

**110-114 ELM GROVE, HAYLING ISLAND,
HAMPSHIRE, PO11 9EH**

PLANNING STATEMENT

ON BEHALF OF CHURCHILL RETIREMENT LIVING



Description of the Proposal:

Demolition and redevelopment to form 44 sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and redevelopment to form one commercial unit with one flat above with associated parking and landscaping.

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I. INTRODUCTION

I.1 This Planning Statement has been prepared by Planning Issues Ltd on behalf of Churchill Retirement Living in relation to a proposal for 44 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping ranging from 2 to 3 storeys and redevelopment to form one commercial unit with one flat above with associated parking and landscaping at 110-114 Elm Grove, Hayling Island, Hampshire, PO11 9EH.

I.2 This statement accompanies a full planning application submitted in respect of the proposal, and provides a description of the site and of the circumstances underlying the application. It should be read in conjunction with the following supporting documents which accompany the proposal submission:

- Affordable Housing & Viability Statement
- Housing Needs Assessment by David Couttie
- Archaeological Desk Based Assessment by CgMs
- Transport Statement produced by Mott McDonald
- Landscaping Strategy by UBU
- Ecology report by Ecosa
- Contamination Desk Study
- Flood Risk Assessment by Mott McDonald
- Design and Access Statement
- Plans

I.3 This statement will briefly explain the concept of Sheltered Accommodation; the national and local need for such provision; and further outline the proposals for the application site and assess the planning merits of the scheme against the national, regional and local policy context. The scheme will be assessed against material planning considerations which affect this site and the merits of the proposal for redevelopment.

CHURCHILL RETIREMENT LIVING

- 2.1 Churchill Retirement Living has specialised in the provision of purpose built apartments specifically designed for the elderly, since 1998 and have similar new developments located throughout England.
- 2.2 The accommodation is specifically designed to meet the needs of independent retired people, and provides self-contained apartments for sale contained within a single block.
- 2.3 The apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those over this age with a partner of at least 55, can live in the development. The accommodation will be managed by Millstream Management Services Ltd, an in house Company which specialises in the management of retirement developments.
- 2.4 Churchill Retirement Living are an award winning Retirement Developer, attributed with the accolade of Best Medium Housebuilder of the Year award and The Most Outstanding Retirement Housing Operator in the UK for the fourth consecutive year. Details of further awards which the company have achieved can be viewed here <http://www.churchillretirement.co.uk/corporate-information/awards.html>.

Introduction to Sheltered Housing for the Elderly

- 2.5 Both National and Local Planning Policy seek to ensure that everyone is able to have the opportunity of a home which best suits their needs. The growth in the elderly population in the UK is well known, and sheltered housing meets a specific and growing need. By providing local elderly people with safety, security and companionship, sheltered housing can help to maintain good health and general well being.

- 2.6 Whilst the age restriction contained in the lease is 60, from recent research undertaken by Churchill it is found that the average age of occupiers is 79, the majority of which are single female households.
- 2.7 Sheltered housing produces a large number of significant benefits which can help to reduce the demands exerted on Health and Social Services and other care facilities – not only in terms of the fact that many of the residents remain in better health, both physically and mentally, but also doctors, physiotherapists, community nurses, hairdressers and other essential practitioners can all attend to visit several occupiers at once. This leads to a far more efficient and effective use of public resources.
- 2.8 Sheltered housing also helps to address a common and growing problem experienced by many local authorities by releasing housing onto the general market which is currently under-occupied; help to maximize urban brownfield land which helps to reduce pressure for development on more sensitive sites in Greenfield locations; help to discourage the use of private vehicles by being located within highly sustainable locations in relation to town centres and public transport routes; and introduce a neighbourly use of the sites, which as a result can add to the vitality and vibrancy of town centres.
- 2.9 The communal facilities which are included within the developments are as follows:
- A **lodge manager** is employed by the Management Company to provide assistance and security for the owners of the apartments. The manager provides the safety and security necessary for many of the residents as they reach old age and increasing frailty. They would also be in charge of the day to day maintenance of the development and oversee the maintenance of the gardens etc. The manager has their own office near the entrance to the building in order that they can keep survey the coming and goings from the building. The manager is on call during normal working hours, however, at times when the manager is out of the development there is an emergency alarm system fitted in each of the apartments and communal areas for use by the residents in an emergency. This is in the form of a telephone system which can, if necessary, be activated by a

button on a pendant which is worn around the owners' neck. This alarm system is linked to a national call centre which is manned 24 hours a day, 7 days a week. The response to the call is rapid;

- A **video entry system** which is linked to the owners' televisions in their apartments. This system allows complete security and instant recognition of the person who is calling at the main entrance door;
- An **Owners Lounge** is provided for use by all residents and their guests within the building. The room is used for coffee mornings, fish and chip suppers, bridge evenings, special events and residents meetings. Some of the residents spend a considerable amount of time in this lounge reading and undertaking other hobbies. It is a sociable place in which to meet and converse. The lounge is provided with a small kitchen which is fitted with a sink, microwave and cupboards which is available for events such as coffee mornings, movie evenings and entertaining guests;
- A **communal lift** is provided for use by all residents and visitors. The lift is fitted with an emergency call system and seat. The lift is wide enough to accommodate a wheelchair if necessary;
- A **communal landscaped garden** area is provided which is maintained by the Management Company. The quality of the landscaping is very high, which has been evidenced at other schemes which have won awards for the landscaping provision;
- A **guest suite** is provided for use by relatives of owners who wish to stay overnight. The room is fitted with twin beds and has a shower room and tea/coffee making facilities. The room can also be used by residents of other Churchill Retirement Living apartments who may wish to visit friends or family in the nearby area or indeed take a holiday away in an equally safe and secure environment;

