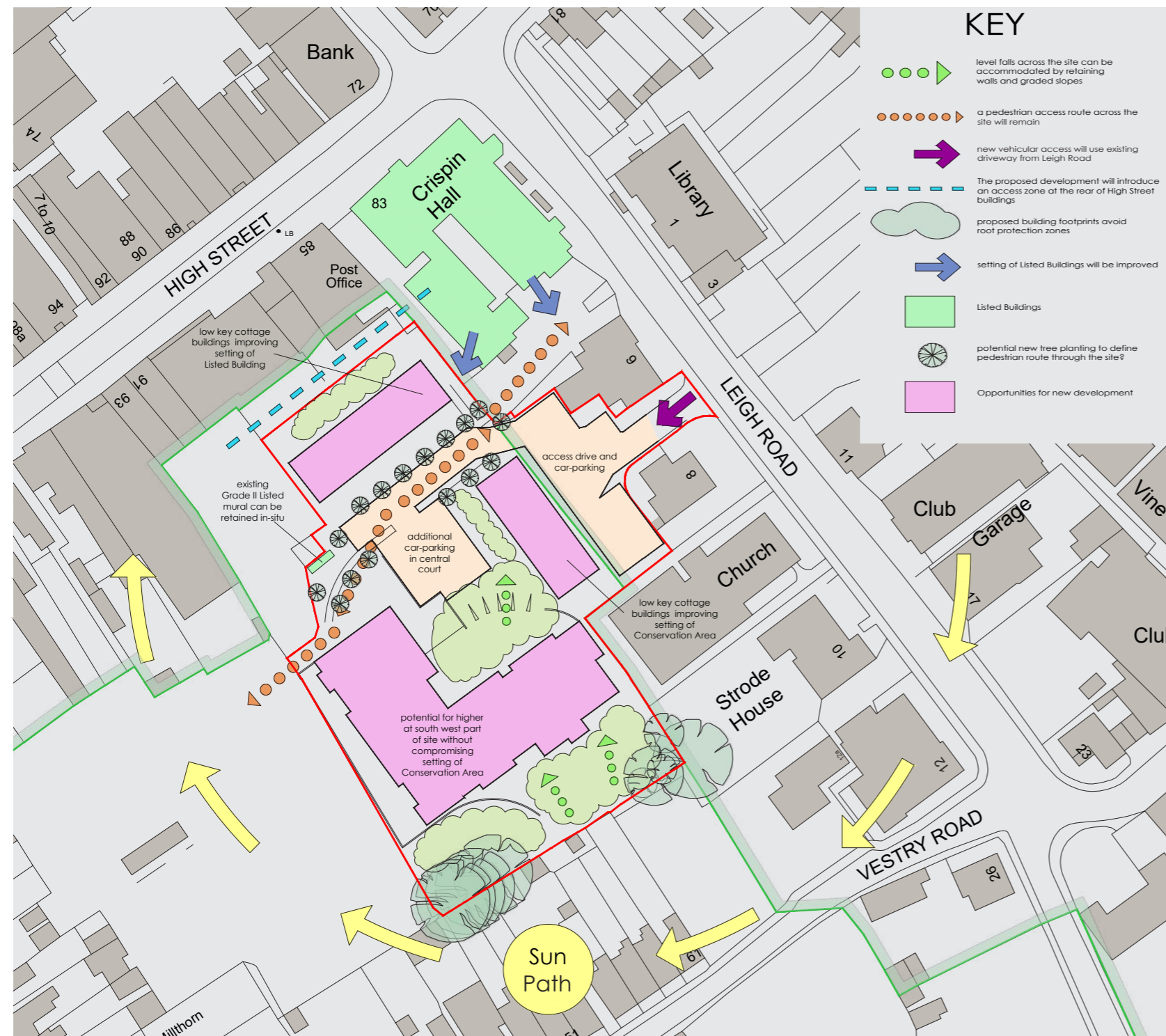
There are significant trees along the southern site boundary and care will be needed to assess and protect relevant root protection zones (RPZs).

The development abuts and is partly within the Conservation Area. It is within the setting of the Grade II Listed Building at Crispin Hall, additionally there is a Grade II Listed Mural within the site close to the existing western entrance to the Crispin Centre.

The site levels vary considerably across the site, with differences of circa. 3.5 - 4m across the whole plot.



OPPORTUNITIES



Site Opportunities Plan

The site presents a number of development opportunities

The site is previously developed land in a central location, providing an opportunity for redevelopment, and therefore reducing the requirement for further housing on greenfield sites.

