



# Proposed Retirement Living Apartments **Design & Access Statement**

*Land at*  
**Toynbee Road and Romsey Close**  
**EASTLEIGH**  
**Hampshire**  
**SO50 9DP**

June 2023

**planningissues**  
TOWN PLANNING AND ARCHITECTURE

**Churchill**  
Retirement Living 

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## 1 INTRODUCTION

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

National Planning Policy Framework Paragraph 126

# 1 INTRODUCTION

## 1.1 Scope and Purpose

*“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes ..... older people, both able-bodied and disabled.”*  
National Design Guide Paragraph 8

### Proposal

The proposal is for the comprehensive redevelopment of a land assembly site comprising Nos. 2-8 Toynbee Road and 2-5 Romsey Close, Eastleigh, with construction of a retirement housing development of 83 flats with one and two bedroom apartments and associated communal facilities, vehicular access, car 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 Eastleigh 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.

### Scope

This Design and Access Statement has been prepared by Planning Issues Ltd. on behalf of the applicant, Churchill Retirement Living, in support of a detailed planning application

**Matters relating to planning policies and other material considerations will be covered in a separate Planning Statement included with the application.**

This statement concentrates solely on the rationale for the proposed design. The purpose of this document is to explain the context, character and identity of the Site and its surroundings; factors that have influenced the design evolution; and the component parts of the development proposals and how they relate to the prevailing planning policy framework.



# 1 INTRODUCTION

## 1.2 Requirements of an Ageing Population

The fact that we are all living longer should be a cause for celebration, as more people are able to enjoy a long and fulfilling retirement. Current average life expectancy in the UK is 83 for women and 79 for men. In 1901 it was 49 and 45 respectively<sup>1</sup>. The number of UK citizens expected to be 65 or over is projected to rise to 15 million by 2030<sup>2</sup>.

We would all wish to live well as we live longer. We want to remain active, useful members of a community and retain as much control over our lives as possible.

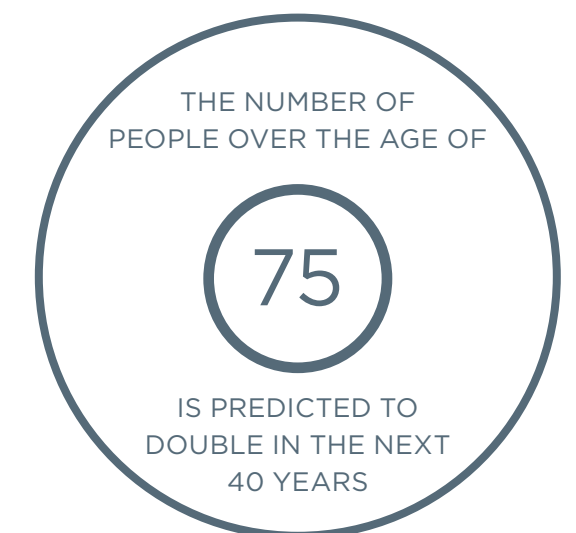
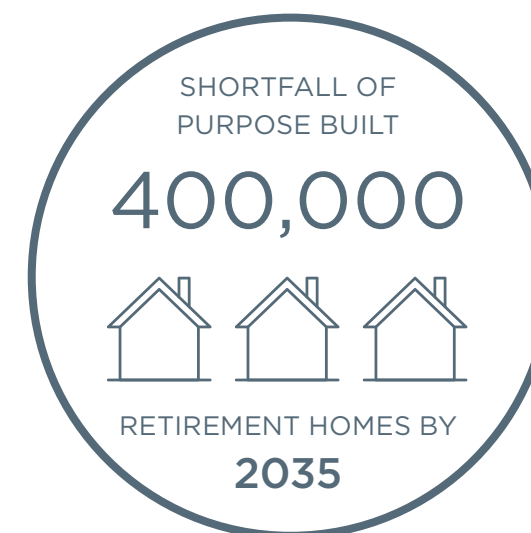
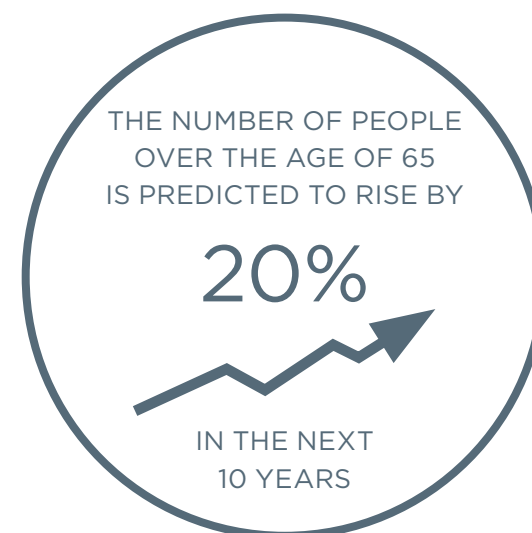
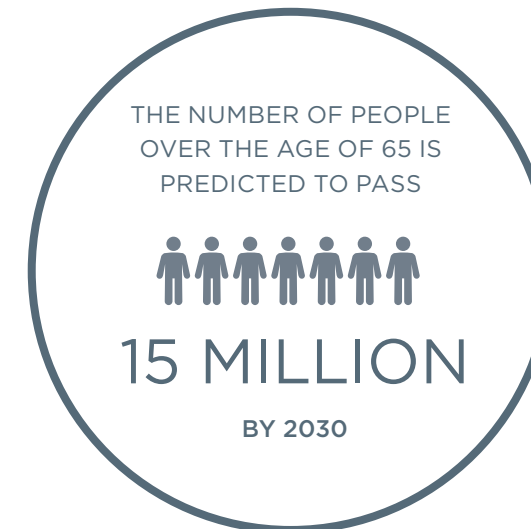
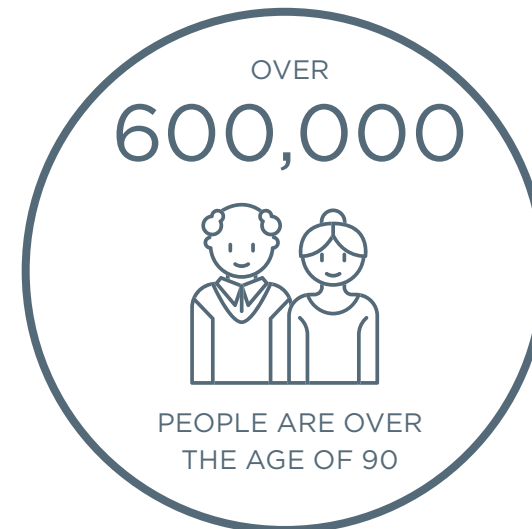
However the vast majority of our housing stock is not built with the needs of older people in mind. There are still far too few suitable new homes being delivered, and many older people are living in homes which are unable to meet their changing needs.

**It is estimated that there will be a shortfall of 400,000 purpose-built homes for older people by 2035<sup>3</sup>.**

With insufficient supply and choice most people remain in their existing unsuitable homes for too long, often struggling with maintenance, upkeep and loneliness. Building more specialist homes to meet their needs works better for them but also frees housing stock for younger people; building more retirement homes benefits all age groups.

For far too many people the decision to move home in later life is precipitated by a crisis in their existing home. This is the case despite strong evidence that those who are able to think proactively about the type of home that will meet their changing needs, and who move before they are too frail to play an active part in their new community, have better outcomes than those who move later.

Housing has a fundamental role to play in helping us live well for longer. Given that for most people mobility, sociability and income decrease in old age, it is not just about the home we occupy, but also about the place in which we live, who we live with and who we live close to. The right kind of housing can help people to stay healthy and support them to live independently for longer.



<sup>1</sup> The King's Fund, 'Demography: Future Trends', part of the Time to Think Differently programme, 2018

<sup>2</sup> Age UK, Older People as Volunteers Evidence Review, 2011

<sup>3</sup> Ian Copeman and Jeremy Porteus, Housing Our Ageing Population: Learning from councils meeting the needs of our Ageing Population Local Government Association, 2017

# 1 INTRODUCTION

## 1.3 Owner Occupied Retirement Living Typology

*“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.”* National Design Guide Paragraph 117

‘Homes for Retirement Living’, means specially designed housing suitable for older people who want to maintain the independence and privacy that comes with having a home of their own but no longer want or need a family sized house.

This proposal is for age-restricted one and two bedroom apartments designed to help people remain independent, safe, secure and sociable for as long as possible. In planning terms these are C3 (Dwellings) developments and not care homes, nursing homes, extra-care or other needs based accommodation. Owner’s homes are their own and they can furnish and decorate as they wish.

*Key differences to mainstream housing are:*

- The provision of extensive communal areas where neighbours can socialise, host visitors and be part of a friendly, like-minded community. This is centred on the ‘Owner’s Lounge’ which is the heart of the community and where owners often organise social events. There is usually a coffee or tea bar associated with the Owner’s Lounge.
- The presence of a Lodge Manager to look out for people’s welfare, be a point of call if help is needed, make sure the communal areas are well maintained and to be a reassuring, friendly presence. Lodge Managers also create the community; organising events and trips.
- A limited number of entrances, usually one, that is close to the Lodge Manager. This keeps the community secure and allows passive surveillance of the entrance area.
- A lift to all floors with level access throughout
- Each apartment with its own front door giving privacy whenever desired.
- A guest room which can be booked by residents for visitors
- A digital ‘Careline’ support system in all apartments for emergency support 24 hours a day, 365 days a year.
- Communal grounds with well landscaped external space available to all.
- Communal upkeep and maintenance including the exterior of the building landscaping.
- Reduced reliance on cars due to sustainable locations close to amenities.
- Buggy store
- Communal areas amount to circa 25% of the internal area.