- A **communal toilet** is provided adjacent to the lift for use by relatives and visitors;

- A **communal bin store** is provided for use by residents. This ensures that refuse and recycling does not build up in communal areas and the refuse collector can access and dispose of rubbish easily and quickly. The refuse room is accessible by residents through a set of doors from the inside of the building with both sets of external doors remaining locked shut at all times. The Lodge Manager is responsible for taking the bins to the back edge of pavement for the weekly (1 a week) collection from the development. The Lodge Manager will be responsible for bringing the bins back into the development following emptying. This will be the only time that the refuse room is opened and will remain locked whilst the bins are awaiting collection. The Lodge Manager will be responsible for monitoring the collection of refuse and as such the bins will not be left out for a lengthy period of time following collection;

- A **communal car parking area** is provided for use by those residents who have cars on a first come first served basis. Visitors or staff are not encouraged to park on site;

- A safe and covered area for housing and recharging **battery buggies** is also provided.

The Need for Sheltered Housing for the Elderly

2.10 It is a well known fact that the population of Great Britain is ageing as people are living longer and there is a decline in birth rates.

2.11 This year a third of households will be headed by someone aged over 65 and 75% of older people will be owner-occupiers. (2011 Census). Over the last two years the

industry has only built 500 new homes for older people and with only 100,000 private properties in the UK defined as retirement, sheltered housing demand and need is increasing exponentially. Good quality retirement housing has important social and health benefits for older people reducing the burden on public services and costs to the Government.

- 2.12 The latest 2011 Census statistics show that currently approximately 1 in 6 people in the population of England and Wales are over 65 years of age. Furthermore the census also revealed that there are now nearly half a million people over the age of 90. What is most important to note from the Census information is that the over 65 year old age group is by far the quickest growing age group.
- 2.13 The first detailed analysis of returns from the 2011 census show that the overall number of people turning 65 in 2012 increased by 30 per cent in a single year. Figures published by the Office for National Statistics reveal that there were 726,069 people aged 64 in England Wales in 2011 when the census was carried out.
- 2.14 As the population of the country steadily rises and life expectancy has dramatically improved in recent decades, it means that there are more 65 year olds in the UK than at any point in history.
- 2.15 Next year the rate will be similar with around 720,226 people due to reach state retirement age. Although the numbers retiring will then reduce slightly, there will still be well over 600,000 people turning 65 each year until at least 2018 and overall 3.3 million people are poised to hit state pension age in the next five years. The sudden spike in numbers of people drawing their pensions for the first time reflects a surge in the birth rate after the end of the Second World War.
- 2.16 While the average age of the population of England and Wales has been increasing the average household size has been decreasing. Currently there are 2.4 people for every household in the country. The under occupation and under utilisation of properties pose a very real obstacle to housing delivery.

“The top of the ladder” Demos (published September 2013)

- 2.16 This independent report was published on 12 September 2013 as part of the House

Builders Federation *Campaign for Housing in Later Life*. Part of the Executive Summary states,

“Demos sought to distil the evidence presented from a range of sources (academic, policy orientated and grey literature) on the scale of the problem, the impact this was having, the benefits or resolving it, and how to go about this. We supplemented these findings with new polling of our own and analysis of the English Longitudinal Study of Ageing (ELSA) to get a better picture of the housing chain effect that could be achieved if more of those older people interested in downsizing or moving to retirement properties were able to. We also spoke to a range of experts (listed in appendix 1) for their suggestions on how to tackle supply and demand issues regarding older people’s housing. We found that, while retirement properties make up just 2 per cent of the UK housing stock, or 533,000 homes, with just over 100,000 to buy, that:

- *One in four (25 per cent) over 60s would be interested in buying a retirement property – equating to 3.5 million people nationally.*
- *More than half (58 per cent) of people over 60 were interested in moving.*
- *More than half (57 per cent) of those interested in moving wanted to downsize by at least one bedroom, rising to 76 per cent among older people currently occupying three-, four- and five-bedroom homes.*
- *These figures show that 33 per cent of over 60s want to downsize, which equates to 4.6 million over 60s nationally.*
- *More than four in five (83 per cent) of the over 60s living in England (so not Scotland, Wales or Northern Ireland) own their own homes, and 64 per cent own their home without a mortgage.*
- *This equates to £1.28 trillion in housing wealth, of which £1.23 trillion is unmortgaged. This is far more than the amount of savings this group has (£769 billion).*
- *Therefore the over 60s interested in downsizing specifically are sitting on £400 billion*

of housing wealth.¹

- If just half of the 58 per cent of over 60s interested in moving (downsizing and otherwise) as reported in our survey were able to move, this would release around £356 billion worth of (mainly family sized) property² – with nearly half being three-bedroom and 20 per cent being four-bedroom homes.³*
- If those wanting to buy a retirement property were able to do so, this would release £307 million worth of housing.⁴*
- Combining NewPolicy Institute (NPI) analysis of current market chain effects of older people dying and moving each year with our own analysis of ELSA, we can estimate that if all those interested in buying retirement property were able to do so, 3.5 million older people would be able to move,⁵ freeing up 3.29 million properties, including nearly 2 million three-bedroom homes.⁶*
- If just half of those interested in downsizing more generally were able to do so, 4 million older people would be able to move,⁷ freeing up 3.5 million homes.*

Apart from the obvious gains to the housing chain, there is robust evidence that retirement housing has a very beneficial effect on older people's health, wellbeing and social networks, and could save health and care services considerable resources. The equity released could help tackle pensioner poverty and have wider economic benefits.