The existing site levels can be graded, to allow buildings in the south west section of the site, where a higher building could be accommodated, without unduly compromising the setting of the Conservation Area, or the amenity of existing houses on Vestry Road to the South, or the root protection of any existing trees.

There is scope to introduce low key cottage blocks in the north-east of the site, which could enhance the setting of both the Listed Building and the Conservation Area, in comparison to the existing Crispin Centre.

Retaining the existing vehicular access from Leigh Road is the only viable location. There is ample scope for on-site car parking to serve the proposed development, and its residents and use will generate low levels of traffic to and from the site.

The redevelopment proposal can maintain the existing pedestrian route across the northern part of the site, potentially defined by a new row of trees.

The development provides an opportunity to enhance biodiversity on site with the introduction of high quality landscaping, delivering a net gain in comparison to the existing site use.

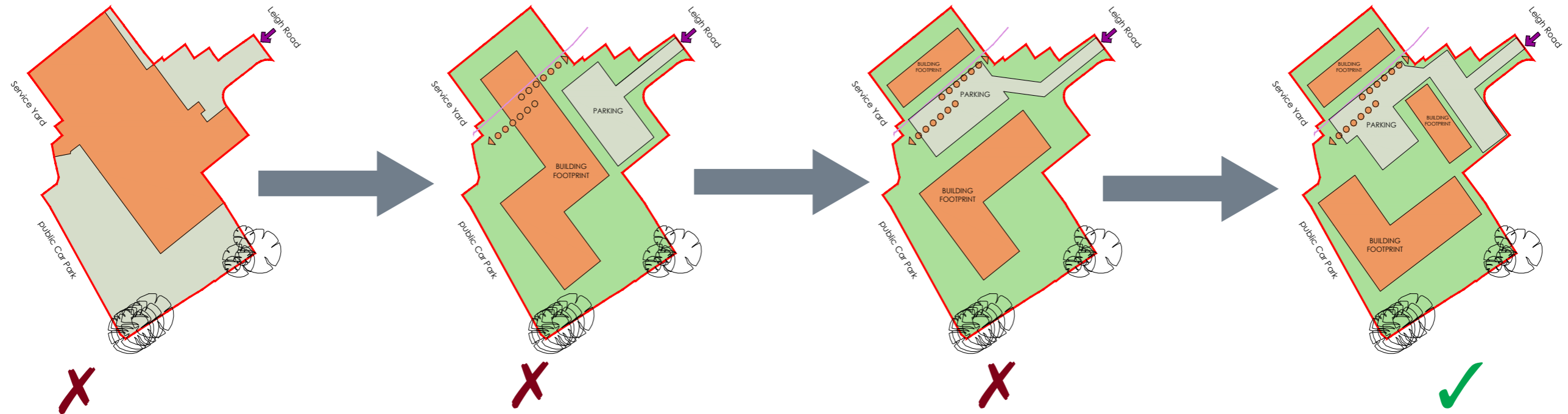
The site provides an opportunity to enhance the setting of The Conservation Area, with buildings which enhance the character and appearance of the surrounding area.

The existing Grade II mural can be retained in-situ, and protected both during and following the construction process.

DESIGN EVOLUTION

BUILDING DISPOSITION & PARKING LOCATION

As part of the exploration to find the most suitable urban solution for the site, studies were undertaken to ascertain the most appropriate building footprints on the site, and the best location for car parking, and amenity areas around the buildings.



EXISTING

- ✗ Singular vehicular access point restricted by current building..
- ✗ No soft landscaping.
- ✗ Existing footprint dominates the north of the site and extends to the boundary with no space around the building.

LINEAR CENTRAL BLOCK

- ✗ Size of parking area restricted and building footprint breaches way-leave for electricity cables crossing the site.
- ✗ Public access over north of site is blocked.
- ✗ Building orientation produces views onto service yard to the west.
- ✗ Singular block is not an effecient design for the large level changes across the site.
- ✓ Introduction of landscaped gardens.

COTTAGES + L-SHAPED BLOCK

- ✓ Separate cottage block at north enables way-leave and public access.
- ✗ The central L-shaped block in this configuration would still present problems with level changes.
- ✗ Directly facing windows within closely spaced blocks.
- ✓ Introduction of landscaped gardens.

2 X COTTAGES + L-SHAPED BLOCK

- ✓ 2 cottage blocks makes more efficient use of available land.
- ✓ L-shaped block in this configuration works with the site levels.
- ✓ Efficient building footprint utilising available space whilst providing pleasant aspects for all residents and ample landscaped amenity and parking.
- ✓ Cottages provide sympathetic setting for Conservation Area.