1 Homes for Retirement Living, *Healthier and Happier*, September 2019



# 1 INTRODUCTION

## 1.4 Benefits of Homes for Retirement Living

*“Well-designed places include a variety of homes to meet the needs of older people, including retirement villages, care homes, extra-care housing, sheltered housing, independent living and age-restricted general market housing. They are integrated into new settlements with good access to public transport and local facilities.”*

National Design Guide Paragraph 117

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

### 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 Retirement 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 Retirement Living.

### Economic

Retirement housing gives rise to many economic benefits:

- Each person living in a home for Retirement 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 Retirement Living September 2019).
- With circa 83 units proposed, at a ratio of 1.3 people per apartment, there will be around 108 occupants. At a saving of £3,500 each per year, this equates to a saving of £378,000 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 repair and renovation
  - 2.3 permanent jobs in management and care
  - 3.2 permanent jobs in the local high street

### 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 schemes free up family housing by older people looking 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 living 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

# 1 INTRODUCTION

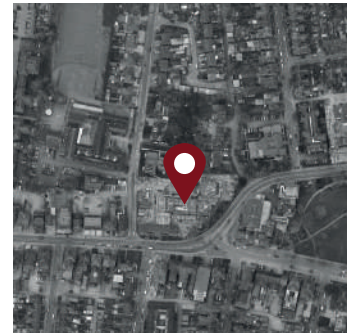
## 1.5 Economic Benefits



The economic benefits of the proposed development at

### Romsey Close and Toynbee Road, Eastleigh, Hampshire

The proposed development at Romsey Close and Toynbee Road will stimulate economic growth, assist meeting Eastleigh's housing requirements and add to the authority's revenues.



#### The proposal



**83**  
Retirement Units

#### Construction benefits



#### Operational and expenditure benefits



#### Wider benefits



# 1 INTRODUCTION

## 1.6 The Applicant - 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.

The company has undertaken over 170 developments and sold over 5,000 units. Through a group company, Churchill Estates Management, CRL retain the operation, management, care and responsibility of every apartment of their completed developments.

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“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.”

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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**

Summarised below are some of CRL's key statistics;

- **£208.6m revenues for year to June 2019**
- **£60.5m operating profit for year to June 2019**
- **170 developments built since 2003 with 6,184 units sold as at June 2022**
- **8.558 apartments under management**
- **Owned and contracted land bank of 3,913 plots at June 2022**
- **Seven regional offices around the country**

# 1 INTRODUCTION

## 1.7 Applicant Brief

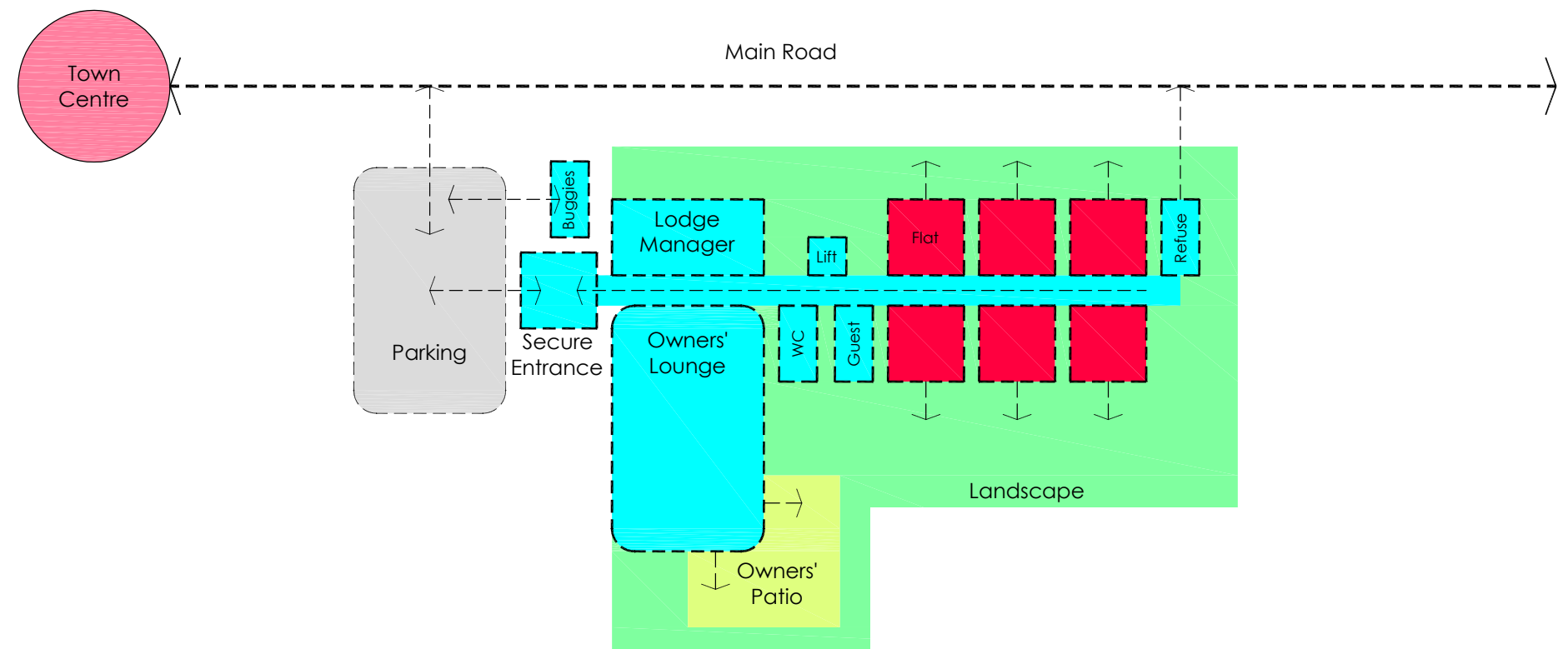
Site selection close to amenities and in an area with identified need is key in the first instance. In designing the development the subject of this planning application, Planning Issues have had a clear brief on the specific requirements of Churchill Retirement Living in order for the design to be successful.

*Key client requirements for the architectural design are:*

- A **single building**, allowing secure access to all communal facilities
- **Apartment numbers** - a minimum of 25 apartments so that the shared service charge for future owners remains affordable.
- Internal **level access** throughout
- Single **secure entrance** from the car park area to maintain passive security from the Lodge Manager over the parking area and ease of entrance for residents. There needs to be 'progressive privacy' from the public realm to one's apartment. A video link from the entrance intercom to owner's apartments allows owners to see who is requesting entry, responding to the particular need for safety and security for this demographic
- Concierge **reception** (staffed by a Lodge Manager with their own office)
- **Owners' Lounge** (communal), coffee bar
- Accessible toilet
- **Guest suite** (for use by friends and family)
- A central **lift** serving all floors

- Apartments, double **aspect** where possible but single aspect typically due to the requirement for double loaded corridors necessitated by the need to optimise the development potential of sites and to ensure efficiencies in design and build costs. Churchill's experience shows that there is a wide variety of preferences from customers in terms of aspect, with some preferring sunny aspects and others shaded positions, some busy streets and others more private locations. Therefore a range of choice of aspect for apartments is desirable
- Apartments with external doors to living spaces, with balconies where possible and external access at ground floor, typically providing a very '**active frontage**'
- Landscaped communal **gardens** where visual amenity and biodiversity are more important than usable area. Large flat areas for recreational use are not required

- **Waste** management store appropriately sized and located based on previous experience of operating these type of developments
- **Parking** with an appropriate ratio of 1 space per 3 apartments, based on extensive experience of operating these type of developments, research and appeal decisions, as well as how accessible the site specific location is. This is because the sustainable location and average age of purchasers at 79 years old means a lower average car ownership requirement than mainstream housing
- Provision for **mobility scooters** within a 'Buggy Store' at a ratio of 1 per 7 to 8 apartments
- Low maintenance, long lasting **materials** and detailing which respond to the local context



# 1 INTRODUCTION

## 1.8 Brief Requirement Examples



Secure Main Entrance from Parking



Owners' Lounge



Owners' Patio



Concierge Reception Lodge Manager



Typical Guest Suite



Typical Coffee Bar

# 1 INTRODUCTION

## 1.9 Precedent Development



Eastbourne



Portswood



Eastleigh - Charlotte Lodge



Aylesbury



East Grinstead



Newbury

## 2 CONTEXT

*“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities.”*

National Design Guide Paragraph 39



## 2 CONTEXT

### 2.1 Site and Context Description

The site is generally flat and level and there are no topographical features that present any constraints to construction.

The site's northern boundary is marked by a timber fence along a pedestrian alley which leads to a block of garages serving houses on Toynbee Close, and continues further east connecting onto Archers Road.