With all of this in mind, it is somewhat surprising that the current government has not

¹ All those interested in moving is 58 per cent of over 60s – 58 per cent of the £1.23tn unmortgaged equity they own is £701 billion. Of this group, 57 per cent would want to downsize – or 33 per cent of over 60s. They own £400 billion in housing equity.

² All those interested in moving is 58 per cent of over 60s – 58 per cent of the £1.23tn unmortgaged equity they own is £701 billion. Half of this is £356 billion.

³ The proportion of people owning homes of different bedroom size was taken from the responses to our survey – see Appendix 2.

⁴ This is calculated as 25 per cent of £1.23tn owned by over 60s. 25 per cent of over 60s in our survey reported to be interested in buying retirement property.

⁵ 25 per cent of 14 million people – the number of over 60s in the UK.

⁶ Using proportions identified through NPI analysis.

⁷ 33 per cent of over 60s.

done more to work in partnership with the private sector to encourage greater supply of retirement property. There are a range of relatively low cost steps which could stimulate the market, including:

- giving retirement housing special planning status akin to affordable housing, given its clear and demonstrable social value*
- tackling S106 and Community Infrastructure Levy (CIL) planning charges, which make many developments untenable and affect them disproportionately compared with general needs housing developments*
- quotas and incentives for reserving land for retirement housing, and linking this to joint strategic needs assessment and health and wellbeing strategies for local areas”*

2.17 In April 2012 the Housing and Homelessness charity Shelter published a report ‘A Better Fit’ which considered the housing needs of older people and the increasingly ageing population. The report highlights the under occupation of the housing stock by over 55 households and the need for a significant increase in the supply and range of suitable housing for older people. The report recommends that the planning system must support the development of housing for older people.

2.18 In 2011, the University of Reading published a report entitled Housing Markets and independence in old age: expanding the opportunities which analysed why older people in the UK do not have sufficient choice regarding home ownership and how the challenges of providing more private sector housing can be addressed. The report was produced as a piece of academic research by Professor Michael Ball and highlights how the Government’s National Planning Policy Framework and the Localism Agenda could contribute to the changes required to make a real difference to older homeowners now and in the future. The report highlights several key statistics;

“There are currently around 105,000 owner occupied retirement housing (OORH) dwellings in the UK, about 2% of the total number of homes for those aged 65 and over.”

“As the UK’s population grows and ages over the next 20 years, the number of households over 65 years old will increase at a particularly fast rate. There are expected to be an

extra 3.5 million householders by 2033 in England alone, a 60% increase on today. By then, a third of all households will consist of those aged over 65, up from 23% in 2008.”

2.19 In February 2008 the Government published “A National Strategy for Housing in an Ageing Society”. The strategy explains that housing and ageing is a cross government priority and examines the scale of demographic change that will occur in the next twenty five years. Chapter 2 of the strategy states:

“In 2006, there were 3.3 people of working age for each person of pensionable age in the UK. This figure is expected to fall to 2.9 by 2031. Over the next 30 years, the population aged 65 years and over is set to rise from 9.7 million to 17 million, an increase of 76 per cent. The number of people aged 75 years and over is expected to increase by 4.4 million, or 95 per cent, and the number of people aged 85 years and over is likely to rise by 2.3 million, an increase of 184 per cent. Looking further into the future, a child born today has a one in five chance of celebrating his or her one hundredth birthday.”

2.20 In 2001, the then department of the Environment, Transport and the Regions and the Department of Health jointly published a document entitled “Quality and Choice for Older People’s Housing – A strategic Framework” (January 2001). This publication states clearly that only 5% of older households live in a form of sheltered housing, and that of the total stock of approximately 500,000 units of sheltered accommodation less than 6% are private sector – only enough private stock to house around 0.55% of older owner-occupiers.

2.21 The accompanying DCA report ‘The Need for Private Retirement Housing in Havant Borough’ provides analysis of the existing sheltered housing provision in the local area and concludes that there is a significant under provision of private tenure housing of this type. This is demonstrated by some dramatic facts;

- There is a significant forecast growth in the number of older people in the Borough whose housing requirements will not be met within the existing stock.

- The growth in the 65+ age groups of **15,400 people is an increase of 58.1%**, compared to the reduction of 2,700 people in the population aged below 65 years (2.8%).
- There is forecast to be an increase of 19.4%, **5,400 more people** in the over 65 group over the **next seven years** to 2022.
- The 65+ age group represents 123.8% of total population growth in the current period to 2017. The 65+ group grows from **21.8% in 2012 to 31.3%** of the total population in 2037.
- The 75 and older age group is forecast to increase by more than three quarters, rising by 84.4% by 2037. The demographic shift is already happen
- There are only **609 units** currently built for sale in the private sector to meet the needs of 35,387 owner-occupiers who are **69% of all households**.
- There are already social sheltered units to house one in every **9 tenant** households, compared to one sheltered housing unit for every **61 owner occupier** households.
- Social housing tenants are **nearly seven times** more likely to be able to gain access to sheltered housing than owner occupier households in the private sector.
- 80% of all households live in the private sector (including ownership and private rent) but there is evidence of only 7 units of the existing private sheltered housing stock (for purchase) of 609 units, currently available for sale.
- There is therefore a potentially significant level of unmet market demand for sheltered housing.

2.22 As can be seen from the above there is a significant growth in the elderly population at all levels, the majority of whom are owner occupiers who are living in properties

which often no longer meet their housing needs. This equates to a need for private sheltered housing for the elderly at both national and local level.

