



Press Release

23 July 2014

**Churchill Retirement Living is granted planning permission for new development at Somerford Road, Cirencester.**

Retirement lifestyle specialist Churchill Retirement Living is pleased to announce that Cotswold District Council has granted planning permission for a 35, one and two bedroom retirement housing development, including communal features in Somerford Road, Cirencester. The site, which was last used as offices and business units was originally a laundry for the town and comprises approximately 0.34 hectares and has been vacant since 2013.

The application was originally considered by the Planning Committee on 9 April 2014. The committee resolved to defer the application pending a site visit. As the application had already gone beyond the 13 week determination deadline Churchill Retirement Living lodged a 'non-determination' appeal; thereby taking the decision out of the Council's hands.

Once the site visit had taken place the application was reported back to the Council's Planning Committee on 14 May 2014. The Committee resolved that it would have unanimously approved the scheme had the decision not been taken out of its hands.

The application was then resubmitted for the Council to determine, whilst at the same time allowing the appeal to run; and thereby helping to focus the minds of Cotswold District Councillors on the Planning Committee. The Council subsequently approved the resubmitted application, under its delegated powers, without taking it back to the Planning Committee.

As planning permission has now been granted the appeal has been withdrawn.

## THE KEY BENEFITS

- Delivery of 35 retirement living apartments, meeting existing and future need;
- Provides elderly residents with safety, security and companionship;
- Benefits the 'basket shopping economy' as its central location encourages residents to shop locally;
- Provides an attractive, bespoke building which will complement the existing streetscape;
- Allows older people to downsize and free up under occupied houses in the local area for families;
- Secures a £200,000 contribution towards affordable housing and a £6,860 contribution for libraries;
- Creates efficiencies by allowing Health and Social Services practitioners to visit several residents at once, leading to a more effective use of public resources; and
- Discourages the use of private vehicles through its sustainable location close to the village centre.

### **Andrew Burgess, Director of Churchill Retirement Living comments:**

“Cotswold District Council recognised the significant benefits of this retirement living development and that there was a presumption in favour of sustainable development because the Council has a shortfall in their five year supply of deliverable housing land. It was noted that this was a well designed scheme, that there will not be issues with parking or impact to neighbouring houses and a substantial sum is being contributed towards off site affordable housing.”

“It is disappointing that we had to appeal in order to focus the minds of Councillors. I hope in the future that when Councillors decide they want a site visit that they do this before the Planning Committee takes place. This planning permission should have been issued in April and it is frustrating that Councillors have delayed this much needed retirement living development coming forward sooner.”

“This is a highly accessible and sustainable location and future residents will be able to walk into the town. The site is located on a main road into Cirencester, close to the shops and amenities of the town centre and is well served by public transport and provides sufficient parking. This is our first development in Cirencester and construction will get underway soon with first occupations anticipated in November 2015.”

The new development will follow the same highly successful pattern of all Churchill Lodges, providing high quality, self-contained homes in landscaped grounds. Owners have the benefits of a Lodge Manager, 24 hour Careline, Owners' Lounge, guest suite and laundry room. It is a lifestyle that is becoming increasingly sought after by people of retirement age, who enjoy freedom from household and gardening maintenance, and have the benefit of built-in sociability whilst still retaining their independence and privacy.

For more information on Churchill Retirement Living, please call 0800 458 1856 or visit [www.churchillretirement.co.uk](http://www.churchillretirement.co.uk)

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Image of the proposed retirement living development.