The western site boundary forms a frontage with Toynbee Road, and opposite the site is the Crescent Primary School and semi-detached dwelling houses.

To the south of the site is a recently built block of flats at Canada Court, and the redevelopment of the former police station site contains contemporary style 3 and 4 storey flat roofed blocks.

To the east is another recent 4 storey block of flats at Charlotte Lodge (an existing Churchill Retirement Living block) as well as rear gardens to houses on Archers Road

The site is a broadly rectangular plot of land of circa 0.41 Ha, with road frontages to Toynbee Road at the west and Romsey Close at the east, and situated to the north of Eastleigh town centre.

The site is an assembly of 8 residential dwellings - 2,4,6 and 8 Toynbee Road, and 2,3,4 and 5 Romsey Close.

The site is within a development area outlined in The Eastleigh Borough Local Plan called "The Eastleigh Town Renaissance Quarter". This is an area of the town that is earmarked for higher density developments.

The existing residential dwellings consist of conventional two storey semi-detached houses. The houses are constructed in red brick, with traditional pitched tiled roofs. Each house sits within its own defined plot with a small front garden facing the road, and longer rear gardens at the centre of the plot.

Each existing dwelling has its own pedestrian and vehicular access from either Toynbee Road or Romsey Close.

The site is well located within easy walking distance of shopping and other social facilities in the town. Eastleigh railway station is approximately 600m from the site, and local bus and coach connections are situated in the town centre.



Aerial View of Development Site

## 2 CONTEXT

### 2.2 Building Heights

The development site itself includes 8 No. 2 storey semi-detached houses.

There are a range of building heights within the vicinity of the proposed development site.

To the north and north-east of the site along Toynbee Road and Archers Road there are two storey houses, with single storey out-buildings.

To the south and east of the site the recent development of the Renaissance Quarter has seen the introduction of 3, 4 and 5 storey buildings.

Whilst the Crescent Primary School is a large and high single storey building, to its south and west, there are a significant number of 3 and 4 storey buildings.



Key



Heights Plan

## 2 CONTEXT

### 2.3 Existing Site Photographs



## 2 CONTEXT

### 2.4 Existing Site Photographs

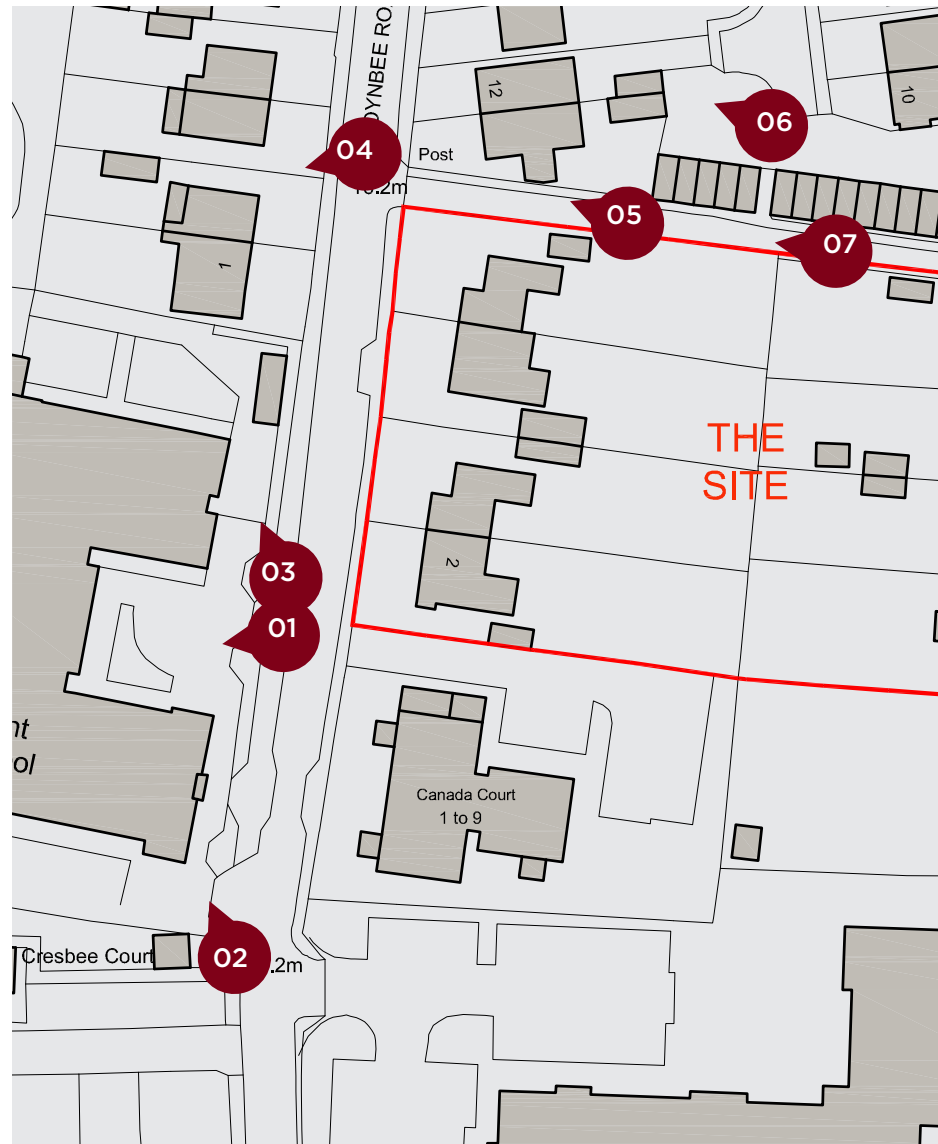


Photo Location



## 2 CONTEXT

### 2.5 Existing Site Photographs

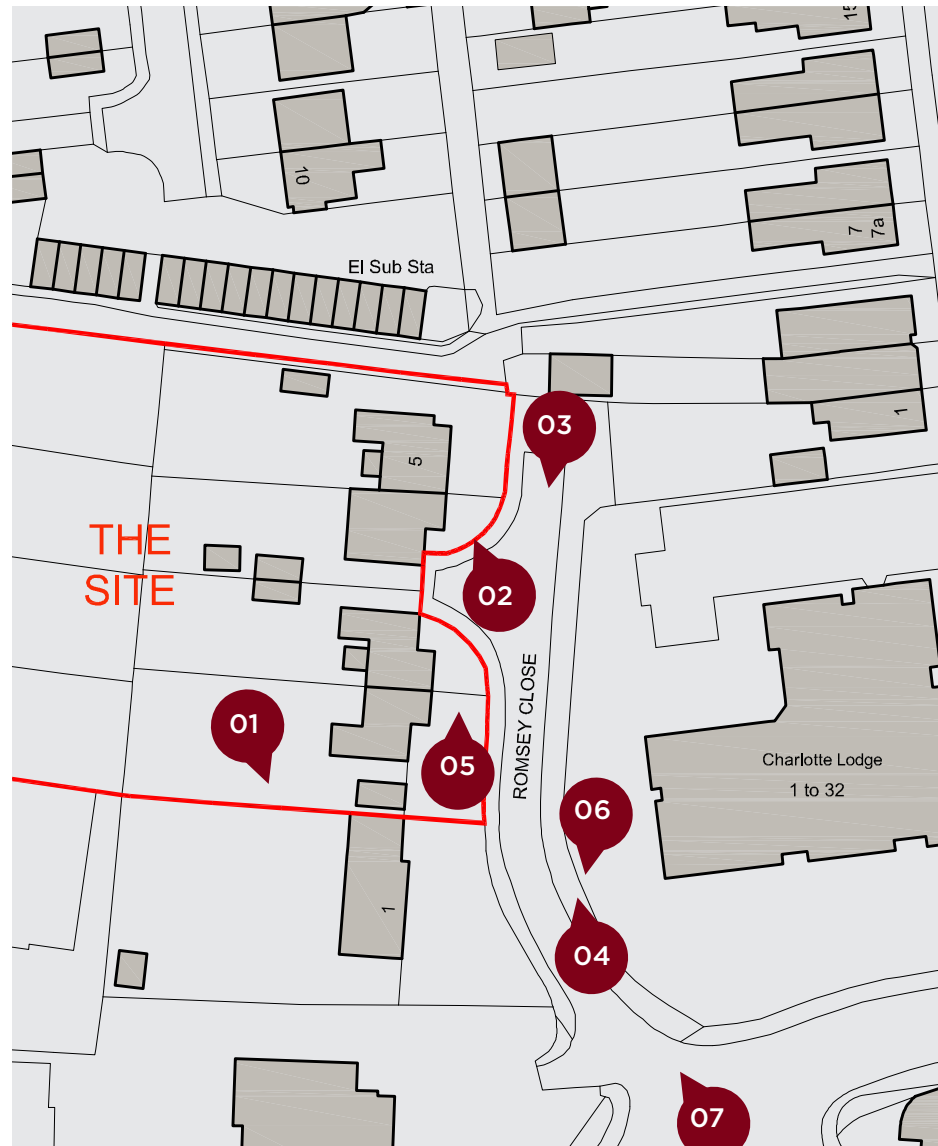


Photo Location



## 2 CONTEXT

### 2.6 Wider Context Photographs



Photo Location



## 2 CONTEXT

### 2.7 Site History

Research of historic mapping indicates that until the Mid 20th Century the development site was open undeveloped land.

