

# TOPIC PAPER

## TOWN PLANNING & RETIREMENT HOUSING

### WHAT IS TOWN PLANNING?

Town planning is a process of shaping places, the places where we live, work, play, learn and relax are all shaped by the planning system;

Town planning seeks to ensure the right type of development is located in the right area, and also to protect certain land - such as areas designated as having outstanding natural beauty, National Parks and the Green Belt - from inappropriate development.

Planning decisions are informed by national policy set out within the National Planning Policy Framework, which in turn requires a Council (The Local Planning Authority) to produce a local plan. This local plan sets out the strategic objectives of the Borough or District to ensure that the most

appropriate form of development happens. Both national and local plans are all publicly consulted on and seek to deliver housing, employment, green space and high quality environments for people to live and work in.

When a planning application is submitted it is then assessed against these national and local policies. Council's are also required to consult local communities when applications are submitted. It is then the Planning Department of the Council's role to consider the application and to balance all the competing factors and make a judgement on the application. This is either done internally within planning departments, or at a committee meeting of locally elected councillors.

### CHURCHILL RETIREMENT'S APPROACH TO PLANNING THE RIGHT SITES

Here at Churchill will employ a dedicated team of highly qualified and experienced planning professionals, to advise us on the most appropriate way of delivering high quality developments. This process involves getting the right sites in the right locations. Churchill will always seek sites with very specific criteria, ensuring that they are in close proximity to Town Centres and as sustainably located as possible.

### PLANNING APPLICATIONS

Churchill will always seek to proactively negotiate on the best design for sites with Local Planning Authorities and will always seek to undertake extensive public consultation exercises prior to the submission of





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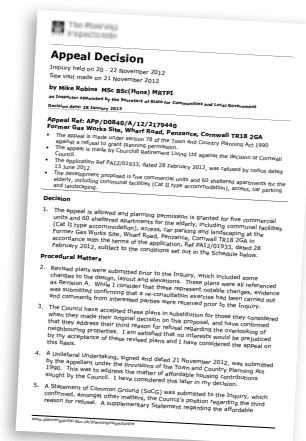
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planning applications. Furthermore we always ensure that any application submitted is done so with as much information as possible to allow the local community and planning department to be able to make an informed choice based on a full and comprehensively prepared planning application.

### PLANNING APPEAL

Where we believe a planning authority has acted unreasonably in refusing planning permission or taken too long to make a decision we will appeal to the Government and if appropriate seek an award of costs if the council have behaved unreasonably.



### PLANNING BENEFITS OF RETIREMENT LIVING

Retirement living developments have a significant number of benefits not only in planning terms but to the wider area as a whole;

- Releasing larger family units back onto the market so they can be occupied to a more appropriate level;
- Adding to the vitality and vibrancy of town centres
- Creating a safe and secure environment for future residents and engendering a sense of community
- Located in highly sustainable places reducing the need for car ownership
- Creating high quality residential development which will add to the character and quality of areas.
- Adding high quality landscaping which adds to the areas our developments are located in as a whole
- Reducing the burdens on local infrastructure
- Adding to a sense of health and well being
- Incorporation of a large amount of sustainable and energy saving measures to reduce the developments impact on the environment.

#### ABOUT CHURCHILL RETIREMENT LIVING

Churchill Retirement Living has specialised in the provision of purpose built apartments designed for older people, since 1998. Our developments are located throughout England.

Our self-contained apartments are specifically designed to meet the needs of independent retired people, and are provided for sale contained within a single block. 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 them. Our accommodation is managed by Millstream Management Services Ltd, a company wholly owned by Churchill Retirement Living specialising in the management of retirement developments.

Churchill Retirement Living is an award winning developer of retirement housing and won the Best Medium Housebuilder of the Year award in 2012 and The Most Outstanding Retirement Housing Operator in the UK in 2012 for the fourth consecutive year. Details of further awards which the company has won can be viewed at [www.churchillretirement.co.uk](http://www.churchillretirement.co.uk).

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