Working in Partnership

2.23 Churchill Retirement Living always seek to work in partnership with Local Planning Authorities to ensure an appropriate range of housing is offered to the elderly in a way that satisfies the policies of the respective Development Plans while also satisfying the Government's wider planning and housing objectives. To assist in the achievement of this, Churchill Retirement Living participated in the production of a good practice guide entitled 'Planning for Retirement Housing'.

Environmental Policy

2.24 Churchill Retirement Living is committed to the principle of sustainable development and seeks to ensure their developments embrace the many aspects of sustainability to secure responsible management of the environment for today's and future generations.

2.25 Their schemes utilise 'brownfield' sites in highly accessible locations close to community facilities and shops, with access to alternative modes of transport enabling a reduction in car numbers and ownership, but make provision for battery operated buggies and cycles where necessary.

2.26 Landscaping is an important feature of the development and the accompanying design provides an indication of the proposed planting levels to make the most effective use of the space as well as make a positive contribution to the amenity value, making it a more pleasant environment. The landscaping design is of an extremely high standard and will improve the environmental quality of the site for prospective residents. The situation adjacent to the busy junction means that the landscaping will need to help dissipate noise and help to improve air quality.

2.27 The proposed landscaping within the development will provide a positive contribution to the external and internal views of the site. The prospective residents generally

move from large family houses with well maintained gardens and as such the landscaping amenity areas for Churchill Retirement Living developments are of extremely high quality and impact. As the developments are age restricted and mobility can be an issue for some residents, the amount of space required for landscaping is much lower than that required by general needs housing.

- 2.28 General purpose apartments are likely to be occupied by people with a range of ages. Therefore these people may be expected to have a variety of open space requirements, for example children may require grassed areas to run around, adults may require space for barbecues or to hang washing out to dry whilst more elderly residents may require shady spots to sit out. By contrast sheltered apartments, being occupied by people of similar ages, would not require such variety and therefore a smaller space can successfully meet all the needs of residents.
- 2.29 There are no factors which demand that sheltered apartment residents require significantly more private amenity space per person than general purpose apartment residents and factors exist which suggest that sheltered apartment residents require less. Churchill Retirement Living has a number of sites of a similar nature which are in town centre locations and therefore restricted in terms of size. With this in mind, the area available for usable amenity space is constrained mainly to high impact visual planting which provides a pleasant outlook for residents. Examples of similar sites with limited amenity space are mentioned below and can be viewed on the company website.
- 2.30 The quality of landscape provision within Churchill Retirement Living developments is extremely important for prospective residents. As such, a number of new developments are often entered into various New Homes award competitions, with a separate award for excellence in Gardens. The following sites have recently received this accolade Mulberry Lodge, Emsworth; Hamlet Lodge, Gloucester and Acacia Lodge, Fareham. The awards are well coveted and are held in high regard by Churchill Retirement Living as they act as a quality assurance benchmark within the retirement house builder industry.

- 2.31 Construction of the developments incorporates the use of local materials where possible and many energy saving devices, which is assisted by the containment of the apartments in a single block.
- 2.32 Churchill Retirement Living are continually reviewing their environmental policies and examining the newly evolving sustainable systems for incorporation into their developments where appropriate. Indeed, the use of air sources or ground source heat pumps within the development proposal demonstrates Churchill Retirement Living's commitment to the principles of Sustainable Development and for on-site energy generation.

3 THE DEVELOPMENT SITE AND APPLICATION PROPOSALS

Pre application Stakeholder Engagement

- 3.1 In line with best practice the application proposal as currently submitted has evolved through a process of local stakeholder consultation and engagement. This has included discussions with the Council by virtue of pre-application discussions.
- 3.2 A pre application request was sent to the council on the 25 March 2014. The proposals were for approximately 50 sheltered apartments. A response was received from the council on the 13 May 2014.
- 3.3 The layout and design of the scheme has subsequently evolved in line with the comments and suggestions made in the response. This is set out in detail in the design and access statement.

The Development Site

- 3.4 The site, which comprises approximately 0.3 hectares, is roughly rectangular in shape. It is located off Elm Grove in a secondary shopping area.
- 3.5 It comprises vacant commercial buildings which were previously associated with the Pullingers furniture stores and storage buildings. There is a car park and a storage area to the rear of the site.
- 3.6 The site is generally flat.
- 3.7 The site is to the North of the Town Centre which contains a wide range of shops and community facilities. Bus services run on Elm Grove and there are also a number of bus stops within the town centre serving several routes. The site therefore has excellent access to the shops and services within the town centre and local public transport, making it an excellent location for elderly people.

The Proposed Development

- 3.8 The proposed development will provide 44 units of private sheltered accommodation for the elderly, one commercial unit with one flat above with associated parking and landscaping.
- 3.9 The proposal includes 14 car parking spaces for the retirement development. This equates to a parking space ratio of 0.32. The commercial unit with flat over will be served by 3 parking spaces.
- 3.10 The site will be served by an access off Elm Grove.
- 3.11 The building has been articulated to provide visual interest and to respect the character of the neighbouring buildings.
- 3.12 Careful consideration has been given to ensure that the proposed development would not result in material harm to the living conditions of adjoining residents. This has been achieved by setting the proposed building away from the site boundaries to provide generous separation distances to the surrounding buildings.
- 3.13 The development will include a high quality landscaped amenity space which wraps around the building and will be maintained in perpetuity by the management company.
- 3.14 The proposal, application site, and the surroundings are fully described and analysed in the Design and Access Statement accompanying the planning application. Further discussion of the design rationale and the impact on the character and appearance of the area is also included within this statement.