The 1933 map shows buildings to the south of the site, and the school has by now been constructed to the west. The Police Station is noted further to the south.

By 1939 a saw mill has been constructed to the north of the site, whilst to the west a printing works is noted. The development site is still vacant open land at this time.

Maps from the early 1950s show that Nos.2 - 8 Toynbee Road have appeared on the western part of the site, but the eastern section still remains undeveloped.

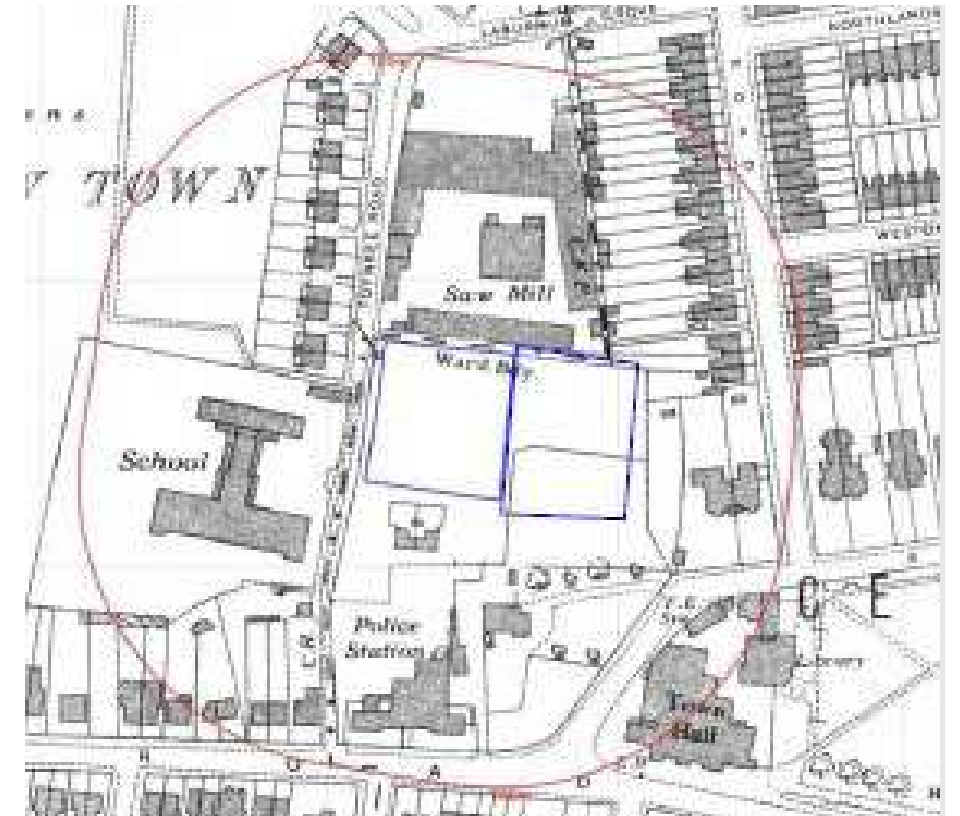
Maps from the mid 1960s show the building of the houses at Nos. 2 - 5 along Romsey Close.

By 1971 the saw mill has now disappeared, and the land has been redeveloped with the current housing further north along Toynbee Road, and around the newly created Toynbee Close.

Later maps indicate that since the 1970s there has been no significant change to the proposed development site or its immediate surroundings, although in the last two years the former Police Station site to the south has been radically redeveloped with large multi storey modern buildings, as have various other sites further to the east along Romsey Road.



Historic map - 1933



Historic map - 1939



Historic map - 1971-5



Historic map - 2003

## 2 CONTEXT

### 2.8 Context Analysis

*“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.”* National Design Guide Paragraph 50

Whilst there are other uses nearby, the general character of the area around the site is residential.

The photo analysis earlier on pages 16 to 19, show the existing houses on the application site and similar conventional two storey houses immediately to the north of the site on either side of Toynbee Road. These houses are of the traditional design and construction methods typical of many mid to late 20th Century domestic dwellings.

The houses are mostly built of red brick and feature pitched tiled roofs, although a small number of houses do have some rendered walls. Some houses also feature tile hanging.

The Crescent School opposite the site was built in the early 20th Century and designed in an Arts and Crafts style popular with school buildings of the time, and built in red brick, with some tile hanging, beneath large steeply pitched tiled roofs.



Crescent Primary School - brick walls, steep pitched tiled roofs.



Typical houses on Toynbee Road - brick walls and pitched tiled roofs

## 2 CONTEXT

### 2.9 Context Analysis continued

As suggested earlier in this statement there is a distinct shift in character to the south and east of the site.

Directly to the south on Toynbee Road, the recently built Canada Court is a 3 storey flat roofed block of flats. Whilst using red brick as its principal material, it uses larger, deeper windows than the conventional mid 20th century housing nearby and has a distinctly contemporary character in comparison.

The building comprises simple rectilinear blocks, but the elevations are enlivened by areas of grey metal cladding and full balconies.

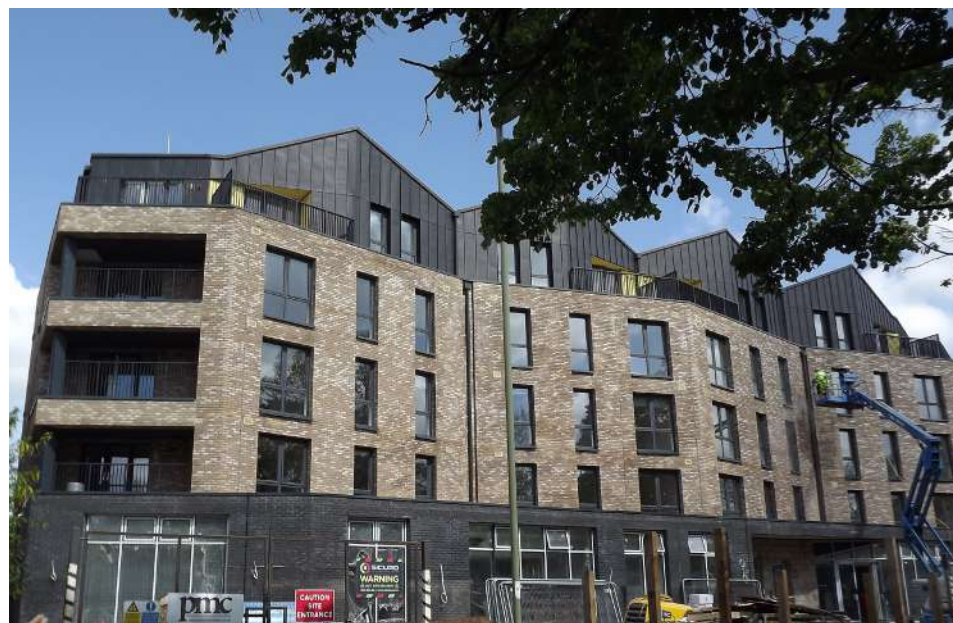
Some grey brickwork is subtly used in various feature panels and horizontal course detailing.

Still further to the south, the old Police Station has been redeveloped as a Hamberley Care Home, and whilst the original buildings fronting Romsey Road have been retained, the majority of the site now comprises 3 and 4 storey blocks. The overall design once again uses a simple contemporary style with a flat roof design. This development again uses red brick as its principal material, in this instance with a set back top floor detailed in a dark grey cladding, with other features including some brightly coloured green panels.

Further to the east along Romsey Road there are other examples of large contemporary blocks of flats within the Renaissance Quarter.



Canada Court - recently built block of flats on Toynbee Road, directly adjacent to the development site