BUILDING MATERIALS

The proposed development will have a broadly traditional design based on the local domestic vernacular, and therefore will use similar materials to those commonly found in Street. The principal wall materials will be a combination of the local Blue Lias Stone together with a facing brick chosen to compliment the stone. A contrasting red brickwork will be used as a detail material on feature quoins and window surrounds. Roofs will use a red / orange Double Roman tile.



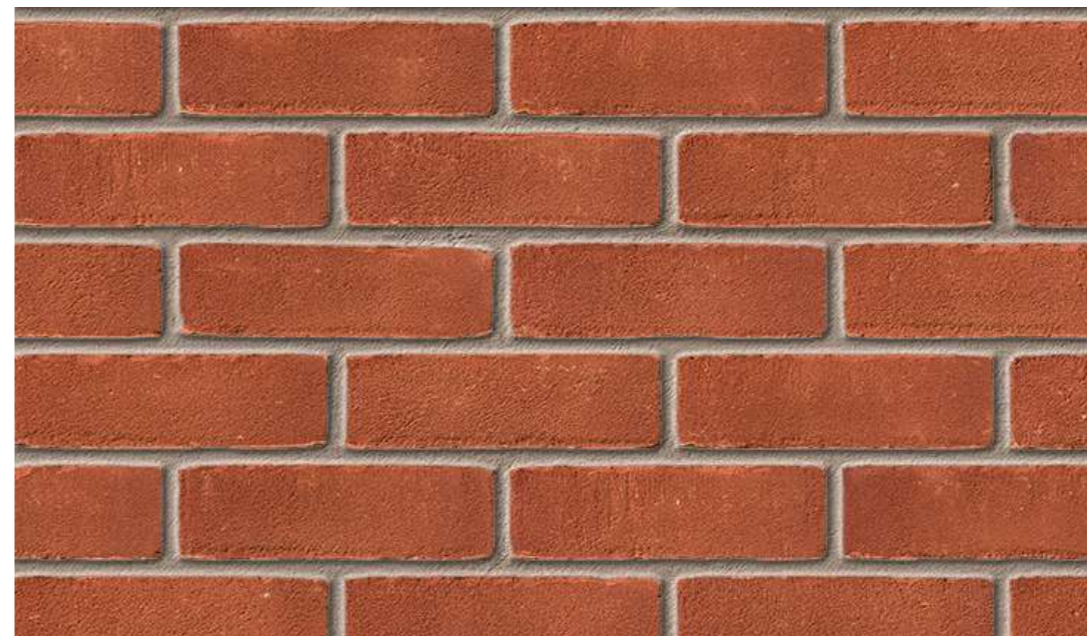
Blue Lias Stone - proposed as one of the principal wall materials



Double Roman Tile - Marley - Old English Red



Grey Brick - Marshalls - Marble Grey - principal wall material









Red Brick - feature brick quoins and window details - Ibstock Dorset Red

DESIGN EVOLUTION - INDICATIVE SITE PLAN

The image below shows the proposed site plan, car parking and extent of landscaping.



-  One bed apartment
-  Two bed apartment or cottage
-  Communal space / Circulation
-  External patio and private amenity
-  Internal lift serving all floors
-  Resident's garden access

INDICATIVE 3D MODEL VIEWS

THE IMAGES BELOW ARE PRELIMINARY 3D MODEL VIEWS INDICATING THE MASSING OF THE PROPOSED DEVELOPMENT WITHIN THE SURROUNDING TOWNSCAPE



Context view from East - Leigh Road buildings in foreground



Context view from West through the site - Leigh Road beyond



Context view - central courtyard - existing buildings on Leigh Road in background



Context view from East - Leigh Road buildings in foreground

INDICATIVE ELEVATIONS

Following extensive design and site analysis, below are proposed elevations of the apartment building facing the public car park to the west.



Indicative West Elevation



Indicative West Elevation - extended view

INDICATIVE ELEVATIONS

The images below are proposed elevations from Leigh Road to the east of the site showing how the proposed development sits within the street context.



Indicative East Elevation



Indicative East Elevation - facing Leigh Road - extended view

NEXT STEPS

Thank you for taking the time to review our initial proposal for the redevelopment of land at the Crispin Centre at Leigh Road, Street, your time is much 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 our website.

Feedback received will be considered by Churchill Retirement Living and where feasible may 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 Autumn 2023.

Once again, thanks for your time.



Indicative elevation of Cottages facing West towards Leigh Road