4 **PLANNING POLICY FRAMEWORK**

- 4.1 The Development Plan for the area currently comprises the Havant Borough Local Plan Core Strategy (2011) and Allocations (2014).
- 4.2 Other material considerations include the National Planning Policy Framework, the Planning Practice Guidance and a number of SPG/SPD.
- 4.3 These documents are reviewed below.

National Planning Policy Framework

- 4.4 In March 2012, the National Planning Policy Framework (NPPF) was published to provide a single reference point for national planning policy guidance in the United Kingdom. The NPPF is a material consideration in planning decisions.
- 4.5 The overriding message in the NPPF is one of sustainable development, reiterating the widely accepted definition from Resolution 24/187 of the UN General Assembly “*as meeting the needs of the present without compromising the ability of future generations to meet their own needs*”. In planning terms, sustainable development incorporates economic, social and environmental elements in order to achieve an equitable development.
- 4.6 The government has introduced a strong presumption in favour of sustainable development in the NPPF, which expects local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and to approve applications where plans are absent, out of date, silent or indeterminate unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.
- 4.7 Paragraph 9 of the NPPF highlights the positive improvements which can be brought about through sustainable development projects including;

- *“...moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes.”*

The presumption in favour of sustainable development

4.8 Paragraph 14 of the NPPF states;

“At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

*“For **plan-making** this means that:*

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

Core planning principles

4.9 Paragraph 17 refers to twelve core planning principles and of particular relevance to this application are that planning authorities should;

- *“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the*

housing, business and other development needs of an area, and respond positively to wider opportunities for growth...”

- *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”*
- *“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”*
- *“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable”.*

Building a strong competitive economy

4.10 Paragraph 18 sets out the government’s commitment to economic growth;

“The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”

Ensuring the vitality of town centres

4.11 Local planning authorities should recognise at paragraph 23 that town centre residential development proposals;

“...can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites;...”

Delivering a wide choice of quality homes

4.12 In relation to development proposals for residential schemes, Paragraph 49 reiterates the point made above in relation to the presumption in favour of sustainable development and states;

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

4.13 The need to deliver a wide choice of quality homes is highlighted at paragraph 50 and in particular the need to;

*“ plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, **older people**, people with disabilities, service families and people wishing to build their own homes);” (My emphasis).*

4.14 Paragraph 51 of the NPPF specifically mentions commercial buildings with a clear target to bring into use empty housing and other under-utilised buildings to satisfy the growing demand for housing. Paragraph 51 states:

“Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.”

Requiring good design

4.15 In respect of design, paragraph 56 states;

“The government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people”.

4.16 Paragraph 57 reiterates the need for high Quality design;

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

4.17 In addition Paragraph 60 states;

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through

unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.”

- 4.18 It is noted that design policies should not be too prescriptive and that local design codes and design review arrangements are advantageous to ensuring delivery of innovative, inclusive, high quality design. Paragraph 65 directs that;

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape...”

Ensuring Viability and Deliverability

- 4.20 Paragraph 173 requires that the pursuit of sustainable development requires careful attention to viability and costs in decision making and that;

“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”.

- 4.21 The NPPF recognises the importance in the planning process of pre-application engagement and front loading in order to minimise the overall risk to developers for delays during the application period. This also includes local stakeholder engagement opportunities which are highlighted at Paragraph 189.

4.22 In determining planning applications, Paragraph 197 reiterates the presumption in favour of sustainable development application, whilst Paragraph 204 highlights the importance of seeking Planning Obligations which meet all of the following tests;

- *“necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.”*

4.23 The prevailing market conditions should be taken into account to ensure that sufficient flexibility exists to ensure that development proposals do not become economically unviable due to onerous planning obligations. Equally, planning conditions should only be imposed in circumstances where they are necessary, relevant to planning and to the development approved, enforceable, precise and reasonable in all other respects (Paragraph 206).

National Planning Policy Guidance

4.24 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) web-based resource.

4.25 The guidance specifically recognises the need to plan for older people given the significant increases forecast in the elderly population.

*‘The need to provide housing for older people is **critical** given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). The age profile of the population can be drawn from Census data. Projection of population and households by age group should also be used. Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish. Supporting*

independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that are under occupied.' paragraph 21.

The Havant Borough Local Plan (Core Strategy) 2011

4.26 The Havant Borough Local Plan (Core Strategy) is the principal document in the council's Local Plan. It sets out the spatial planning strategy for the area up to 2026. It sets out how many new homes and jobs are needed and their distribution. It also sets out what services, facilities and infrastructure such as green spaces, shops and community services are needed and when and how they will be delivered whilst having regard to the Borough's high quality natural environment.

4.27 The relevant policies in the Core Strategy 2011 are as follows:

- CS9 (Housing) – states that planning permission will be granted for housing proposals that will:
 - Deliver on average 30-40% affordable housing or more and secure a suitable contribution, unless a lesser requirement has been transparently justified on viability grounds.
 - Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.
 - Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
 - Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.
- CS14 (Efficient Use of Resources) – states that planning permission will be granted for development that on completion, unless proven to be financially or technically unviable, meets Level 3 of the Code for Sustainable Homes.

Particular attention should be paid to water efficiency measures. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

- CS16 (High Quality Design) – states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design meets a number of detailed criteria.
- CS21 (Developer Requirements) – states that development will be permitted if on-site and/or off-site infrastructure requirements are met. Where new or improved infrastructure is essential for planning permission to be granted the council will require the on-site or off site provision and/or contributions through planning obligations. Where appropriate the council will seek on-site provision or financial contributions to ensure the timely off-site or on-site delivery of infrastructure. Where on-site provision or financial contributions are made, arrangements for the ongoing maintenance of facilities will be required. Where the necessary contributions are not agreed by the developer, planning permission will be refused.
- DM7 (Elderly and Specialist Housing Provision) – states that within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:
 1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.
 2. A setting for the building is provided which is in keeping with the surrounding area.
 3. Sufficient space for servicing is provided.
 4. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.