Fanfare Place - mixed use block on Romsey Road



Panoramic view from Toynbee Road, including Canada Court and Hamberley Care Home

## 2 CONTEXT

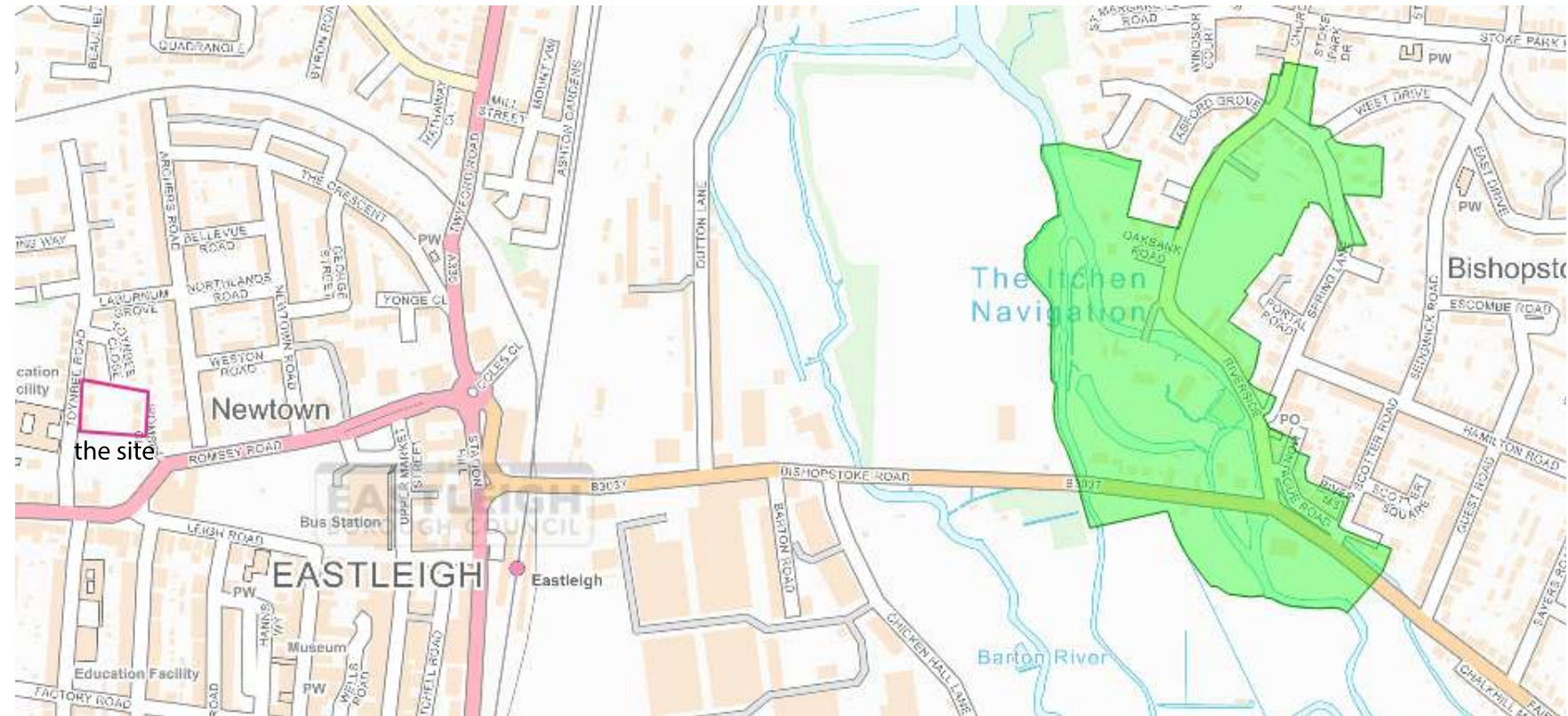
### 2.10 Conservation Area & Listed Buildings Character

As can be seen from the map on this page the nearest Conservation Area to the proposed development site is the Bishopstoke Conservation Area.

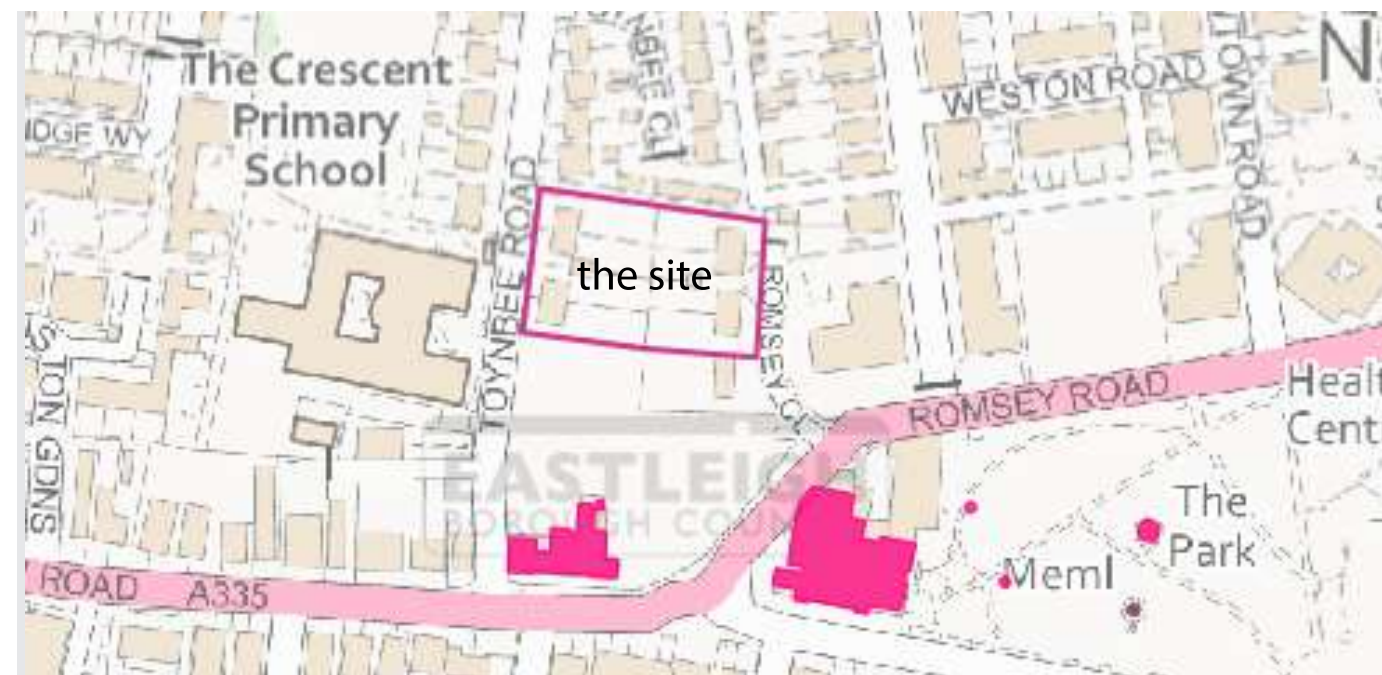
Bishopstoke is a small village to the east of Eastleigh and given its distance and location the proposed development site will have no impact on the character and setting of the Conservation Area.

The site is not located near to any nationally Listed Buildings, although it is close to a number of Locally Listed Buildings to its south including the Old Police Station and The Point.

Given the recent high density contemporary developments that have been built in close proximity to these Locally Listed Buildings, and between them and the site, the proposed Churchill Retirement Living scheme will not impact the setting of these buildings.



Extract of map from Eastleigh Borough Council website showing the site location in relation to Bishopstoke Conservation Area



Extract of map from Eastleigh Borough Council website showing Locally Listed Buildings

## 2 CONTEXT

### 2.11 Local Plan - Renaissance Quarter

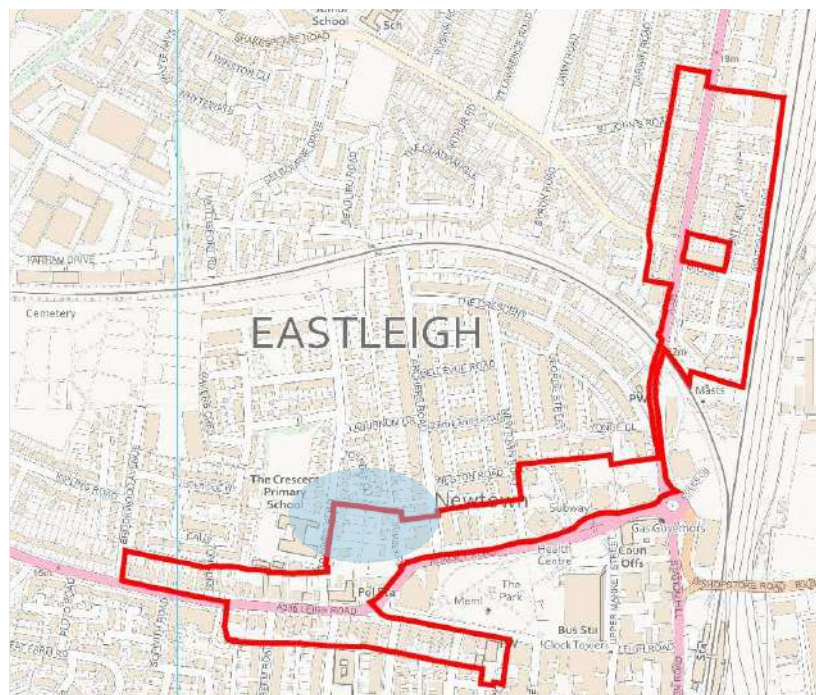
In the Local Plan Review 2001-2011 The Eastleigh Town Renaissance Quarter was first proposed, and in Item 53.BE it stated that **“the Council will permit “people intensive redevelopment” and “will refuse permission for proposals which do not make optimum use of the land”. “Buildings should be predominantly 3 storeys and residential densities of at least 50 dwellings per hectare”.**

The Eastleigh Borough Local Plan 2016-2036 has identified an area of the town as an Urban Renaissance Quarter.

The application site falls within the Urban Renaissance Quarter (see approximate location on map extract below).

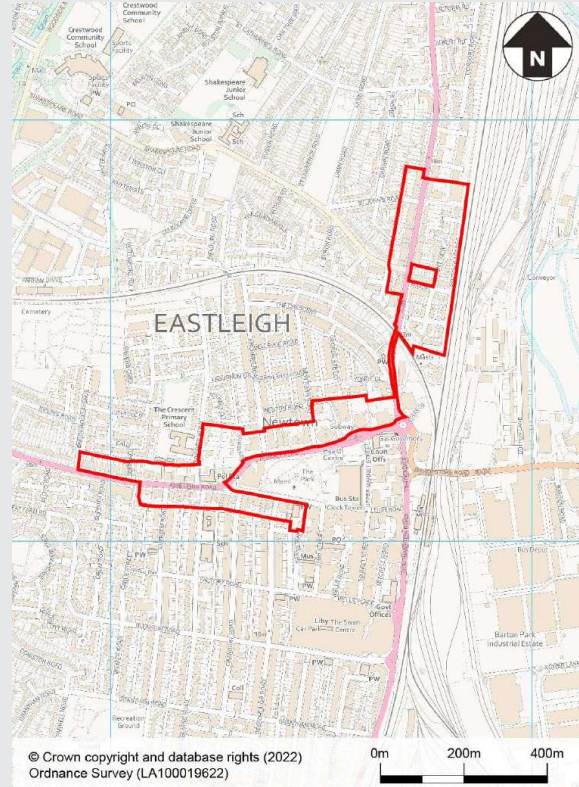
Section 6.4.27 of the Local Plan notes the location of **higher density housing** and **taller buildings** within the Quarter.

Section 6.4.28 notes that **developpers will be required to improve areas that can be viewed by the public such as boundaries, frontages and facades.**



Eastleigh Borough Local Plan 2016-2036





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Ordnance Survey (LA100019622)

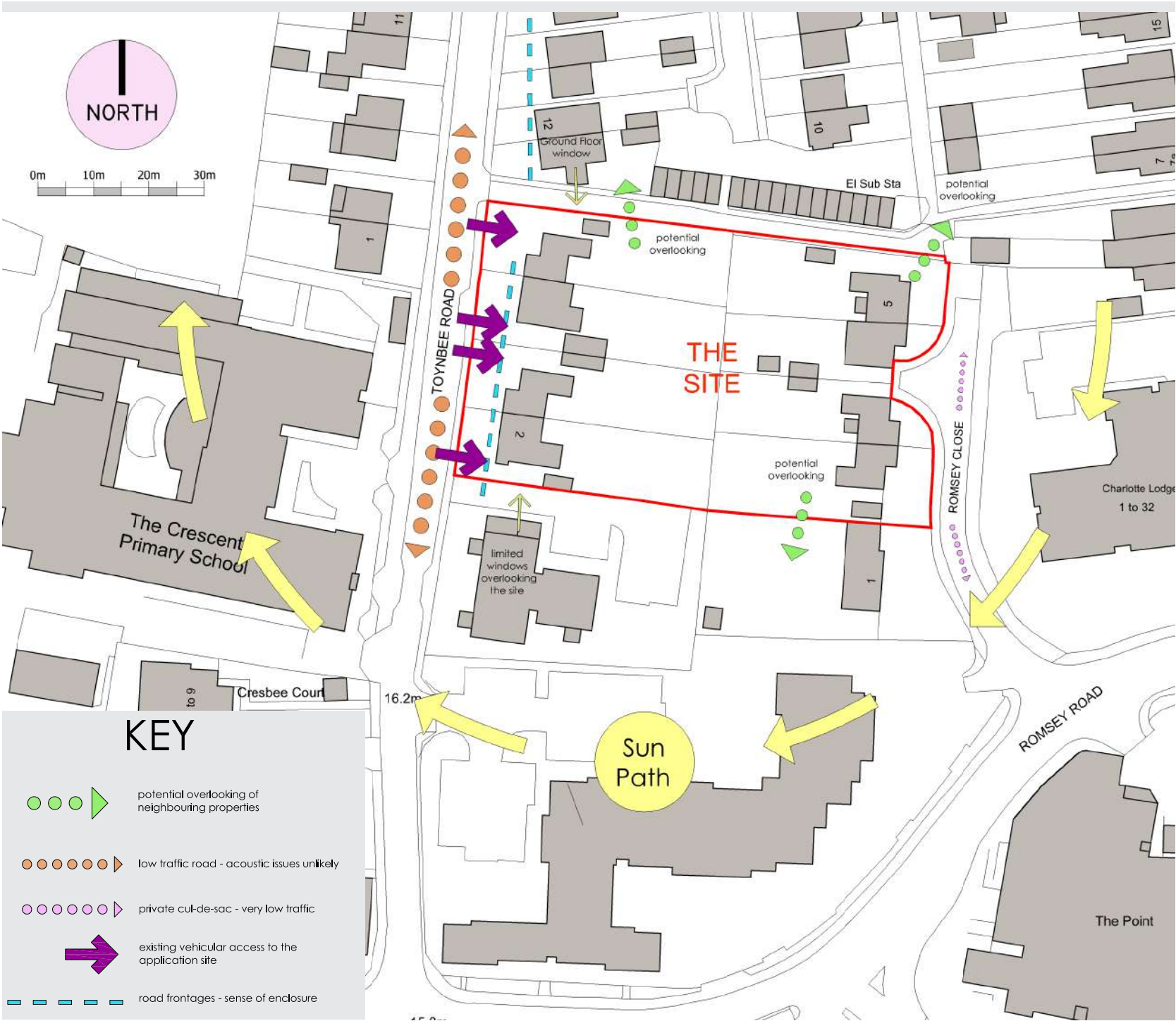
6.4.27 An Urban Renaissance Quarter has been defined adjoining Eastleigh town centre to the north and west and including the main approaches to the town from Leigh Road, Romsey Road and Twyford Road. The area accommodates a number of uses including higher density housing, community facilities, cultural activities, health and office uses. These uses complement and support the function of the town centre and provide variety and choice, encouraging linked trips in a location accessible by public transport. In addition, taller buildings on the approaches to the town centre enhance legibility by indicating that an area of importance is being approached.

6.4.28 Redevelopment within the Urban Renaissance Quarter provides the opportunity to enhance the quality and design of the building stock and associated public realm and build on the success of recent redevelopments in the area. Developers will be required to improve areas that can be viewed by the public such as boundaries, frontages and facades, and to contribute to identified projects that will enable the renaissance of central Eastleigh. Planning permission for 10-20 Romsey Road, allocated in E4(1)(c) above, was approved subject to S106 (F/16/77785).

6.4.29 Development proposals in the Urban Renaissance Quarter that are likely to cause significant traffic increases and have been identified as having the potential to have significant effects on the River Itchen SAC through increased emissions and their effects on air quality. Habitats Regulations Assessment is therefore required to support planning applications for significant development in the Urban Renaissance Quarter.

2 CONTEXT

2.12 Constraints Plan



The site has a small number of potential constraints

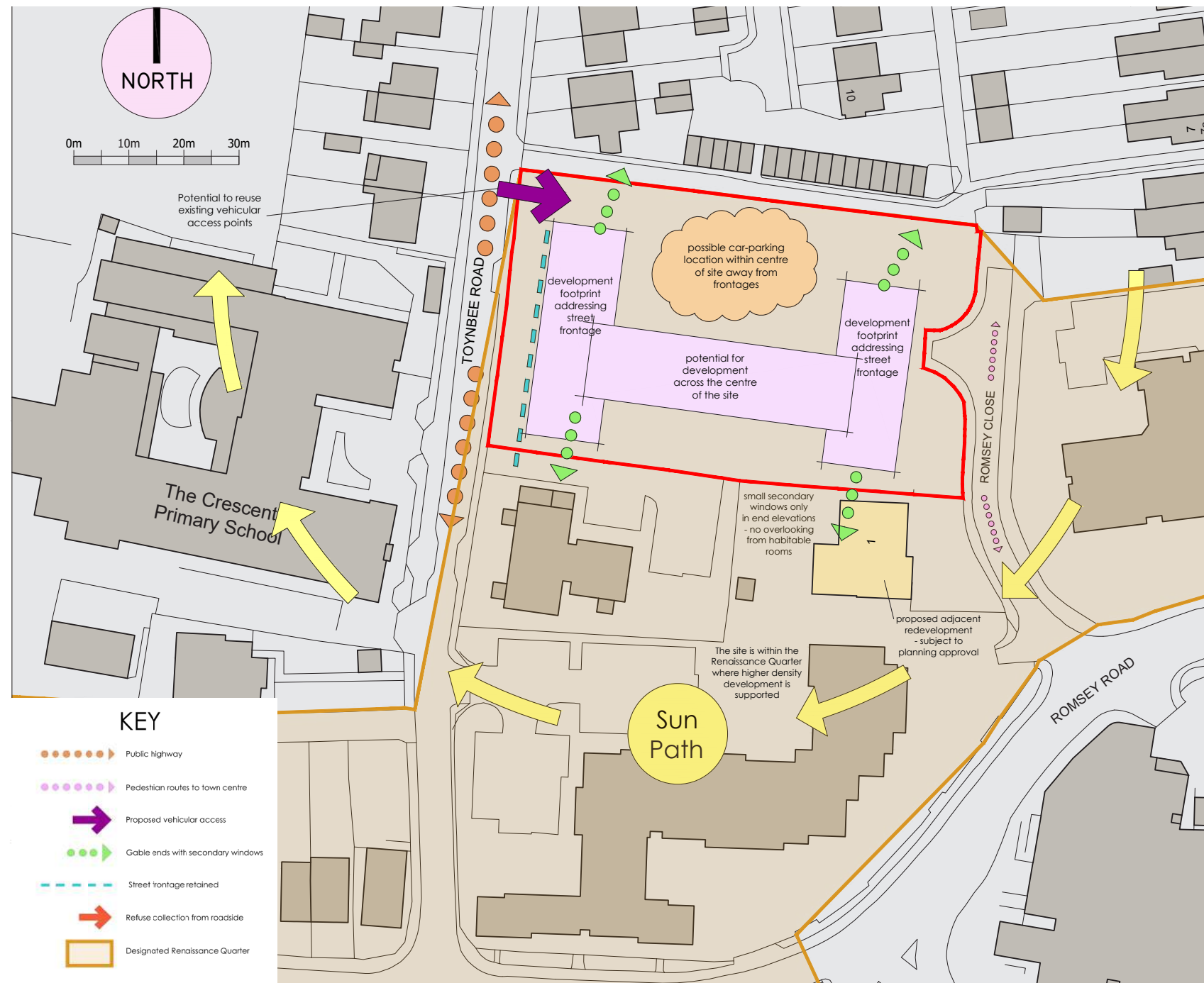
There are residential properties around the site, therefore consideration has to be given to potential overlooking and impact on their privacy and amenity.