5. The development would not result in a concentration of such uses in one of the five areas of the borough or an over-concentration within each of these areas.

- DM8 (Conservation, Protection and Enhancement of Existing Natural Feature) – states that development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses a number of detailed criteria.
- DM10 (Pollution) – states that development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where a number of detailed criteria can be met.
- DM11 (Planning for More Sustainable Travel) – states that the council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures.
- DM12 (Mitigating the Impacts of Travel) – states that new developments will be required to mitigate their travel impact, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change by ensuring that, where relevant, a number of detailed criteria are met.
- DM13 (Car and Cycle Parking on Residential Development) – states that residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

The Havant Borough Local Plan (Allocations) 2014

4.28 The Havant Borough Local Plan (Allocations) identifies sites for specific uses including, housing, employment, retail, recreation and green infrastructure up to 2026.

- 4.29 The rear part of the application site is allocated under Policy HY1 - Hayling Island Housing Allocations, ref – HY13 for 14 dwellings (indicative). The policy states that the site is in close proximity to bus routes, local shops and services and that there is an opportunity to make better use of brownfield land.

Supplementary Planning Documents

Borough Design Guide SPD (December 2011)

- 4.30 The Design Guide supplements Policy CS16 of the Havant Borough Core Strategy and aims to raise the standard of design across the borough. It sets out the council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough that should be respectfully improved and enhanced through development.

Housing SPD (July 2011)

- 4.31 The Housing SPD supplements Policy CS9 (Housing) of the Havant Borough Core Strategy.
- 4.32 It states that any financial contribution in lieu of on-site affordable housing will be equal to the cost of providing affordable housing on-site i.e. the value of the serviced land for the affordable housing units had they been provided on-site. Where a developer believes that affordable housing requirements make a scheme unviable, an open book approach must be adopted and the claim substantiated by detailed evidence that allows viability to be tested and verified by an independent valuer.
- 4.33 It also states that developers should consider fully the financial implications of affordable housing provision before acquiring land. Failure to do so will not be accepted as justification for departing from Core Strategy Policy CS9.
- 4.34 If the developer has demonstrated genuine significant economic constraints in providing the required level of affordable housing provision, the council will require

the developer to fully explore the options available to achieve economic viability and provide an agreed level of affordable housing provision

Residential Parking and Cycle Provision SPD (March 2010)

4.35 The Residential Parking and Cycle Provision SPD supplements Saved Policy T9 of the Havant Borough District Wide Local Plan (HBDWLP) and will apply to all new residential development, redevelopment and changes of use for residential purposes. It should be read alongside Policy DM13 in the Core Strategy.

4.36 For 'Older Peoples' Housing' it states that it is considered acceptable and appropriate that a reduced parking requirement should apply. It acknowledges that the lifestyle and travel requirements of the occupants will result in less need for multiple vehicle ownership. Mobility vehicle storage provision may also be required in addition to cycle long and short stay provision.

Other Guidance

Havant Borough Council Developer Contributions Guide

4.37 This document provides detail on the council's Community Infrastructure Levy and identifies cases where contributions through Section 106 (S106) planning obligations and Section 278 highway agreements will be sought in the context of Policy CS21 of the Havant Borough Local Plan (Core Strategy).

5 PLANNING ANALYSIS

5.1 In the context of the above, the key material planning considerations relevant to the proposed development are identified as follows:

- Principle of Development;
- Housing;
- Design;
- Residential Amenity;
- Transport;
- Ecology;
- Landscaping and Trees;
- Sustainability and Energy; and
- Developer Contributions.

5.2 Each of these issues will be considered in turn in the following analysis.

Principle of Development

5.3 The site falls within the settlement boundary and within a mixed use area consisting of a secondary shopping parade and a mixture of residential dwellings.

5.4 With the National Planning Policy Framework (NPPF) in mind, the site is clearly in a sustainable location and will ensure delivery of a much needed form of residential accommodation whilst helping to meet the aims of building a strong, competitive economy and ensure the vitality of Hayling Island.

5.5 Paragraph 111 of the NPPF states that planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

- 5.6 Policy DM7 (Elderly and Specialist Housing Provision) of the Core Strategy states that within the defined urban areas development specific to the requirements of the elderly will only be permitted if it complies with five specific criteria.
- 5.7 In this regard, the proposed development provides appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents. Similarly a setting for the building is provided which is in keeping with the surrounding area.
- 5.8 The site is allocated under Policy HY1 - Hayling Island Housing Allocations, ref – HY13 for residential use. The policy states that the site is in close proximity to bus routes, local shops and services and that there is an opportunity to make better use of brownfield land.
- 5.9 In the light of the above, it is unquestionable that the site is suitable for residential development.

Housing Need

- 5.11 The accompanying David Couttie Associates report 'The Need for Private Retirement Housing in Havant' provides analysis of the existing sheltered housing provision in the local area and concludes that there is a significant under provision of private tenure housing of this type. This is demonstrated by some dramatic facts:

Demographic Change

- There is a significant forecast growth in the number of older people in the Borough whose housing requirements will not be met within the existing stock.
- The growth in the 65+ age groups of 15,400 people is an increase of 58.1%, compared to the increase in the decreasing rate of 2,700 people in the population aged below 65 years (2.8%).