The site fronts on to two roads. To the east, Romsey Close is a private cul-de-sac with a very low volume of traffic. To the west, Toynbee Road, although a public road, has relatively low vehicular traffic, and is not expected to present any significant acoustic issues.

There is a primary school opposite the site on Toynbee Road, but given that the majority of the playground and sports areas are located to the rear of the school, there should not be issues with noise or privacy.

## 2 CONTEXT

### 2.13 Opportunities Plan



#### The site presents a number of development opportunities

The natural topography of the site has no notable constraints in terms of levels or any other topographical features, and enables the practical potential for buildings anywhere across the plot.

Given its location within the Renaissance Quarter, where a higher density development is encouraged, there is clear scope to accommodate a building of greater height and size than the existing dwellings.

Development along each public frontage will maintain the street enclosure, which is characteristic of the area, whilst the open space at the centre of the development plot allows the potential extension of a building footprint across the middle of the site, without undue harm to the amenity of adjoining land to the north or south.

Retaining the existing vehicular access at the north of the site enables the provision of a central courtyard within the north of the plot as on-site car parking.

Whilst any new development could potentially overlook adjacent properties, sensitive consideration of the positioning of windows and distances to boundaries can ensure that the development respects the neighbours amenity.

Whilst a larger total building footprint might increase the overall site coverage, there will still be an opportunity for ample landscaped amenity space around the proposed development, to meet the specific needs of the residents of a retirement living scheme.

### 3 PLANNING

*“.....significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.....”*

National Planning Policy Framework Paragraph 134

### 3.1 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.

Paragraph 130 states that Planning Policies and decisions should ensure that developments:

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish and maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 134 states that Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely significant weight should be given to:

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes ;and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

## 3.2 Planning Policy

### Local Development Plan

Eastleigh Borough Councils Development Plan consists of the Eastleigh Borough Local Plan 2016-2036 which was adopted in April 2022. The site falls within the settlement boundary of Eastleigh which is designated as Tier 1 settlement Local Plan, Main Town and Service Centres. The site is also located within the Urban Edge (as set out on the Local Plan Policies Map) where there is a presumption in favour of new development, subject to meeting the requirements of the policies set out in the Local Plan.

In respect of the location of new residential development, Strategic policy S3 (Location of new housing) states the Borough Council will focus as much new housing development as possible within the existing urban areas. Policy DM23, (Residential development in urban areas) goes on to set out criteria that should be met in order for new dwellings to be permitted. New dwellings will be permitted provided that; where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people, affordable housing provision in accordance with requirements as set out in DM28 and a minimum density of 40 dwellings per hectare.

The site falls within the Eastleigh Urban Renaissance Quarter, specifically the Residential, Office and Community Area. Policy E4 of the Local Plan advises that the Council will encourage well-designed, people-intensive development within these areas. Furthermore, Policy E4 goes on to state that development of predominantly 3 storeys will be permitted and development higher than 3 storeys will be appropriate where development reflects local distinctiveness and would contribute towards a positive relationship with the surrounding area. Redevelopment within the Urban Renaissance Quarter provides the opportunity to enhance the quality and design of the building stock in the area.

In relation to older people housing, Policy DM25 (Delivering Older Peoples Housing) sets out that the Council will support the provision of accommodation suitable for the needs of older people. The policy goes on to set out criteria that should be met:

- Located in sustainable locations with good access to the public transport network
- Close to local facilities that residents can use
- Well integrated into the local community.

It is considered that the application proposal complies with the criteria set out above being in proximity to existing services and facilities and close to local transport links.

### Principle of Redevelopment

The site is located within the Urban Renaissance Quarter where development is supported. The site is located within close walking distance to a range of shops and facilities. The residents will be able to walk into the town centre to support the local services and facilities. The proposal will provide older peoples housing where there is an identified need for the growing elderly population in Eastleigh.

Overall, the proposal will provide redevelopment of a under-utilised site which is situated within an area where there is a presumption in favour of new development given the sites location in the designated Urban Edge. This proposal will provide much needed housing for older persons, where there is a clear need, thus providing social and economic benefits and freeing up family housing elsewhere in the market. Subsequently, it will deliver sustainable development in accordance with the Eastleigh Borough Local Plan and the NPPF.

The development will provide much needed 1 and 2 bed apartments for older people. The principle of development on the site for this type of use is considered to be acceptable.



## 3 PLANNING

### 3.3 Pre-Application and Public Consultation

*“Design quality should be considered throughout the evolution and assessment of individual proposals. .... Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”* National Planning Policy Framework Paragraph 128

A pre-application document, including information on Churchill Retirement Living and its proposed development of the site, together with provisional design strategy drawings and other relevant supporting information was submitted to Eastleigh Council in January 2023

A formal response was received on 2nd March 2023 and it is clear that there appear to be fundamental differences of opinion between the local Planning Authority and the Applicants.

Whilst the principle of a redevelopment of the site for a retirement scheme was supported the Officers had concerns with the height, massing and footprint and questioned the positioning of the communal owners lounge and entrance.

Other comments were made on the visual design in which there were concerns that the elevations were monotonous with an uninspiring design.

Whilst the applicant is unable to agree with the ascertainment that the building is fundamentally too large, for the many reasons examined elsewhere within this Design and Access Statement, it was agreed that the detailed treatment of the elevations could be re-examined and that it would be possible to increase parking numbers by two additional bays, even though Churchill Retirement Living believes that the original quantum was sufficient for the type of housing being proposed.



Various plans and elevations from Pre-Application

3 PLANNING

3.4 Pre-Application and Public Consultation

“Design quality should be considered throughout the evolution and assessment of individual proposals. .... Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.” National Planning Policy Framework Paragraph 128

A comprehensive public engagement exercise was undertaken by Churchill Retirement Livings consultants DevComms.

This included direct engagement with all key local political and community stakeholders including, Officers of Eastleigh Borough Council, Eastleigh Borough Coucillors, all members

of Eastleigh Local Area Committee, Eastleigh Central Ward Councillors and Eastleigh Town Council.

Letters were issued to circa 274 residential and business addresses adjacent to and within close proximity to the site in Eastleigh Central Ward. The letter provided an overview of the project and invited residents to submit any comments on a dedicated project website.

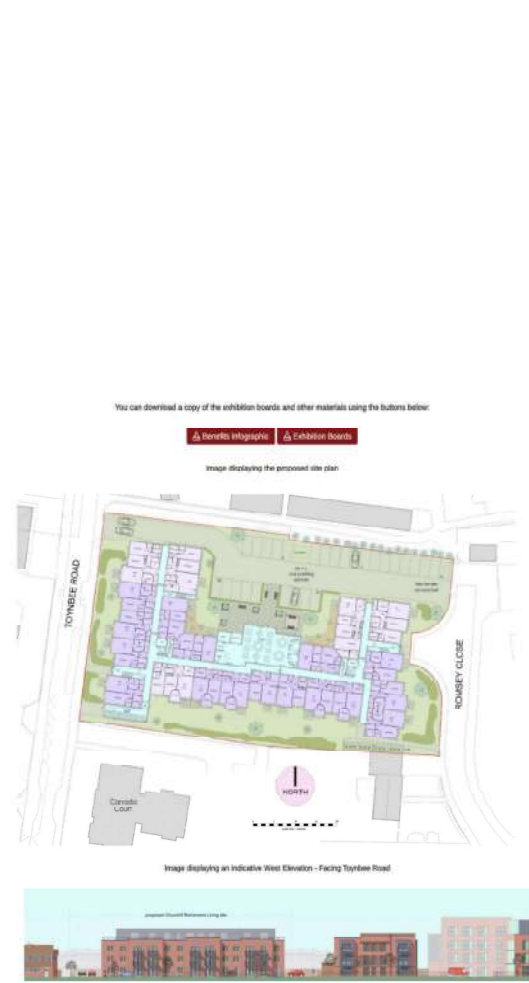
The project consultation website was live between 17th - 24th January 2023.

The website was viewed 592 times by 92 unique users, but in total only 9 feedback forms were recieved. The principal concerns were with lack of parking, percieved increase to local traffic levels and the loss of local family homes.

Given the level of interaction with the website in comparison to the number of responses, it could be concluded that the

majority of local residents either like the proposals, had no concerns with the proposals or were ambivalent to the proposals.

A Statement of Community Involvement prepared by DevComms is submitted with the Planning Application.



Various pages from the consultation website.



## 4 DESIGN DEVELOPMENT

*“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing.”*

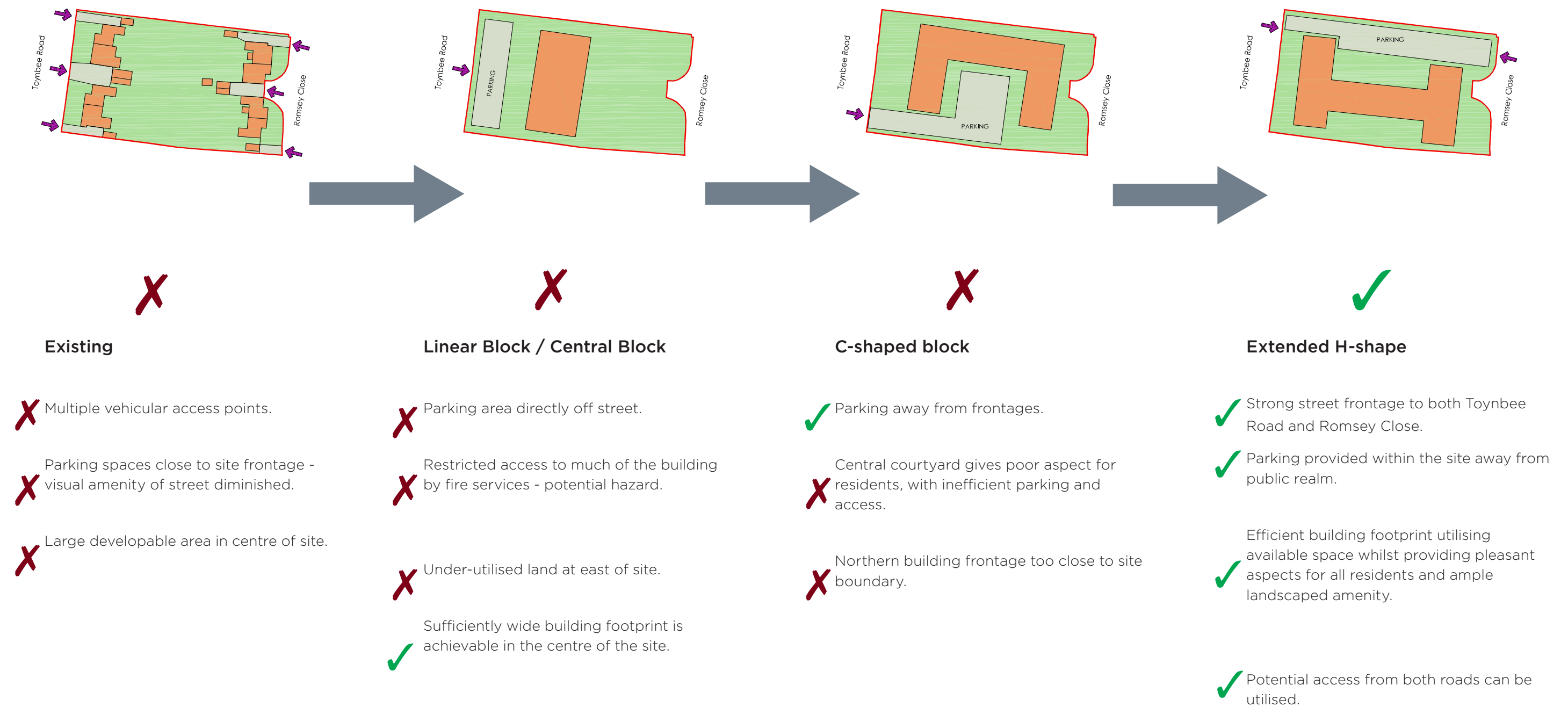
National Design Guide Paragraph 21



## 4 DESIGN DEVELOPMENT

### 4.1 General massing concepts - Building Disposition and Parking

As part of the exploration to find the most suitable urban solution for the site, several studies were undertaken to ascertain the most appropriate footprint for the site, and the best location for car parking.



## 4 DESIGN DEVELOPMENT

### 4.2 Initial site plan concept

The information considered in the site analysis and the strategy outlined in the conceptual exercise earlier in this statement, were incorporated into the initial site plan designs.

The new main vehicular entrance is proposed at the north-west corner from Toynbee Road, with a drive way leading past the gable ends of the western leg of the building, to a car park area enclosed within the centre of the site.

There are other pedestrian accesses onto the site via various paths from Toynbee Road and Romsey Close.

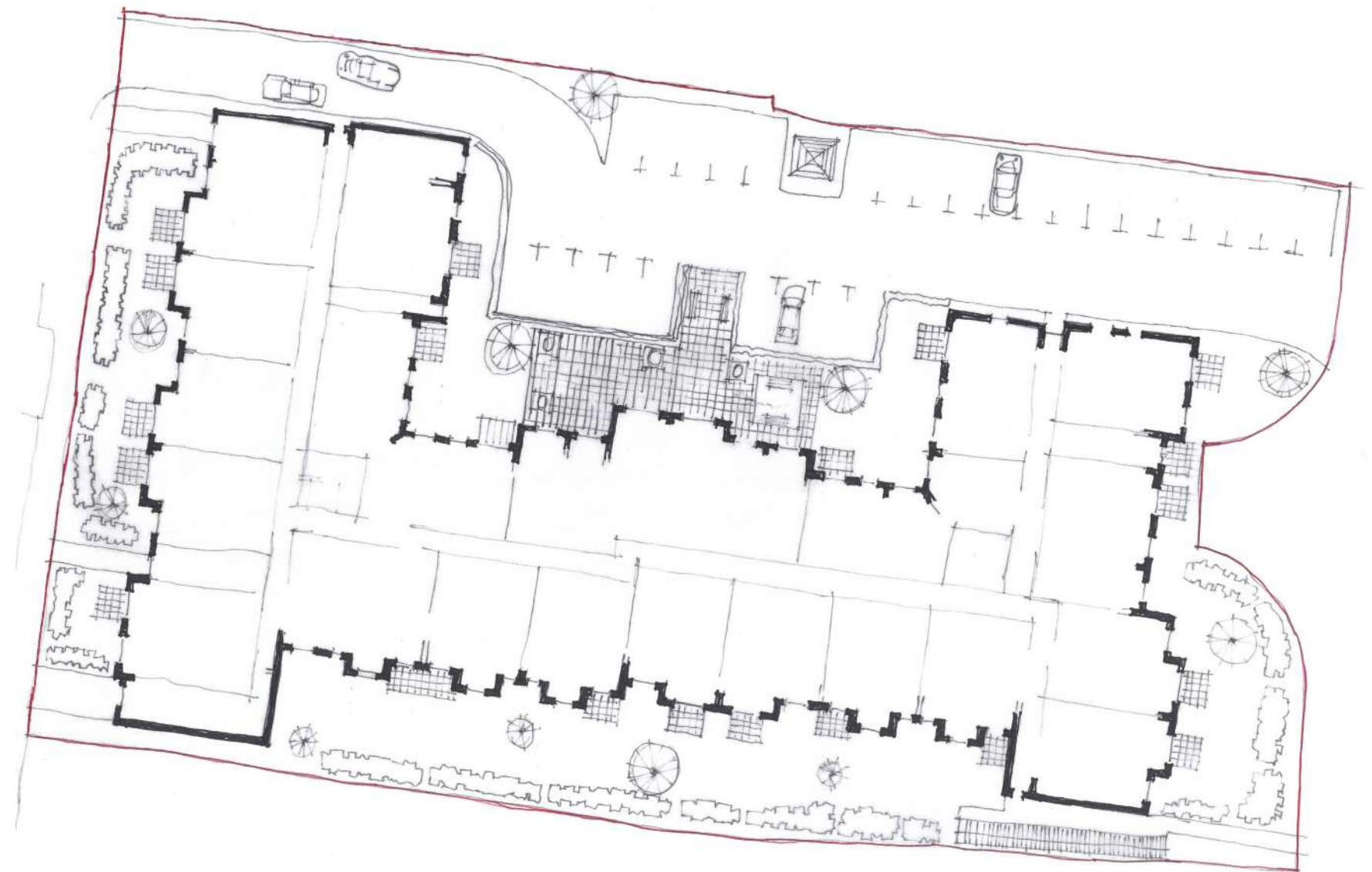
The building follows a linear truncated H-shaped footprint with external frontages facing Toynbee Road to the West, Romsey Close to the East, and facing Canada Court to the South.

Internal elevations face a landscaped courtyard around the car park, from where, beyond a shared communal terrace, the main entrance leads into the building via the Owners Lounge.

The areas around the building will provide landscaped amenity, and all ground floor apartments will have a private patio.

The central spine corridor with flats on either side results in active frontages to all aspects.

The building footprint makes efficient use of the site area without compromising the amenity of neighbouring properties, and although the scale is larger than that of the existing houses on the site, it is in keeping with the recent developments within the Renaissance Quarter.



Sketch site plan layout.