- There is forecast to be an increase of 9.8%, 2,600 more people in the over 65 group in the current period to 2017.
- The 65+ age group represents 123.8% of total population growth in the current period to 2017. The 65+ group grows from 21.8% in 2012 to 31.3% of the total population in 2037.
- The 75 and older age group is forecast to increase by more than three quarters, rising by 84.4% by 2037. The demographic shift is already happening with growth of 9.4%, 1,200 more people over 75 in the current period to 2017.

Sheltered Stock Supply Balance

- The provision of affordable sheltered housing for rent by housing associations of 1,205 units is 66.4% of all sheltered stock in the Borough, yet only 20.0% of the population live in social rent. One in nine social tenants of all ages could gain access to sheltered stock.
- There are only 609 units currently built for sale in the private sector to meet the needs of 35,387 owner-occupiers who are 69% of all households.
- There are already social sheltered units to house one in every 9 tenant households, compared to one sheltered housing unit for every 61 owner occupier households.
- Social housing tenants are nearly seven times more likely to be able to gain access to sheltered housing than owner occupier households in the private sector.
- 80% of all households live in the private sector (including ownership and private rent) but there is evidence of only 7 units of the existing private sheltered housing stock (for purchase) of 609 units, currently available for sale.
- There is therefore a potential significant level of unmet market demand for sheltered housing.

Making Best Use of the Stock

- The impact of under-occupation is significant, and will worsen as the proportion of older people in the population increases, both now and in the long term.
- There are clearly a large proportion of households with significant equity and the financial ability to trade down into sheltered housing if it was available locally.
- Making best use of the stock must involve planning policy finding a wider range of housing options for older people, especially in the private sector.
- The Shelter Report '*A Better Fit? – Creating Housing Choices for an Aging Population*' Shelter April 2012 gave the following recommendations:
 - 'Local planning authorities must factor older people's housing into local plans, strategies and housing market assessments'
 - 'The planning system must support the development of housing for older people. The introduction of the National Planning Policy Framework provides an opportunity to give housing for older people a higher priority and to clarify the guidance on how housing for older people should be classified.'
 - 'We need a significant increase in the supply and range of suitable housing for older people, including private-rented and owner-occupied specialist housing.'
- The proposed redevelopment to form 44 private sheltered apartments for the elderly would increase the level of access to sheltered housing for local residents, adding 4.4% more units to the stock.

5.12 The report concludes that the benefits which would flow from this development would make a positive contribution to the core housing and planning policy objectives to:

- address the need to plan for a housing mix based on current and future demographic trends and the needs of different groups in the community;
- free up larger under-occupied dwellings; and
- contribute to the provision of a better balanced housing stock.

5.13 It also concludes that the provision of retirement housing for older people meets the needs of a large and growing group of the population, and that the analysis of the key factors affecting future population growth and local housing supply and demand provides a compelling market case for additional private sheltered housing in Hayling Island.

Affordable Housing

5.14 Affordable Housing and the requirement for provision from this scheme is reviewed in detail within the accompanying Viability and Affordable Housing Statement.

5.15 This report analyses the policy requirement in light of the current economic climate and the viability of provision against the current development proposal.

Design

5.16 The design has had full regard to the character of the area, neighbouring amenity as well as the scale and design of the buildings surrounding and in the vicinity of the site.

5.17 The Design and Access Statement explores the process of evolution of the proposal in light of the clients brief, site constraints and opportunities and pre-application discussions.

5.18 In summary, the Design and Access Statement demonstrates that the proposal will create an attractive development of sheltered housing with a building design which respects and enhances the character of both the immediate vicinity and the wider area.

5.19 The detailed design has taken reference from the local distinctiveness of the area.

5.20 The sensitive design, appropriate massing, materials and detailing together with an attractive landscape scheme will improve the urban fabric and provide a high quality building on this important site.

5.21 The Design and Access Statement also demonstrates that the development will meet the highest standards of accessibility and inclusion for all potential users.

5.22 In the light of the above the proposed development would accord with Policy CS16 (High Quality Design) of the Core Strategy and the Borough Design Guide SPD.

Density

5.23 Policy CS9 (Housing) of the Core Strategy states that planning permission will be granted for housing proposals that will achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.

5.24 The density of the proposed development would be 133 dph. Given the location of the site, with its proximity to the town centre and local amenities, it is considered that this level of density would not be unreasonable.

Residential Amenity

5.25 Careful consideration has been given to ensure that the proposed development would not result in material harm to the living conditions of adjoining residents. Reflecting the extant scheme, this has been achieved by setting the proposed building away from the site boundaries to provide generous separation distances to the surrounding buildings.

5.26 In the light of the above the proposed development would accord with Policy CS16 (High Quality Design) of the Core Strategy and the Borough Design Guide SPD.

Transport

5.27 The development proposal is supported by a Transport Statement prepared by Mott MacDonald to provide advice on matters of sustainable modes of transport, traffic,

access, servicing and parking. A detailed assessment of the site has been undertaken and consulted upon with the Highways Authority in respect of this proposal. The Transport Statement draws the following conclusions:

- 5.28 The proposed development would be in a highly accessible location in relation to local bus stops, local shops and other local services. See Section 3 of the Transport Statement for further details.
- 5.29 With a high quality pedestrian route to the town centre, residents would not be inhibited from accessing a range of local shops, services and public transport by foot. See Section 2 of the Transport Statement for further details.
- 5.30 It is predicted that the proposed development will generate fewer trips than the existing use. Moreover, CRL sites do not typically generate vehicle trips during peak hours. As such, the expected trip generation levels associated with the proposed development will not result in any material capacity impacts on the local highway network. See Section 4 of the Transport Statement for further details.
- 5.31 The vehicular access for the proposed development will be taken from Elm Grove, using the existing service access to no. 112. The site access and parking area has been reviewed to confirm that all movements can be undertaken. The two-way movement of cars is achievable through the site access and along the access road. This demonstrates that the site layout can accommodate the manoeuvres of residents' vehicles and those of shop customers. See Section 5 of the Transport Statement for further details.
- 5.32 In addition, the Transport Statement assesses the parking requirement for the site, with a level of 14 car parking spaces provided for the 44 proposed sheltered apartments and 3 for the retail unit/flat would be more than suitable. This equates to a level of 1 space per 0.32 dwellings which is considered to be wholly appropriate in this highly sustainable location for the proposed development of sheltered housing. This also needs to be considered in conjunction with the future occupants of the

development as being the elderly who are housed within a high quality sheltered accommodation block.

- 5.33 In the light of the above the proposed development would accord with Policies DM11, DM12 and DM13 of the Core Strategy and the Residential Parking and Cycle Provision SPD.

Ecology

- 5.34 An ecological assessment, comprising an extended Phase 1 Ecological Survey followed by Phase 2 Bat Surveys, has been undertaken by Ecosa to ascertain the potential for protected habitats and species to be present within the site.
- 5.35 Overall, the site is considered to be of low ecological value. No evidence of roosting bats was recorded during the phase 1 and 2 surveys.
- 5.36 The assessment identified that the proposed development could result in the disturbance of nesting birds if vegetation clearance is undertaken between March and August inclusive.
- 5.37 The assessment therefore recommends that vegetation clearance should be undertaken outside the breeding bird season of March to August, inclusive, or if not possible, an ecologist should be present immediately prior to clearance to check vegetation.
- 5.38 In the light of the above the proposed development would accord with Policy DM8 of the Core Strategy.

Landscaping and Trees

- 5.39 The development proposal has benefitted from advice of landscape consultants UBU Design who have provided an initial landscape proposal and image sheet to accompany the application submission.

- 5.40 Churchill Retirement Living is committed to providing high quality and high impact visual enhancements to the landscape amenity areas of their sites, with a number of prestigious awards having been issued to a number of recent developments. Landscaping features are incorporated at an early stage in planning proposals and is a testament to the level of importance that Churchill Retirement Living places upon adopting a front loaded approach to the planning system.
- 5.41 Whilst it is recognised that any permission would be subject to a landscape condition, it is considered that early provision of the types of planting to be provided on site can help to reassure Local Planning Authorities of the quality envisaged for delivery.
- 5.42 An Arboricultural Impact Assessment and Method Statement have been prepared by Barrell Tree Care. In summary, the following has been demonstrated:
- 5.43 The trees to be lost because of this proposal are low category because of their poor condition or small size. There is space for tree planting and a new landscape scheme using significant stock is included as part of the proposal. The size of these new trees and their future growth will significantly enhance the contribution of this site to local amenity and more than compensate for the loss of existing trees. The proposed changes may affect further trees if appropriate protection measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal will have no significant impact on the contribution of trees to local amenity or character.
- 5.44 In the light of the above the proposed development would accord with Policy DM8 of the Core Strategy.

Sustainability and Energy

- 5.45 Churchill Retirement Living is committed to the principle of sustainable development and seeks to ensure its developments embrace the many aspects of sustainability to secure responsible management of the environment for today's and future generations. Churchill Retirement Living is continually reviewing their environmental

policies and examining the newly evolving sustainable systems for incorporation into its developments where appropriate.

5.46 From the date the Deregulation Bill 2015 the government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency.

5.47 The development will meet with the latest Building Regulations Part L. The latest regulations require developments to meet high mandatory standards in energy performance, CO2 emissions targets, fabric energy efficiency, solar gains, quality of construction, air permeability/pressure, providing information to the inhabitants, and providing a means of testing and reporting.

5.48 In the light of the above the proposed development would accord with the latest National Planning Policy.

Developer Contributions

5.49 Churchill Retirement Living would welcome early discussions with the Council to agree the nature and scope of any planning obligations.

5.50 In addition, it is acknowledged that the proposed development will be liable for Community Infrastructure Levy (CIL).

5.51 In the light of the above the proposed development would accord with Policy CS21 and the Havant Borough Council Developer Contributions Guide.

6. **CONCLUSION**

- 6.1 The proposed development is an excellent opportunity to provide for the redevelopment of an underutilised site making better use of a brownfield site in a highly sustainable location.
- 6.2 The proposal would provide much needed sheltered accommodation for the elderly in an attractive and safe environment and provide accommodation within a defined urban area further adding to the vitality and vibrancy of the area.
- 6.3 In locating the development within such an area it is not envisaged that the proposal would lead to any loss of residential amenity.
- 6.4 The proposal would contribute to the Council meeting their housing policy objectives in respect of delivery of private sheltered housing.
- 6.5 The use of the site for a sheltered housing development is wholly appropriate at this location and the design of the proposal will make a positive contribution to the street scene that will respect neighbouring properties and the character of the area.
- 6.6 The location of the development will make a positive and sustainable contribution to the local economy in terms of placing development where it is needed in an accessible location ensuring there is no undue reliance on use of the private car for future occupants.
- 6.7 There will be no loss of retail units in a secondary shopping area. The addition of a flat above a commercial unit could create a live work unit.
- 6.8 The council and the county council will also receive £337,737.00 over a 6 year period through the New Homes Bonus. Regard is to be had to local finance considerations when determining planning applications.
- 6.9 Therefore, having regard for all of the relevant considerations at this site it is concluded that the balance of material considerations is unequivocally in favour of the development and we would respectfully request that planning permission is granted.